CELEBRATING 30 YEARS OF SERVICE TO OUR COMMUNITIES 1995-2025

Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Monday
July 27, 2026
6:30 p.m.

Location:
Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Panther Trace II Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Panther Trace II Community Development District is scheduled for **Monday, July 27, 2026** at **6:30 p.m.** at **Panther Trace II Clubhouse – 11518 Newgate Crest Drive, Riverview, FL 33579**.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records

PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, July 27, 2026
Time: 6:30 p.m.
Location: Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

AUDIO ONLY
Dial-in Number: 1-904-348-0776
Phone Conference ID: 684 257 747#

Agenda

The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS: ROLL CALL

Supervisors	Present	Teams	Absent
Clint Miner (1-VC)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

Staff/Vendors
Heath Beckett, Vesta District Services
Anna Ramirez, Facilities Director
John Vericker, Straley, Robin, Vericker
Tyson Waag, Stantec
Matt Remson, Remson Aquatics
Jeff Myers, ASI

SECOND ORDER OF BUSINESS: PLEDGE OF ALLEGIANCE

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS – *AGENDA ITEMS*
(See Comments Policy Below)

Comments Policy: *Comments will be heard from anyone physically present (limited to 3 minutes per individual) or they may be emailed to the District Manager at least 48 hours prior to the meeting (hbeckett@vestapropertyservices.com & sconley@vestapropertyservices.com)*

FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

A. Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics* **EXHIBIT 1**
   1. Waterway Inspections
   2. Control Structure Inspections
   3. Consideration of Remson Aquatics Proposals **EXHIBIT 2**

B. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI* **EXHIBIT 3**
   1. Consideration of ASI Proposals **EXHIBIT 4**

C. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*

D. Presentation of District Engineer Report – *Tyson Waag, Stantec*

FOURTH ORDER OF BUSINESS: **OPERATIONS AND MAINTENANCE** (Continued)

E. Presentation of District Manager Report *– Heath Beckett, Vesta District Services*

1. Adoption of **Resolution 2026-03, Designating Officers** (Updating Treasurer) **EXHIBIT 5**
2. Adoption of **Resolution 2026-04, Designating Signatories** **EXHIBIT 6**
3. Presentation of Tickler File **EXHIBIT 7**

F. Presentation of Facilities Report *– Anna Ramirez, Facilities Director* **EXHIBIT 8**

FIFTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 22, 2026 **EXHIBIT 9**

B. Acceptance of the Unaudited June 2026 Financial Statement **EXHIBIT 10**

C. Ratification of Approval for ASI Irrigation Repair Proposal #162264 - $753.83 **EXHIBIT 11**

SIXTH ORDER OF BUSINESS: **FY 2026-2027 BUDGET**

A. **Public Hearing for FY 2026-2027 Budget and Assessments**

1. Open Public Hearing
2. Presentation of FY 2026-2027 Budget **EXHIBIT 12**
3. Public Comments
4. Close Public Hearing

B. Adoption of **Resolution 2026-05 Adopting FY 2026-2027 Budget** **EXHIBIT 13**

C. Adoption of **Resolution 2026-06, Providing for the Collection and Enforcement of District FY 2027 Special Assessments** **EXHIBIT 14**

SEVENTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS** *(Includes Next Meeting Agenda Items)*

EIGHTH ORDER OF BUSINESS: **AUDIENCE COMMENTS – *NEW BUSINESS***
(See Comments Policy Above)

NINTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

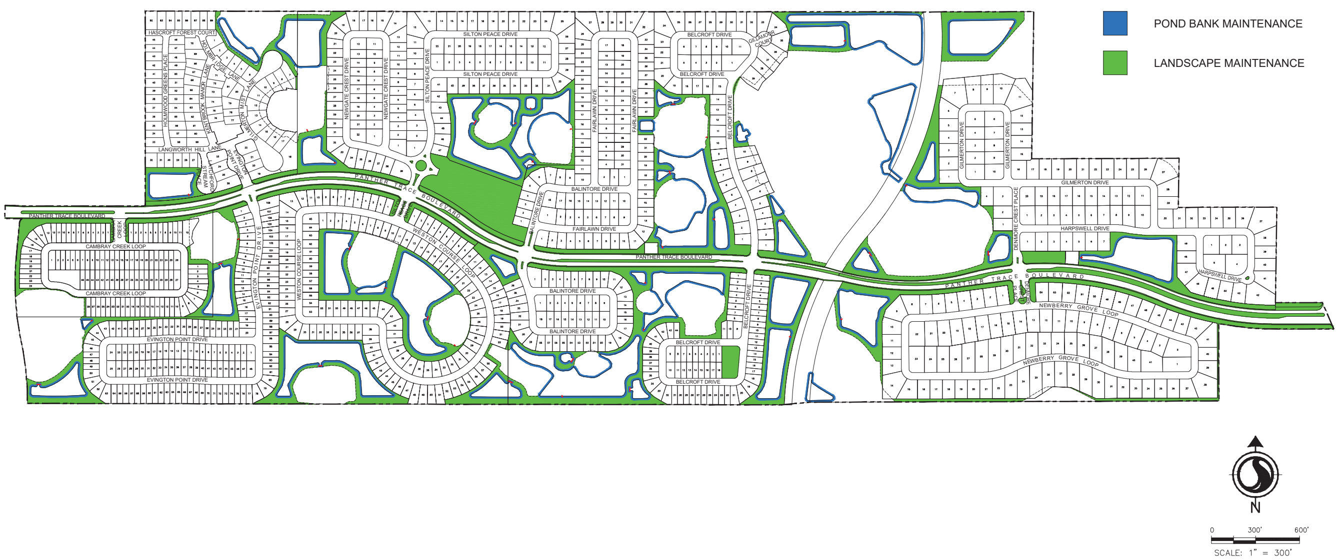
	In Person	Virtually	Not
Clint Miner (1-VC)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

Monday, August 24, 2026
at 6:30 p.m.
Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

AGENDA DEADLINE: Noon – August 14, 2026

TENTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY**
(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS: **ADJOURNMENT**



LEGEND

- CDD BOUNDARY
- CONTROL STRUCTURE
- POND BANK MAINTENANCE
- LANDSCAPE MAINTENANCE

Revision | By | Appd. | YY.MM.DD

Issued | By | Appd. | YY.MM.DD

Permit-Seal

Consultants

Stantec

Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605
Tel. 813.223.9500
Fax. 813.223.0009
www.stantec.com
Certificate of Authorization #27013
FL Lic. # LC-C000170

Client/Project

PANTHER TRACE II CDD

PANTHER TRACE II

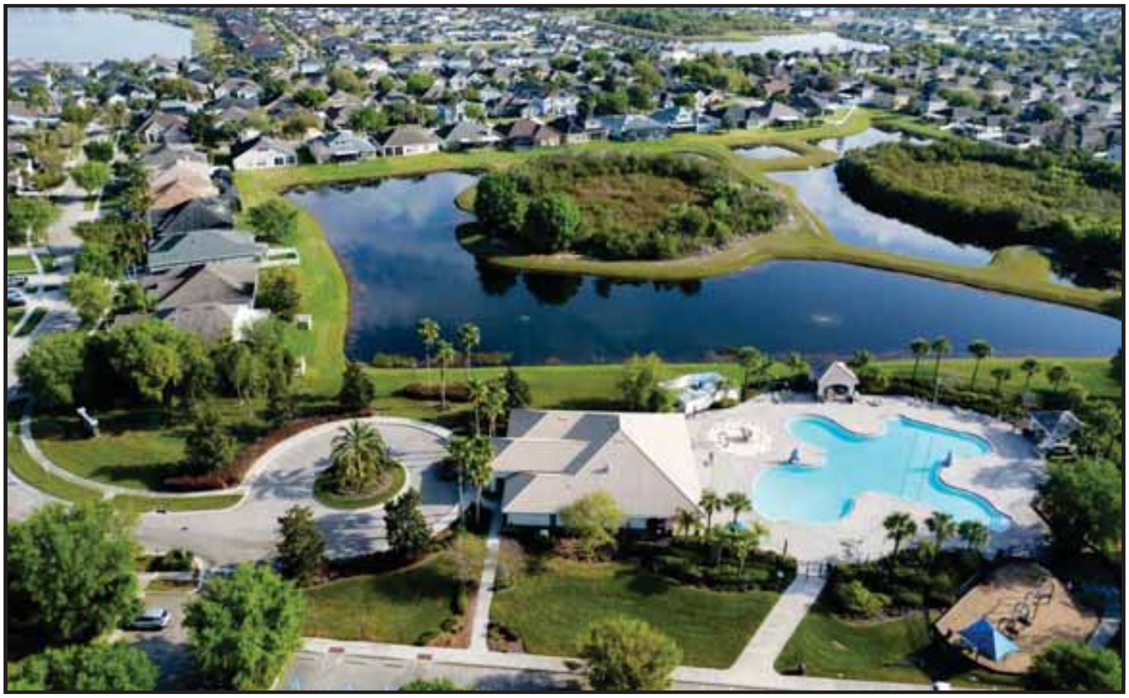
File Name: 215600245-X03-MAINTENANCE MAP

Title

MAINTENANCE MAP

Project No.	Scale	
215600245	1" = 300'	
Drawing No.	Sheet	Revision
X03	1 of 1	0

EXHIBIT 1



Panther Trace II

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview FL

Matthew Remson Environmental Scientist

11207 Remson Lane, Riverview, FL 33578

Cell: 813-748-2433   Office: 813-671-2851

Pond: 1

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.

Pond: 2

Comments:

There were little to no algae blooms, and no torpedo grass or shoreline vegetation was present during this maintenance event.

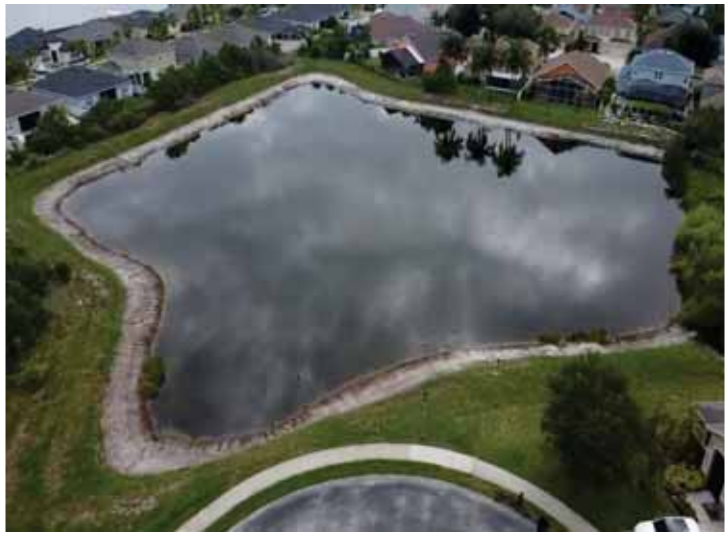
Liter and debris were removed.

Pond: 3

Comments:

There were little to no algae blooms, and no torpedo grass or shoreline vegetation was present during this maintenance event.

Liter and debris were removed.

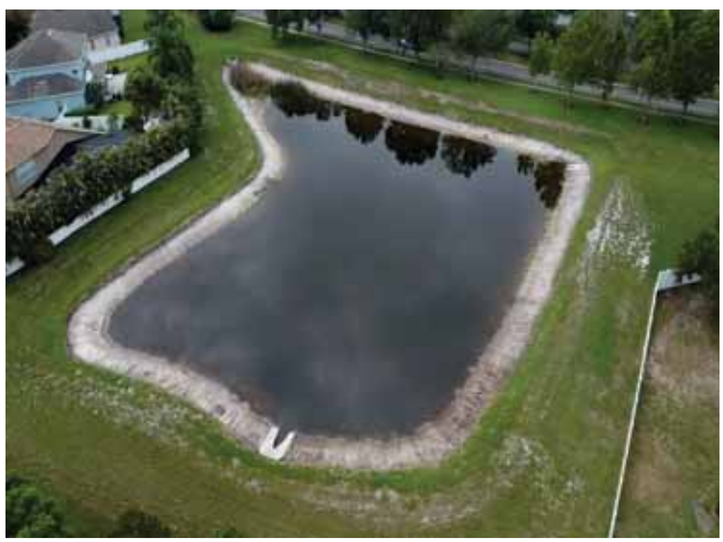


Pond: 4

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



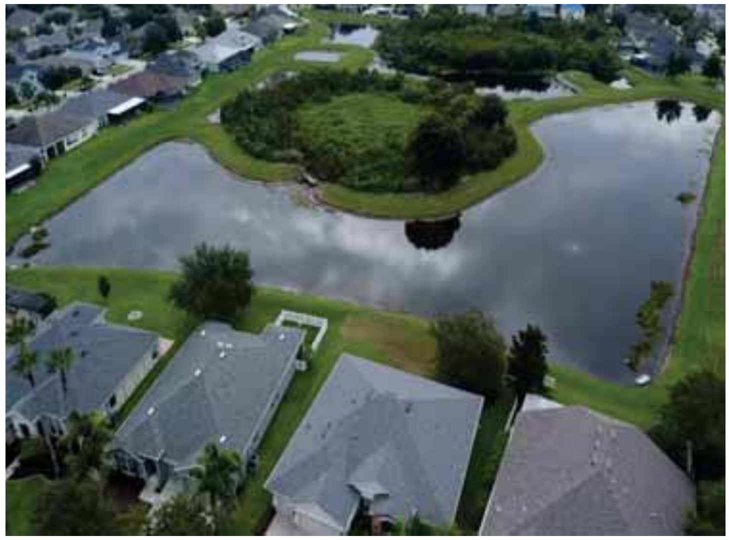
Pond: 5

Comments:

Algae blooms were present and treated.

Patches of grass are diminishing from recent treatments. Any new growth present was treated.

Liter and debris were removed.



Pond: 6

Comments:

Underwater weeds (common pond weeds) were present and treated.

Algae blooms were present and treated.

Liter and debris were removed.

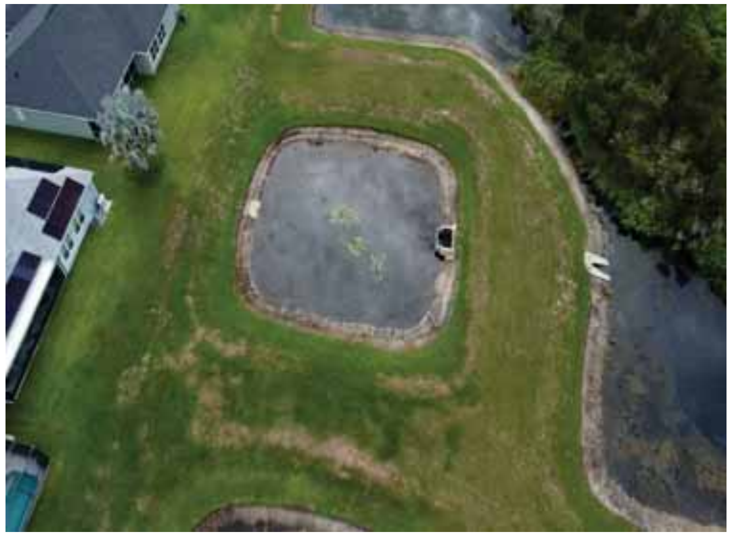
Pond: 7

Comments:

Algae blooms were present during this maintenance event.

Liter and debris were removed.

Pond is nearly dry



Pond: 8

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.

Pond: 9

Comments:

Algae blooms were present during this maintenance event.

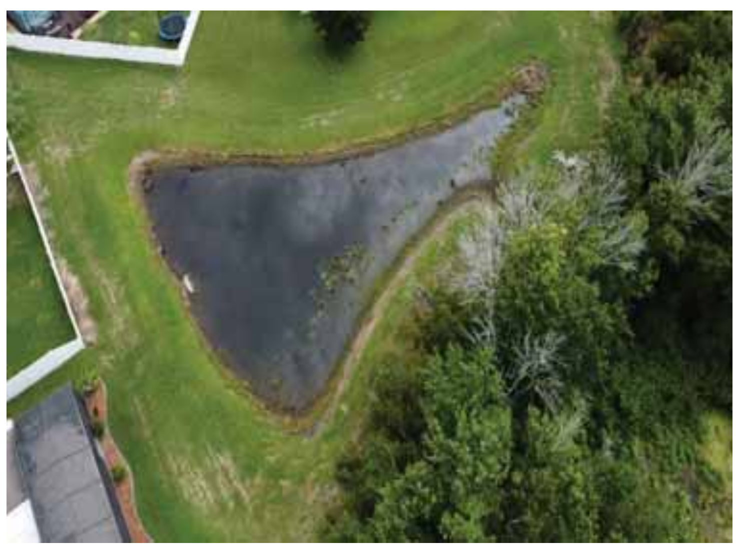
Torpedo grass was present and treated during this maintenance event.

Pond: 10

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



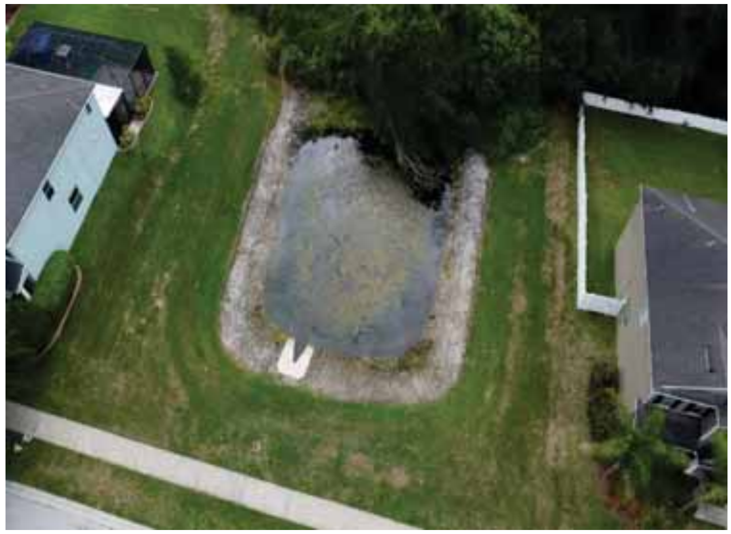
Pond: 11

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 12

Comments:

Little to no Torpedo grass, Algae blooms or shoreline vegetation was present during this maintenance event.

Underwater weeds were present and treated.

Liter and debris were removed.

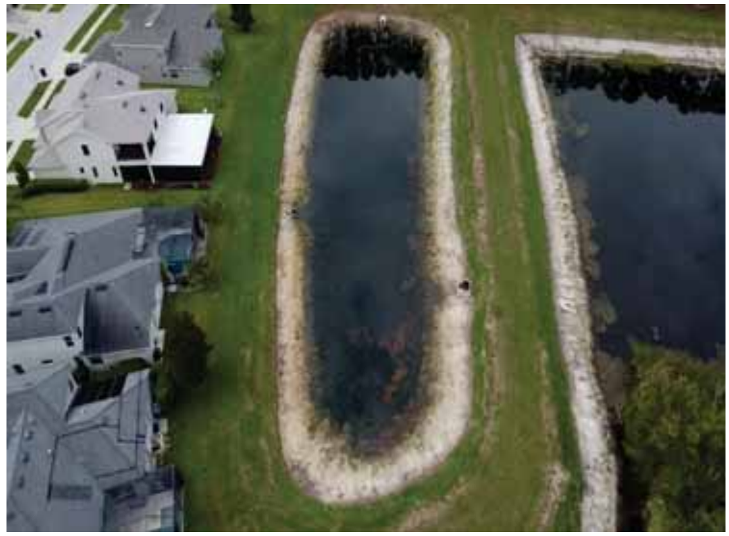
Pond: 13

Comments:

Underwater weeds were present and treated.

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 14

Comments:

Algae blooms were present and treated.

Liter and debris were removed.

Dry

Pond: 15

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Primrose was present and treated at this maintenance event.

Liter and debris were removed.

Pond: 16

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Pond: 17

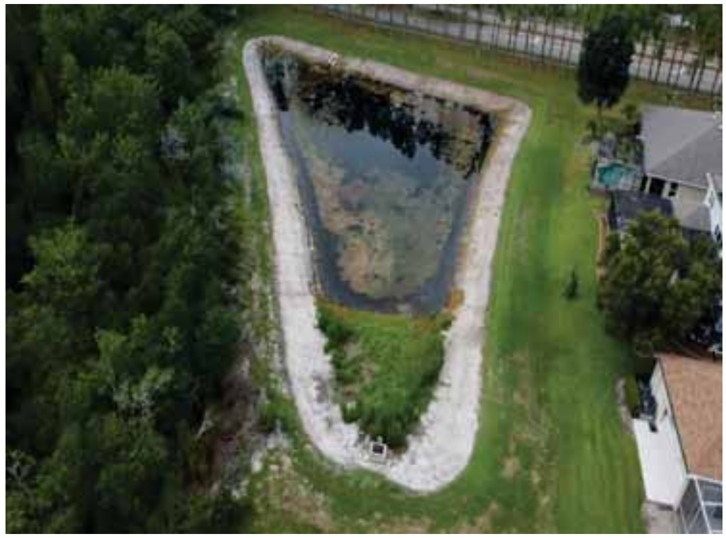
Comments:

Algae blooms were found under the water table and were treated.

Premature torpedo grass was present and treated.

Liter and debris were removed.

Almost dry



Pond: 18

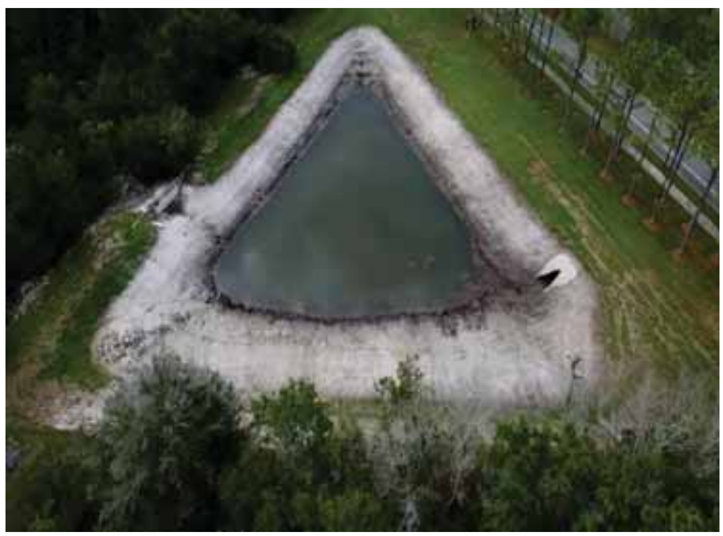
Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.

Almost dry



Pond: 19

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Pond: 20

Comments:

Little to no Torpedo grass, Algae blooms or shoreline vegetation was present during this maintenance event.

Liter and debris were removed.

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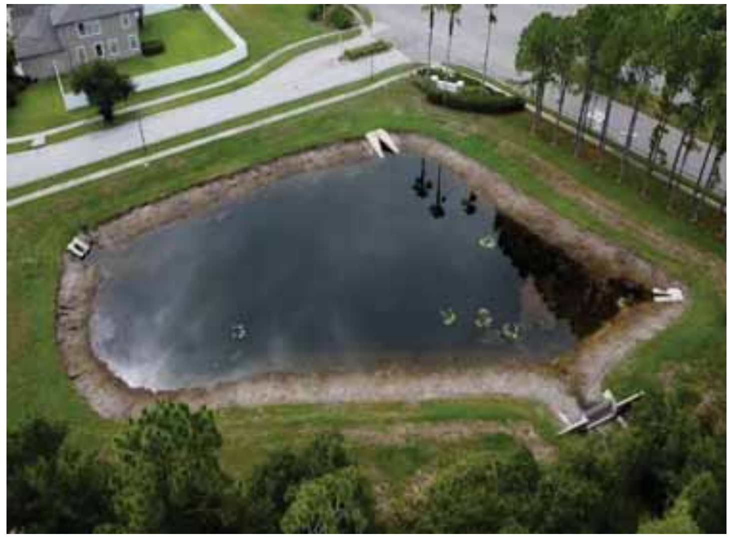
Pond: 21

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.

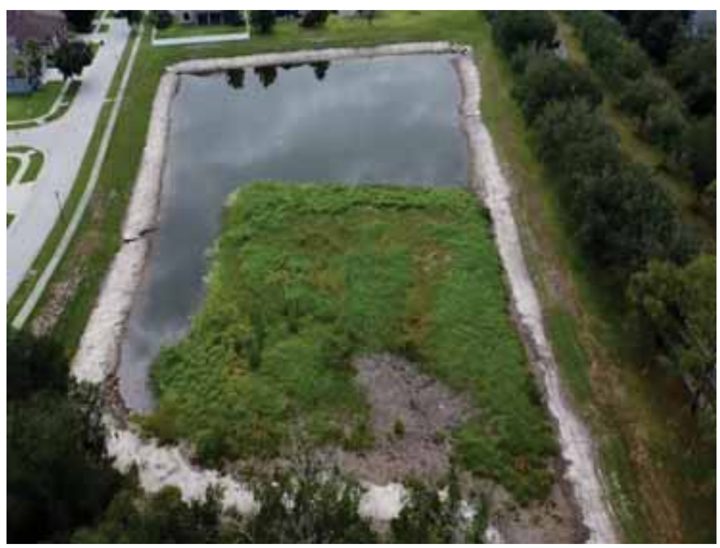


Pond: 22

Comments:

Algae blooms and underwater weeds were found under the site and were treated.

Liter and debris were removed.



Pond: 23

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.

Pond: 24

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

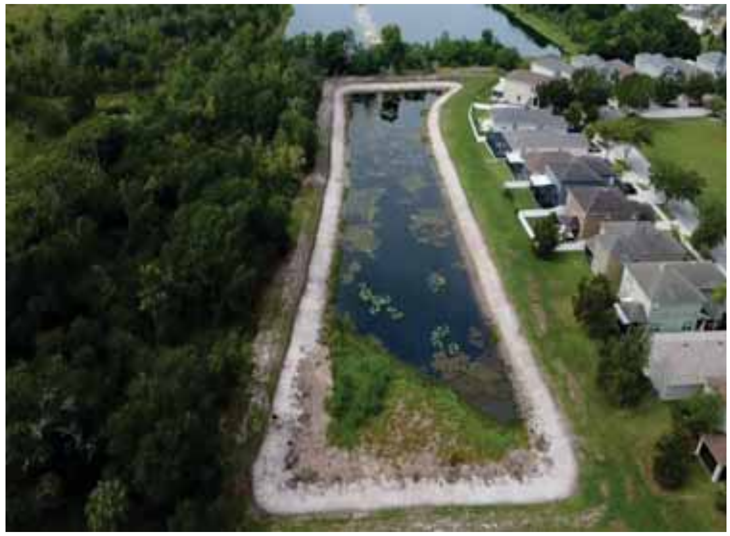
Liter and Debris were removed.

Pond: 25

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 26

Comments:

Underwater weeds were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and Debris were removed.

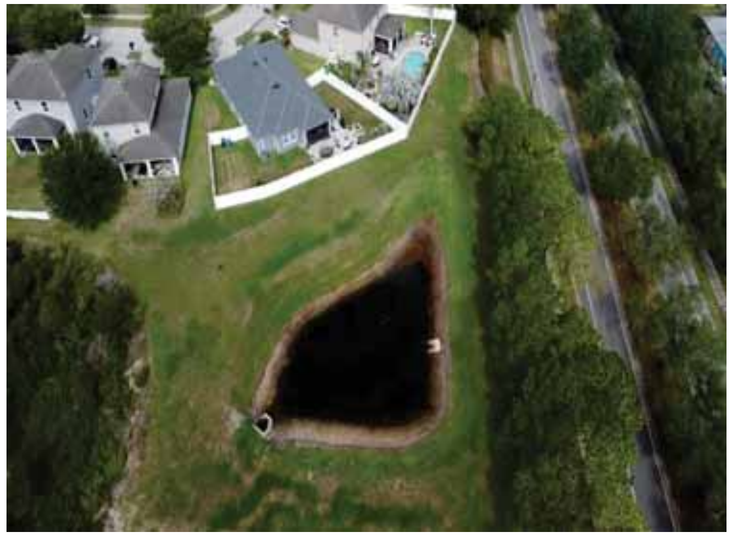
Pond: 27

Comments:

Torpedo grass was present and treated during this maintenance event.

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 29

Comments:

Underwater weeds (Hydrilla) were present and treated during this maintenance event.

Torpedo grass was present and treated.

Will return in 14 days for another treatment.

Pond: 30

Comments:

Algae blooms were present and treated.

Torpedo grass was present and treated.

Pond: 31

Comments:

Treated for underwater weeds and emergent species.

Pond: 32

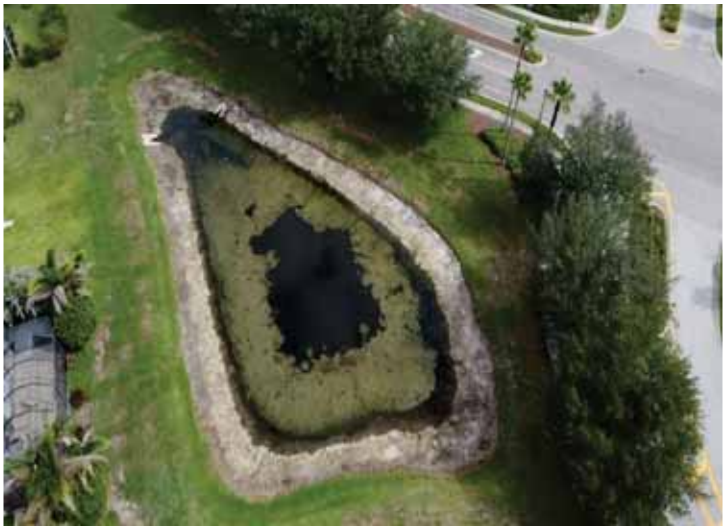
Comments:

Algae blooms were present and treated.

Torpedo grass was present and treated.

Underwater weeds (hydrilla) were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 33

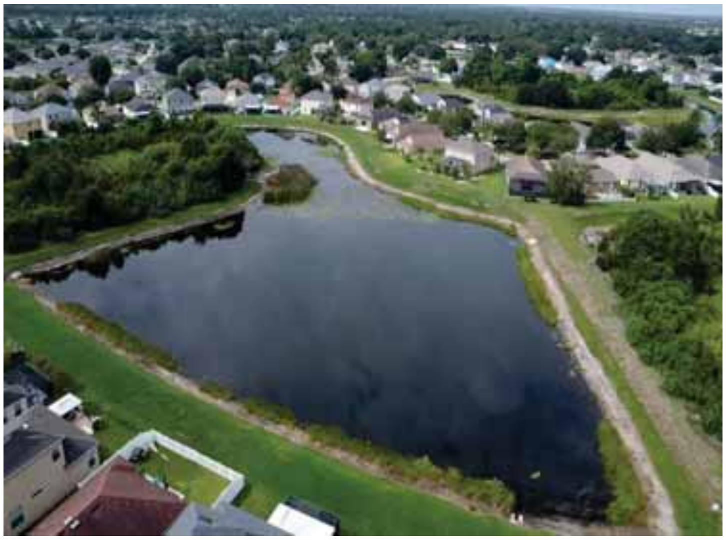
Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Underwater weeds (hydrilla) were present and treated during this maintenance event.

Liter and debris were removed.

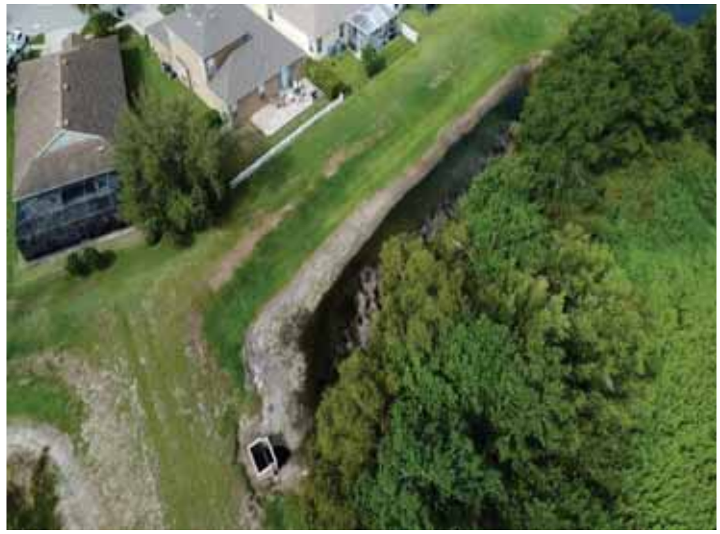


Pond: 34

Comments:

Dry

Liter and debris were removed.



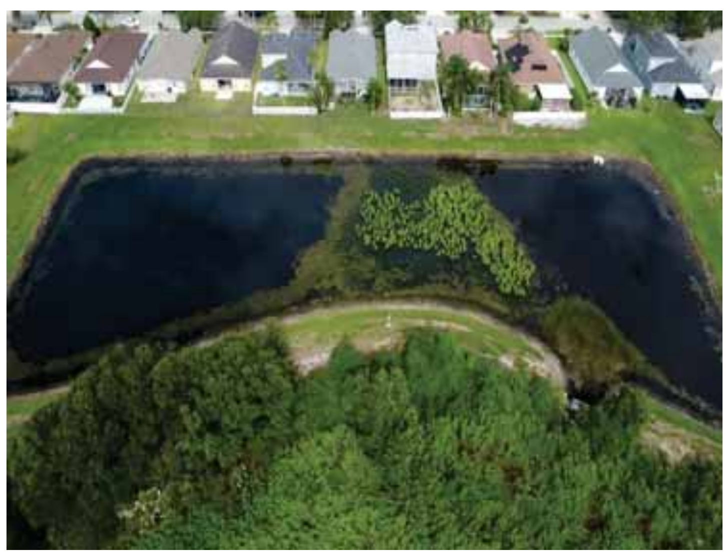
Pond: 35

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



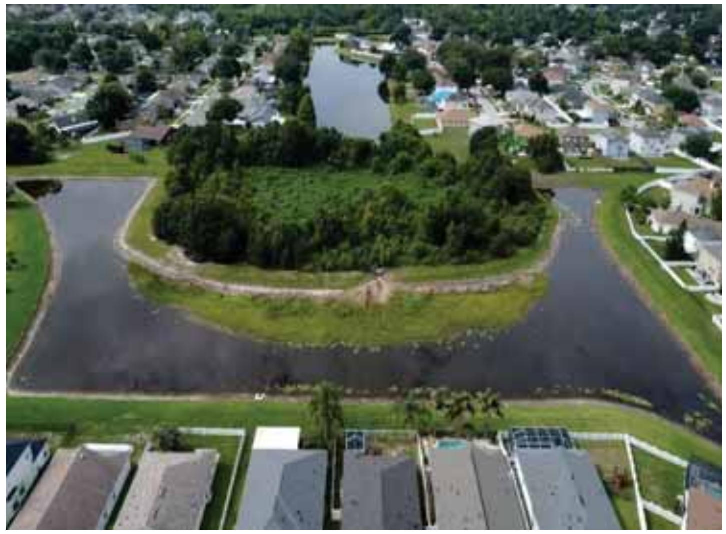
Pond: 36

Comments:

Torpedo grass was present and treated during this maintenance event.

The littoral shelf is completely dry.

Liter and debris were removed.



Pond: 37

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.

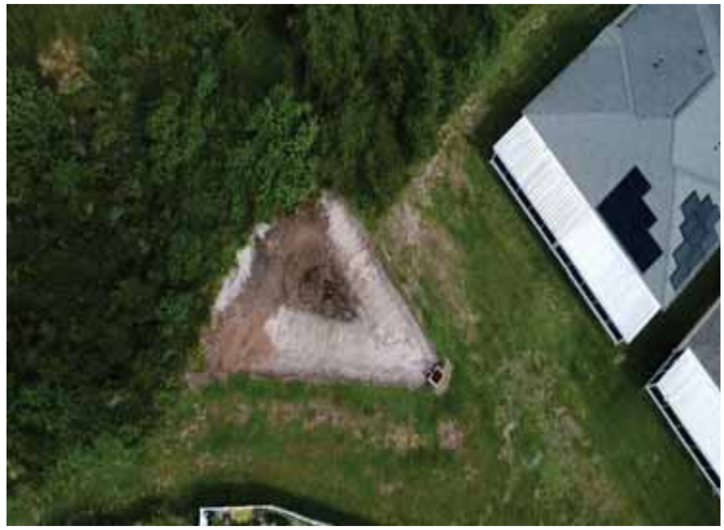
Pond: 38

Comments:

Dry

Treated for grass.

Liter and debris were removed.



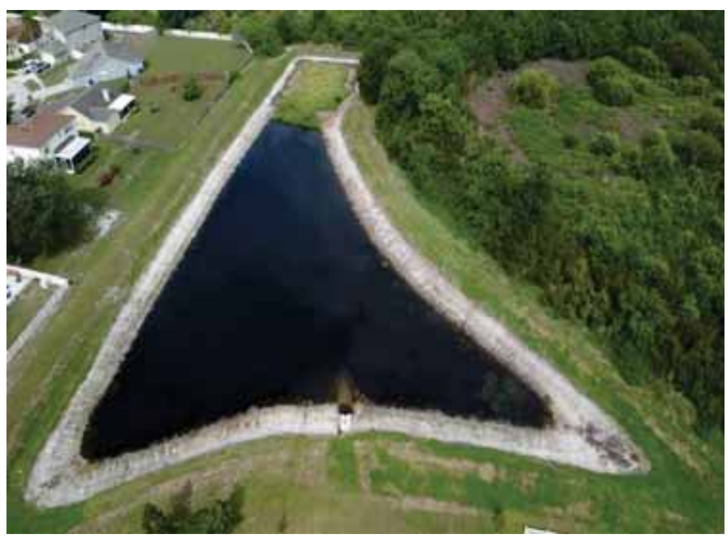
Pond: 39

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Panther Trace II Stormwater Map

Lake/Pond Recommendations and Summary

We conducted our aquatic inspection and maintenance activities on July 2nd, 6th, 14th, and 18th, 2026. This report provides an overview of our findings and the subsequent actions taken.

Ponds are stressed, drying, and are also losing volume due to a lack of rainfall. We will be proactive and continue to retreat as needed throughout the month.

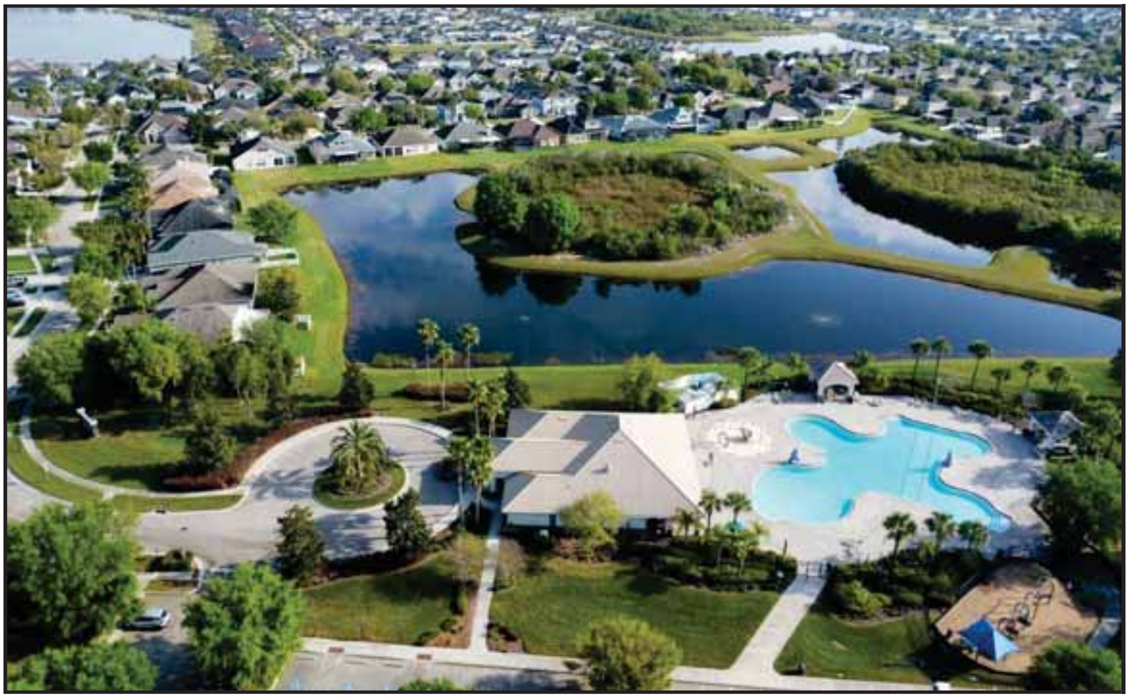
- Ponds with Underwater Weeds and Algae (e.g., Hydrilla, Baby Tears): Ponds 8, 11, 17, 25, 30, 33, 32, 35
- Ponds with Torpedo Grass and Shoreline Vegetation: Ponds 1, 17, 21, 29

Follow-Up Actions: We will schedule a follow-up visit 14 days from the initial treatment date to reassess and, if necessary, retreat the identified ponds.

Debris Removal: During this maintenance event, our team successfully removed approximately 20 pounds of litter and debris from the inspected areas.

Remson Aquatics

Lake Management



Panther Trace II

Structure Inspection

Prepared by:

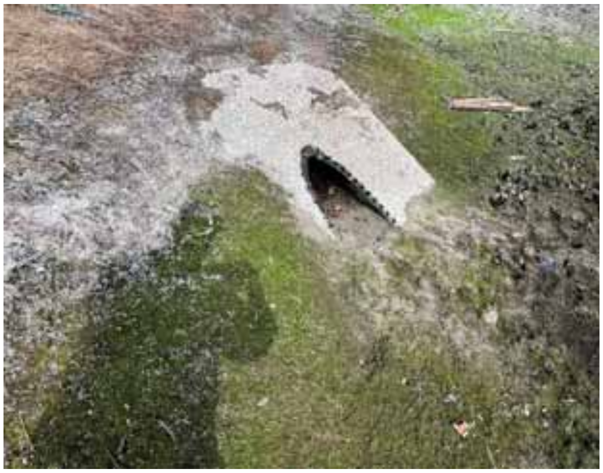
Remson Aquatics LLC, Riverview FL

Matthew Remson Environmental Scientist

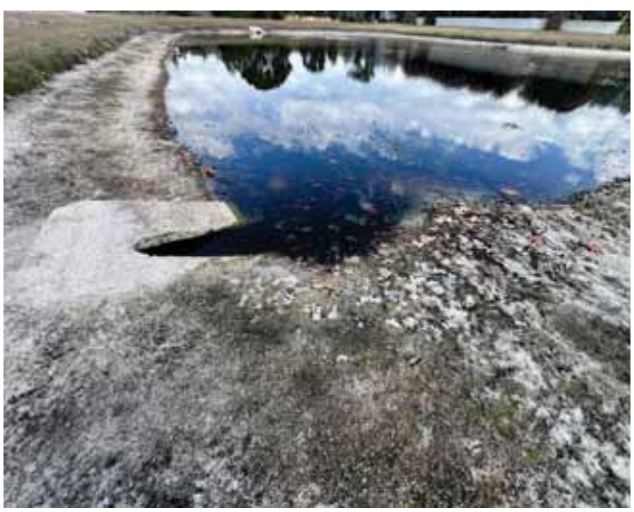
11207 Remson Lane, Riverview, FL 33578

Cell: 813-748-2433 Office: 813-671-2851

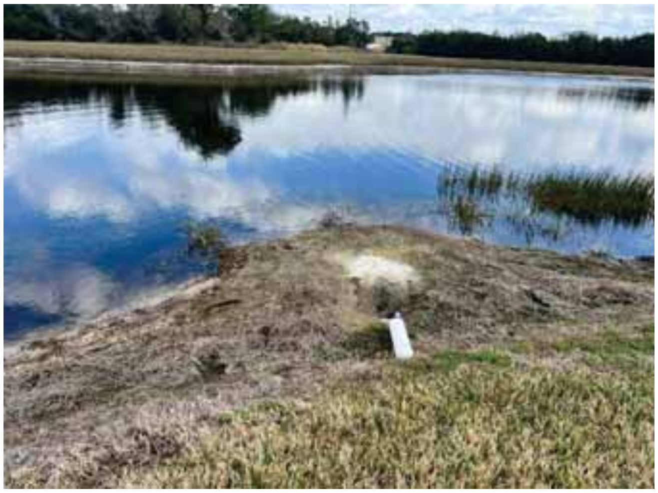
Pond: 2



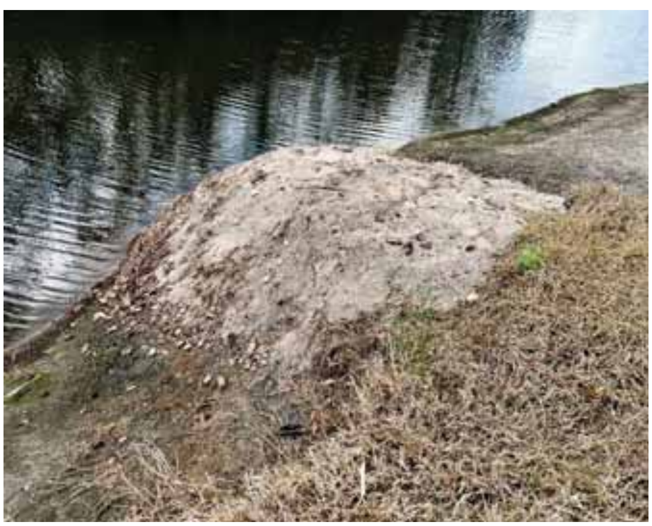
Pond: 4

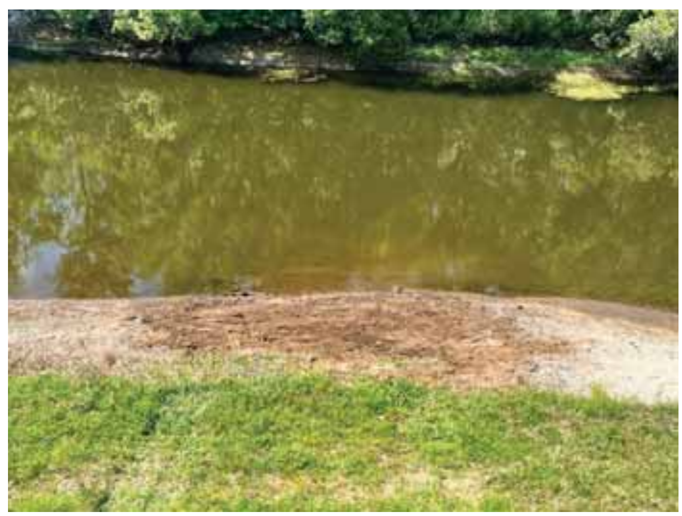


Pond: 5

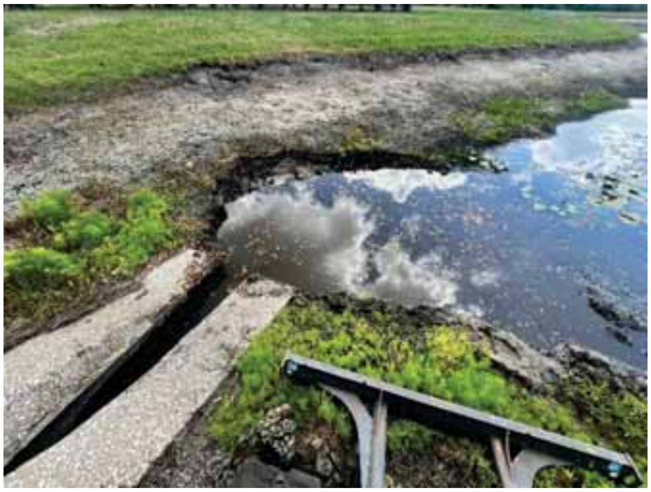


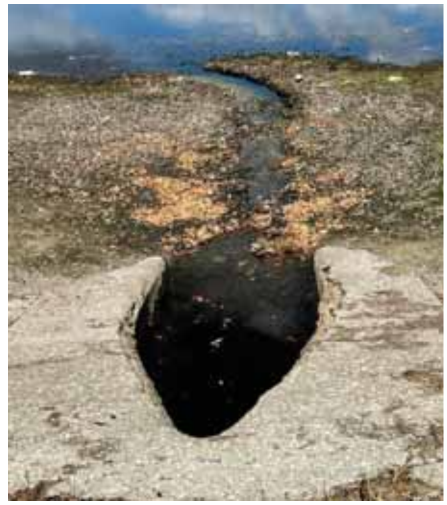
Pond: 20



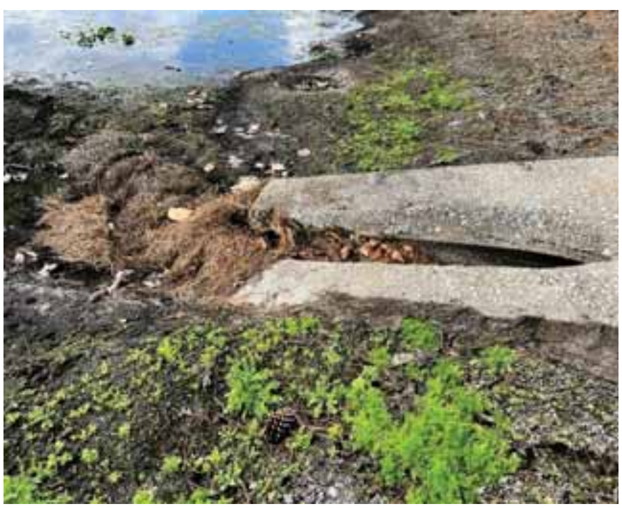


Pond: 22



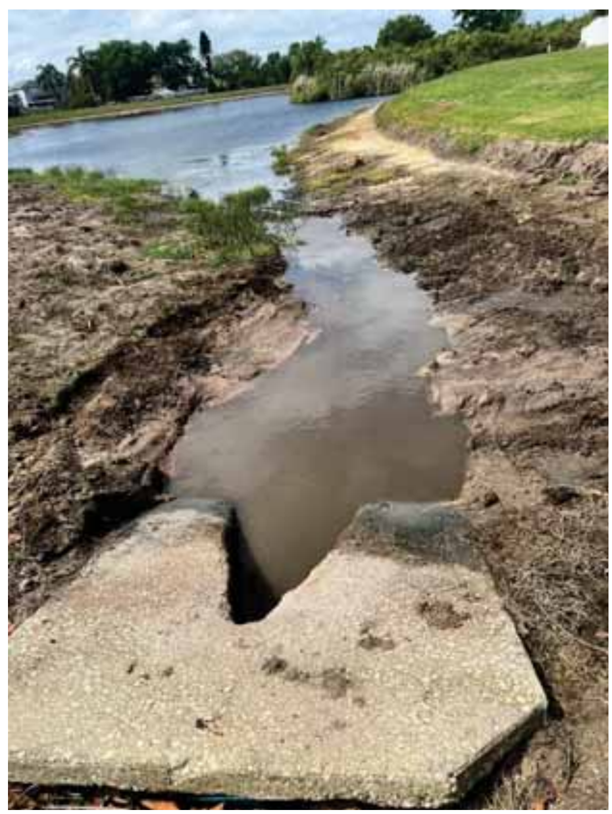


Pond: 23

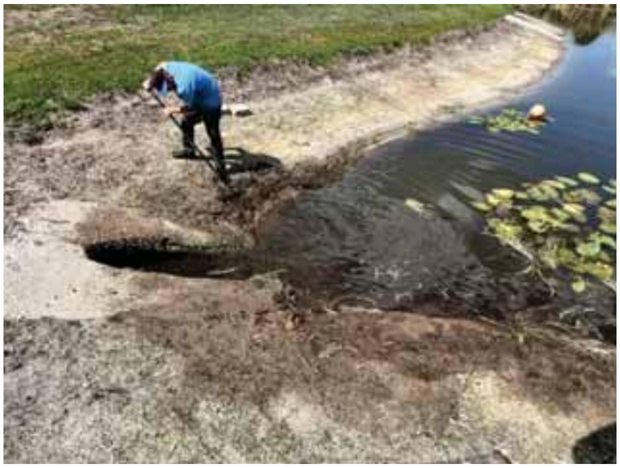


Pond: 26

Pond: 29



Pond: 37



Pond: 39

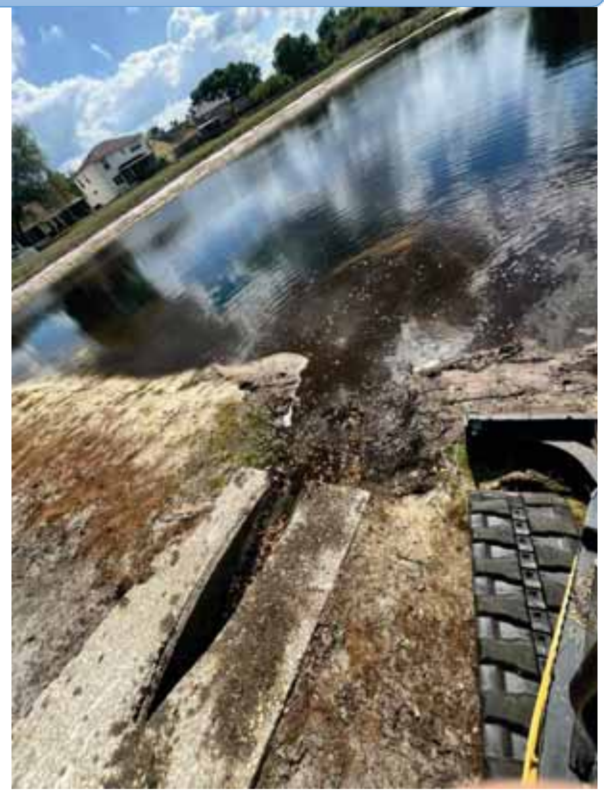


EXHIBIT 2
PENDING

EXHIBIT 3
PENDING

EXHIBIT 4
PENDING

EXHIBIT 5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Panther Trace II Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Jeffrey Spiess is appointed Chairman.

SECTION 2. Clint Miner is appointed Vice Chairman.

SECTION 3. Heath Beckett is appointed Secretary.

Geri Peterkin is appointed Assistant Secretary.

Steven Russell is appointed Assistant Secretary.

Kyle Darin is appointed Assistant Secretary.

Shirley Conley is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of July, 2026.

ATTEST**:**

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 6

RESOLUTION 2026-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Panther Trace II Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida;

WHEREAS, pursuant to Chapter 190, Florida Statues, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

NOW BE IT THEREFORE RESOLVED BY THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of July 27, 2026.

SECTION 5. This Resolution shall take effect on July 27, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of July, 2026.

ATTEST:

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

________________________________ ____________________________________

Secretary/Assistant Secretary Chair, Board of Supervisors

EXHIBIT 7

Panther Trace II Community Development District

Tickler File (in no particular order)

1. Balm Riverview/Panther Trace Blvd. N.E. Entrance Signage
2. Monument Landscape Improvements
3. Clubhouse Landscape Improvements
4. Landscape Replacement Warranty
5. Sprinkler Head Covers
6. Pond Dredging
7. Batting Cage Turf
8. Survey community for capital improvement projects
9. Panther Trace Blvd Resurfacing (Russell - Hillsborough County)
10. Installation of Ground Cover to Replace Mulch
11. Capital Improvement Projects Survey
12. Streetlights (June 2027)

EXHIBIT 8

Panther Trace

Panther Trace II Community Development District (CDD)
Monday,July 27,2026

Clubhouse Operations:

- Clubhouse Office Operating Regular Hours with Extended Hours if Requested.
- Pool Hours: 7am – 8pm

Community Events:

- Adult Trivia Night: Friday, July 24th 7pm – 9pm
- Adult Painting: Friday, August 28th
- Trivia Night: Sunday, September 13th
- Kids Bingo: Saturday, October 24th

Monthly Proposals:

- None

Pending:

- Monument Beautification

Remson Aquatics Water Way Inspection Report LMP Reports:

- Detailed Weekly Landscape Report (presented at the meeting)
- Landscape Proposals (presented at the meeting)
- Monthly Irrigation Report (presented at the meeting)

Maintenance/Grounds:

- Reported Landscape Issues to ASI
- Reported Aquatic Issues to Remson
- AC Installation Replaced
- AC Filters Replaced
- No Trespassing and No Fishing Signs Installed
- Repaired Clubhouse Toilet
- Pressured Washed Clubhouse Entry Area, Pavers and Cabanas
- Playground Swing Repairs
- Permanent Clubhouse Lighting Repaired

Email Distribution List:

998

EXHIBIT 9

MINUTES OF MEETING
PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Panther Trace II Community Development District was held on Monday, June 22, 2026 at 6:30 p.m., at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Clint Miner (S1)	Board Supervisor, Vice Chair
Jeffrey Spiess (S3)	Board Supervisor, Chair
Geri Peterkin (S4)	Board Supervisor, Assistant Secretary
Steven Russell (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Anna Ramirez	Facilities Director
Michael Broadus	District Counsel, Straley, Robin, Vericker (Virtually)
Tyson Waag	District Engineer, Stantec (Virtually)
Matt Remson	Account Manager, Remson Aquatics
Jeff Myers	Account Manager, ASI
Charlie Bourne	Complete IT (Virtually)

SECOND ORDER OF BUSINESS: PLEDGE OF ALLEGIANCE

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

Comments were made on Hillsborough County work being performed on a lift station, specifically the noise created by equipment, the lack of clarity on the project timeline, and damage to the grass from the equipment.

FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

A. EXHIBIT 1: Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics*

Mr. Remson presented the Aquatic Maintenance Report, noting the severe drought and high heat impacting algae blooms and mud exposure. High temperatures increases weed growth. Treatments will focus on underwater weeds and shoreline vegetation. Grass carp were added to multiple ponds and their installation should impact vegetation over the next months. The recently installed plants are performing well.

1. EXHIBIT 2: Consideration of Remson Aquatics Proposals

B. EXHIBIT 3: Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*

Mr. Myers presented the Landscape Maintenance Report, noting that the lack of rain and high heat have stressed out the grass and plant material, restricted irrigation is struggling to keep up. A lightning strike damaged some trees in a median on Panther Trace Blvd, along with an irrigation clock/control box. Mulch is scheduled for delivery this week. Fire ant treatment is ongoing; a broader preventative application was discussed.

1. EXHIBIT 4: Consideration of ASI Proposals

a. #165020 for Fire-damaged Pine Trees Removal - $6,900.00

On a MOTION by Supervisor Miner, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the Board approved ASI proposal #165020 for the removal of fire-damaged pine trees in the amount of $6,900.00, for Panther Trace II Community Development District.

b. #167535 for Irrigation Repairs - $6,503.82

It was noted that the insurance deductible was higher than the proposed cost, and trees/plants are not covered by insurance.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Russel, WITH ALL IN FAVOR, the Board approved ASI proposal #167535 for irrigation repairs in the amount of $6,503.82, for Panther Trace II Community Development District.

C. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*

The Board discussed an alternate vendor to provide security equipment and monitoring. Mr. Beckett advised that Complete IT had reviewed the District's security system and Mr. Bourne briefed the Board on the system review and of the measures taken to increase access security. The Board was advised that no security intrusions had been discovered during the system review. In the discussion on an alternate vendor and system, concerns were raised regarding administrator access to the system, long-term storage of security footage, and dependency on the vendor for system access. Options for an alternate system were discussed.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the Board approved entering an agreement with Complete IT to upgrade the network and provide monitoring services in the amount of $6,500.00, for Panther Trace II Community Development District.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the Board approved terminating the GoTo security monitoring agreement, for Panther Trace II Community Development District.

Discussion followed on the District Engineer agreement; rates were raised without formal contract updates. Mr. Vericker will review the agreement and current billing rates.

D. Presentation of District Engineer Report – *Tyson Waag, Stantec*

E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*

1. Announcement of Qualified Candidates for the November 3, 2026 General Election

   - Seat 1: R. Clinton Minter (Unopposed)
   - Seat 2: Vacant – No Qualifying Candidates
   - Seat 3: Jeffrey A. Spiess (Unopposed)

2. EXHIBIT 5: Presentation of Tickler File

   The tickler file will be updated to include a survey for a list of future projects

F. EXHIBIT 6: Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

Ms. Ramirez briefed the Board on facilities operations and events.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 7: Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 18, 2026

B. EXHIBIT 8: Acceptance of the May 2026 Unaudited Financial Statement

C. EXHIBIT 9: Acceptance of FY 2025 Annual Financial Auditors' Report

On a MOTION by Supervisor Peterkin, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-C as presented, for Panther Trace II Community Development District.

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS *(Includes Next Meeting Agenda Items)*

A. WALK-ON EXHIBIT A: Update on Presentation to Commissioner Myers at June 16, 2026 Townhall Meeting (Russell)

Mr. Russell updated the Board on Commissioner Myers' Townhall meeting, his interactions with Hillsborough County staff, and Hillsborough County's upcoming Public Works projects

It was noted that the property tax exemption would not impact non-ad valorem assessments.

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

A comment was made on the condition of the roads. Supervisors advised that all the roads within the community are owned and maintained by Hillsborough County, they noted Supervisor Russell's ongoing communication with Hillsborough County, and encouraged residents to voice their concerns to Hillsborough County directly.

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m. on Monday, July 27, 2026 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.

All Supervisors, except Supervisor Miner, affirmed their intent to attend the next meeting in person.

NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

District Manager

- Look into deductible for insurance
- Send engineer contract to District Counsel

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Peterkin, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:03 p.m., for Panther Trace II Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on July 22, 2026.

______________________________ ______________________________

□ Heath Beckett, Secretary □ Jeffrey Spiess, Chair

EXHIBIT 10

Panther Trace II

Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Panther Trace II CDD
Balance Sheet
June 30, 2026

		General Fund	Debt Service 2014	TOTAL
1	**ASSETS**			
2	Operating Account	$ 105,970	$ -	$ 105,970
3	Cash - Debit Card	-	-	-
4	Money Market Account	1,497,344	-	1,497,344
5	Petty Cash	100	-	100
6	Trust Accounts:			
7	Revenue Fund	-	440,884	440,884
8	Interest Fund	-	-	-
9	Reserve Fund	-	327,553	327,553
10	Redemption - Prepayment Fund	-	-	-
11	Sinking Fund	-	-	-
12	Accounts Receivable	-	-	-
13	Assessments Receivable (Tax Roll)	-	-	-
14	Due From GF	-	24,022	24,022
15	Prepaid Expenses	-	-	-
16	Deposits	3,571	-	3,571
17	Undeposited Funds	-	-	-
18	**TOTAL ASSETS**	**$ 1,606,986**	**$ 792,458**	**$ 2,399,444**
19	**LIABILITIES**			
20	Accounts Payable	$ 58,312	$ -	$ 58,312
21	Sales Tax Payable	-	-	-
22	Deferred Revenue (Tax Roll)	-	-	-
23	Accrued Expenditures	-	-	-
24	Due To Developer	-	-	-
25	Due To Other Funds	24,022	-	24,022
26	**TOTAL LIABILITIES**	**82,334**	**-**	**82,334**
27	**FUND BALANCE**			
28	Nonspendable			
29	Prepaid & Deposits	3,571	-	3,571
30	Capital Reserves	424,140	-	424,140
31	Operating Capital	288,834	-	288,834
32	Unassigned	808,107	792,458	1,600,565
33	**TOTAL FUND BALANCE**	**1,524,652**	**792,458**	**2,317,110**
34	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,606,986**	**$ 792,458**	**$ 2,399,444**

Panther Trace II CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For October 1, 2025 to June 30, 2026

		FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Assessments - On Roll	$ 1,152,035	$ 9,394	$ 1,155,650	$ 3,616	100%
3	Interest Revenue	300	4,008	46,436	46,136	15479%
4	Rental Income	3,000	925	3,570	570	119%
5	Miscellaneous Revenue	-	20	120	120	0%
6	**TOTAL REVENUES**	**$ 1,155,335**	**$ 14,346**	**$ 1,205,777**	**$ 50,442**	**104%**
7	**EXPENDITURES**					
8	**ADMINISTRATIVE**					
9	Board of Supervisors Payroll	$ 12,000	$ -	$ 8,400	$ (3,600)	70%
10	Payroll Taxes	918	-	643	(275)	70%
11	Payroll Services Fee	650	-	450	(200)	69%
12	Travel Per Diem	350	-	64	(286)	18%
13	Management Consulting Services	51,170	4,264	38,377	(12,793)	75%
14	Office Supplies	750	-	442	(308)	59%
15	Bank Fees	300	-	279	(21)	93%
16	Miscellaneous (Postage and Copies)	200	-	239	39	119%
17	Mass Mailing	1,500	-	-	(1,500)	0%
18	Auditing	3,800	3,800	3,800	-	100%
19	Regulatory and Permit Fees	175	-	216	41	123%
20	Legal Advertisements	1,000	158	1,667	667	167%
21	Engineering Services	4,500	594	1,581	(2,919)	35%
22	Legal Services	20,000	1,571	10,832	(9,168)	54%
23	Sales Tax	600	-	188	(412)	31%
24	Website Hosting	2,033	42	1,890	(143)	93%
25	**TOTAL ADMINISTRATIVE**	**99,946**	**10,428**	**69,068**	**(30,878)**	**69%**
26	**INSURANCE**					
27	Insurance (General Liability)	38,622	-	38,388	(234)	99%
28	**TOTAL INSURANCE**	**38,622**	**-**	**38,388**	**(234)**	**99%**
29	**DEBT SERVICE ADMINISTRATION**					
30	Dissemination Agent - Bonds	1,072	-	1,072	-	100%
31	Arbitrage Rebate	650	-	650	-	100%
32	Trustee Fees	4,500	-	4,256	(244)	95%
33	**TOTAL DEBT SERVICE ADMINISTRATION**	**6,222**	**-**	**5,978**	**(244)**	**96%**
34	**SECURITY**					
35	Security System - Maintenance & Improve.	1,500	-	-	(1,500)	0%
36	**TOTAL SECURITY**	**1,500**	**-**	**-**	**(1,500)**	**0%**
37	**PHYSICAL ENVIRONMENT**					
38	Electricity	35,020	3,132	25,527	(9,493)	73%
39	Streetlighting Lease	245,000	20,958	187,203	(57,797)	76%
40	Water	20,000	4,596	13,777	(6,223)	69%
41	Solid Waste Disposal	2,099	289	2,081	(18)	99%
42	Pest Control	1,000	-	323	(677)	32%
43	Communications (Tel, Internet, Tech, Etc.)	4,635	300	2,426	(2,209)	52%
44	Facility Maintenance (Lighting, Etc)	1,500	983	983	(517)	66%
45	Waterway Management Program - Contract	23,598	3,475	16,155	(7,443)	68%
46	Waterway Management Program - Other	4,000	-	19,293	15,293	482%
47	Landscape Maintenance - Contract	310,000	-	197,875	(112,126)	64%
48	Landscape Maintenance - Other	35,000	35,245	46,489	11,489	133%
49	Irrigation Maintenance	17,500	-	11,280	(6,220)	64%
50	Irrigation Compliance Reporting	2,700	225	1,800	(900)	67%

		FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51	Decorative Lights & Maintenance	9,000	-	3,604	(5,396)	40%
52	Signage Repairs	2,000	-	350	(1,650)	18%
53	Capital Reserves - Well Pumps	2,500	-	-	(2,500)	0%
54	**TOTAL PHYSICAL ENVIRONMENT**	**715,552**	**69,204**	**529,166**	**(186,386)**	**74%**
55	**CLUBHOUSE & AMENITY ADMINISTRATION**					
56	Amenity Management	73,800	5,962	55,364	(18,436)	75%
57	Amenity Management - (Cell Phone & Reimb Expenses)	600	50	950	350	158%
58	Amenity Maintenance & Improvements	4,000	888	6,915	2,915	173%
59	Amenity Employee FICA Taxes	5,646	456	4,284	(1,361)	76%
60	Amenity Employee Payroll Services Fee	1,350	100	950	(400)	70%
61	Clubhouse Facility Maintenance (Cleaning)	6,420	362	6,072	(348)	95%
62	Clubhouse Facility Maintenance - Other	10,000	-	7,736	(2,264)	77%
63	Pool Maintenance - Contract	25,515	2,126	21,363	(4,153)	84%
64	Pool Permits	425	-	675	250	159%
65	Pool Monitoring	36,000	8,835	15,030	(20,970)	42%
66	Pool Maintenance - Other	5,000	1,675	13,398	8,398	268%
67	Clubhouse Miscellaneous Supplies	4,000	723	1,736	(2,264)	43%
68	Special Events	10,000	1,500	10,727	727	107%
69	Playground Maintenance	3,000	-	861	(2,139)	29%
70	Capital Outlay Allowance	78,383	-	39,365	(39,018)	50%
71	**TOTAL CLUBHOUSE & AMENITY ADMINISTRATION**	**264,139**	**22,677**	**185,426**	**(78,713)**	**70%**
72	BUDGETED INCREASE FUND BALANCE-CAPITAL RES.	29,354	-	-	(29,354)	0%
73	**TOTAL EXPENDITURES**	**1,155,335**	**102,309**	**828,026**	**(327,308)**	**72%**
74	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(87,963)**	**377,750**	**377,750**	**0%**
75	**OTHER FINANCING SOURCES & USES**					
76	Transfers In	-	-	-	-	
77	Transfers Out	-	-	-	-	
78	**TOTAL OTHER FINANCING SOURCES & USES**	-	-	-	-	
77	**NET CHANGE IN FUND BALANCE**	**-**	**(87,963)**	**377,750**	**377,750**	
78	Fund Balance - Beginning	1,004,741		1,146,901	1,140,280	
79	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,004,741**		**$ 1,524,652**	**$ 1,895,781**	
80	**ANALYSIS OF FUND BALANCE**					
81	NONSPENDABLE	3,572		3,571		
82	PREPAID & DEPOSITS	-		-		
83	CAPITAL RESERVES	424,140		424,140		
84	OPERATING CAPITAL	288,834		288,834		
85	UNASSIGNED	288,195		808,107		
86	**TOTAL FUND BALANCE**	**1,004,741**		**1,524,652**		

Panther Trace II CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For October 1, 2025 to June 30, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 818,606	$ 821,172	$ 2,566
3	Interest Revenue	-	19,024	19,024
4	Misc. Revenue	-	-	-
5	Prepayment on Bonds	-	8,679	8,679
6	**TOTAL REVENUES**	**818,606**	**848,875**	**30,269**
7	**EXPENDITURES**			
8	Interest Expense			
9	*November 1, 2025*	*136,203*	*136,305*	*(102)*
10	May 1, 2026	136,203	135,797	406
11	November 1, 2026	125,103	-	125,103
12	Principal Retirement			
13	May 1, 2026	555,000	570,000	(15,000)
14	**TOTAL EXPENDITURES**	**816,306**	**842,102**	**25,795**
15	**REVENUES OVER (UNDER) EXPENDITURES**	**2,300**	**6,773**	**4,473**
16	**OTHER FINANCING SOURCES & USES**			
17	Transfers In	-	-	-
18	Transfers Out	-	-	-
19	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
20	**NET CHANGE IN FUND BALANCE**	**2,300**	**6,773**	**4,473**
21	Fund Balance - Beginning		785,685	785,685
22	**FUND BALANCE - ENDING - PROJECTED**	**$ 2,300**	**$ 792,458**	**$ 790,158**

* *financed by prior year revenues*

Panther Trace II CDD
Check Register - FY2026

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		**Beginning of Year**				**208,666.69**
10/02/2025			Deposit			210,046.69
10/02/2025	100473	REMSON AQUATICS	Invoice: 118603 (Reference: Lake Dredging.)		3,495.00	206,551.69
10/02/2025	100474	VANGUARD CLEANING SYSTEMS	Invoice: 115482 (Reference: monthly service cleaning.)		410.00	206,141.69
10/02/2025	100475	GHS ENVIRONMENTAL, LLC	Invoice: 2025-589 (Reference: Monthly Meter Readings.)		225.00	205,916.69
10/02/2025	100476	SchoolNow	Invoice: INV-SN-987 (Reference: Website Hosting.)		1,515.00	204,401.69
10/03/2025	100325BOS1	DAVID STEPPY	BOS MTG 9/22/25		184.70	204,216.99
10/03/2025	100325BOS2	Engage PEO	BOS MTG 9/22/25		203.00	204,013.99
10/03/2025	100325BOS3	Geraldine Peterkin	BOS MTG 9/22/25		184.70	203,829.29
10/03/2025	88	JEFFREY A. SPIESS	BOS MTG 9/22/25		184.70	203,644.59
10/03/2025	100325BOS4	Rowland C. Miner	BOS MTG 9/22/25		184.70	203,459.89
10/03/2025	100325BOS5	Steven T. Russell	BOS MTG 9/22/25		184.70	203,275.19
10/07/2025	100477	REMSON AQUATICS	Invoice: 118611 (Reference: October Lake Maintenance.)		1,585.00	201,690.19
10/07/2025	100478	BUSINESS OBSERVER	Invoice: 25-03004H (Reference: Panther Trace II CDD Fiscal Year 2025-2026 Board of Supervisors M...		72.19	201,618.00
10/07/2025	100479	Galaxy Pro Pools LLC	Invoice: 4130 (Reference: October 2025 Routine Pool and splash pad Services.)		2,126.25	199,491.75
10/07/2025	01ACH100725	BOCC	11518 Newgate Crest Dr 08.25.25- 09.23.25		940.48	198,551.27
10/08/2025	2734	Abigayle Spiess	Payroll Monitor 9/22/25 - 10/05/25		135.00	198,416.27
10/08/2025	2736	Sarah Milligan	Payroll Monitor 9/22/25 - 10/05/25		150.00	198,266.27
10/08/2025	2737	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/25 - 10/1/26 - Policy #100125586		36,888.00	161,378.27
10/10/2025	01ACH101025	TECO	12821 Balm Riverview Road Well 08.14.25- 09.12.25		285.07	161,093.20
10/10/2025	101025PR1	ANNA RAMIREZ	Payroll 9/22/25 - 10/5/25		2,332.77	158,760.43
10/10/2025	101025PR2	Engage PEO	Payroll 9/22/25 - 10/5/25		805.02	157,955.41
10/14/2025	2738	Hanley Pools LLC	clean out both pool showers due to debris		125.00	157,830.41
10/14/2025	100480	Vesta District Services	Invoice: 428939 (Reference: Oct25 Management fees.)		4,305.83	153,524.58
10/14/2025	01ACH101425	TECO	Summary Bill 08.15.25- 10.15.25		2,780.40	150,744.18
10/14/2025	02ACH101425	Deluxe Bus Sys.	Checks		278.68	150,465.50
10/16/2025	100481	STRALEY ROBIN VERICKER	Invoice: 27250 (Reference: Professional Services Rendered Through September 30, 2025.)		1,575.28	148,890.22
10/17/2025	2739	EGIS INSURANCE & RISK ADVISORS	Policy # WC100125586 10/01/25- 10/01/26		1,500.00	147,390.22
10/17/2025	EFT101725	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2024 Sales & Use Tax		64.72	147,325.50
10/20/2025	2740	ANNA RAMIREZ	Reimbursement For Annual Community Holiday Party		375.35	146,950.15
10/22/2025	2741	Abigayle Spiess	Payroll Monitor 10/05/25 - 10/19/25		90.00	146,860.15
10/22/2025	2742	Ethan Spiess	Payroll Monitor 10/05/25 - 10/19/25		258.75	146,601.40
10/22/2025	01ACH102225	TECO	Summary Bill 04.16.25- 05.15.25		19,496.72	127,104.68
10/24/2025	01ACH102425	BANK UNITED VISA CC	Wagner Events- Deposit		253.03	126,851.65
10/24/2025	102425PR1	ANNA RAMIREZ	Payroll 10/6/25 - 10/19/25		2,282.76	124,568.89
10/24/2025	102425PR2	Engage PEO	Payroll 10/6/25 - 10/19/25		805.04	123,763.85
10/27/2025	2746	Xcellent Xteriors, LLC			1,075.00	122,688.85
10/28/2025	01ACH102825	FRONTIER COMMUNICATIONS	Internet/Phone 10.01.25- 10.31.25		234.51	122,454.34
10/30/2025	2747	Hanley Pools LLC	Final 50%- Replace 10hp filtration motor		1,791.50	120,662.84
10/30/2025	100482	HOME TEAM PEST DEFENSE	Invoice: 113886351 (Reference: pest control service.)		130.80	120,532.04
10/30/2025	100483	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 363138 (Reference: #363190 - Leak in main line 9-18-25.) Invoice: 363139 (Reference:...		927.25	119,604.79
10/30/2025	100484	Vesta District Services	Invoice: 429122 (Reference: Billable Expenses - June 2025.)		20.73	119,584.06
10/30/2025	100485	GHS ENVIRONMENTAL, LLC	Invoice: 2025-645 (Reference: Monthly Meter Readings Oct25.)		225.00	119,359.06
10/30/2025	100486	LLS TAX SOLUTIONS, INC.	Invoice: 003939 (Reference: Arbitrage Services Series 2014.)		650.00	118,709.06
10/31/2025			Interest	14.46		118,723.52
10/31/2025		**End of Month**		**14.46**	**91,337.63**	**118,723.52**
11/03/2025	2748	Code Enforcement Department	Case# HC-WE-25-002354 and Parcel# 077452.5004		100.00	118,623.52
11/03/2025	100487	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 361737 (Reference: #364923 - Panther Trace II CDD - OCTOBER Month to Month Landscape Ma...		21,664.50	96,959.02
11/04/2025	2749	Ethan Spiess	Payroll Monitor 10/20/25 - 11/2/25		180.00	96,779.02
11/06/2025	100488	VANGUARD CLEANING SYSTEMS	Invoice: 115758 (Reference: Monthly Service Charge.)		410.00	96,369.02
11/06/2025	100489	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 364232 (Reference: #363188 - Controller A rain sensor 9-18-25.) Invoice: 364235 (Ref...		2,332.27	94,036.75
11/06/2025	100490	Galaxy Pro Pools LLC	Invoice: 4188 (Reference: November 2025 Routine Pool and splash pad Services 3 visits per week.)		2,126.25	91,910.50
11/07/2025	01ACH110725	BOCC	11518 Newgate Crest Dr 09.23.25- 10.27.25		1,116.97	90,793.53
11/07/2025	110725PR1	ANNA RAMIREZ	Payroll 10/20/25 - 11/2/25		2,332.76	88,460.77

Date	Number	Name	Memo	Deposits	Payments	Balance
11/07/2025	110725PR2	Engage PEO	Payroll 10/20/25 - 11/2/25		805.04	87,655.73
11/07/2025	110725BOS1	Engage PEO	BOS MTG 10/27/25		172.40	87,483.33
11/07/2025	110725BOS2	Geraldine Peterkin	BOS MTG 10/27/25		184.70	87,298.63
11/07/2025	89	JEFFREY A. SPIESS	BOS MTG 10/27/25		184.70	87,113.93
11/07/2025	110725BOS3	Rowland C. Miner	BOS MTG 10/27/25		184.70	86,929.23
11/07/2025	110725BOS4	Steven T. Russell	BOS MTG 10/27/25		184.70	86,744.53
11/10/2025	2750	Edward Williams (Jerry The DJ)	DJ for Annual Holiday Event 12/14/2025		375.00	86,369.53
11/10/2025	2751	Fred H. Photography LLC	Holiday Event 12.14.25		600.00	85,769.53
11/10/2025	2752	TAMPA BOUNCE LLC	Inflatables/Monitors for Holiday Party Dec 14,2025		751.00	85,018.53
11/10/2025	2753	The Mad Planter LLC	Professional Airbrush face painting and balloon twisting services		1,200.00	83,818.53
11/10/2025	2754	Thomas Hicks	Final: Santa & Mrs. Claus for Annual Holiday Party 12/14/2025		225.00	83,593.53
11/10/2025	2755	ANNA RAMIREZ	Reimbursement For Annual Community Yard Sale Signs purchased		50.00	83,543.53
11/10/2025	2756	Charles Harrilal	Repairs around the clubhouse		1,350.00	82,193.53
11/10/2025	2757	Summit Fire & Security	Annual Fire Extinguisher and exit Lights Inspections		157.50	82,036.03
11/10/2025	01ACH111025	TECO	12821 Balm Riverview Road Well 09.13.25- 10.13.25		329.73	81,706.30
11/12/2025	100491	REMSON AQUATICS	Invoice: 118772 (Reference: Mosquitofish.)		875.00	80,831.30
11/12/2025	100492	Vesta District Services	Invoice: 429507 (Reference: Monthly Management fees.)		4,305.83	76,525.47
11/12/2025	01ACH111225	TECO	Summary Bill 09.16.25- 10.14.25		2,990.06	73,535.41
11/17/2025	100493	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 367634 (Reference: #370606 - Controller A - zone 4 not working from controller.)		132.34	73,403.07
11/17/2025	100494	STANTEC CONSULTING SERVICES	Invoice: 2480625 (Reference: Engineering services.)		2,981.25	70,421.82
11/20/2025	01ACH112025	TECO	Summary Bill 09.16.25- 10.14.25		20,267.37	50,154.45
11/21/2025	2758	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	49,979.45
11/21/2025	2759	US BANK	Trustee Fees Series DS 2014 10/01/25 - 09/30/26		4,256.13	45,723.32
11/21/2025	112125PR1	ANNA RAMIREZ	Payroll 11/3/25 - 11/16/25		2,282.76	43,440.56
11/21/2025	112125PR2	Engage PEO	Payroll 11/3/25 - 11/16/25		805.04	42,635.52
11/21/2025	112125BOS1	DAVID STEPPY	BOS MTG 11/17/25		184.70	42,450.82
11/21/2025	112125BOS2	Engage PEO	BOS MTG 11/17/25		203.00	42,247.82
11/21/2025	112125BOS3	Geraldine Peterkin	BOS MTG 11/17/25		184.70	42,063.12
11/21/2025	90	JEFFREY A. SPIESS	BOS MTG 11/17/25		184.70	41,878.42
11/21/2025	112125BOS4	Rowland C. Miner	BOS MTG 11/17/25		184.70	41,693.72
11/21/2025	112125BOS5	Steven T. Russell	BOS MTG 11/17/25		184.70	41,509.02
11/24/2025	01ACH112425	BANK UNITED VISA CC	Various Purchases		1,265.93	40,243.09
11/25/2025	100495	Vesta District Services	Invoice: 429443 (Reference: billable Expenses Oct25.)		15.33	40,227.76
11/25/2025	100496	STRALEY ROBIN VERICKER	Invoice: 27482 (Reference: legal services.)		2,227.50	38,000.26
11/26/2025	01ACH112625	FRONTIER COMMUNICATIONS	Internet/Phone 11.01.25- 11.30.25		234.61	37,765.65
11/28/2025	100497	GHS ENVIRONMENTAL, LLC	Invoice: 2025-712 (Reference: Monthly Meter Readings.)		225.00	37,540.65
11/28/2025	100498	Cornerstone Air Conditioning & Heating	Invoice: 367852679 (Reference: Found drain backing up. And bad capacitor for outside fan. Cleane...		665.91	36,874.74
11/30/2025			Interest	6.37		36,881.11
11/30/2025		**End of Month**		**6.37**	**81,848.78**	**36,881.11**
12/01/2025	100499	Cornerstone Air Conditioning & Heating	Invoice: 366206023 (Reference: Cleaned drain and pan. Checked operation..)		708.74	36,172.37
12/02/2025	100500	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 365889 (Reference: #366883 - Panther Trace II CDD - Nov-Dec Month to Month Landscape Ma...		21,664.50	14,507.87
12/02/2025	100501	REMSON AQUATICS	Invoice: 118698 (Reference: November Lake Maintenance.)		1,585.00	12,922.87
12/02/2025	100502	VANGUARD CLEANING SYSTEMS	Invoice: 116025 (Reference: Monthly service charges.)		410.00	12,512.87
12/02/2025	100503	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 369346 (Reference: #372961 - Completed Irrigation Repairs - North Side Panther Trace Bl...		1,886.35	10,626.52
12/02/2025	01ACH120225	FCC Environmental Services Florida LLC	Monthly Fee - November 2025		200.00	10,426.52
12/02/2025	02ACH120225	FCC Environmental Services Florida LLC	Monthly Fee - November 2025		50.44	10,376.08
12/03/2025	2760	Xcellent Xteriors, LLC	Christmas Lighting-Timeline		3,604.32	6,771.76
12/03/2025			Funds Transfer	100,000.00		106,771.76
12/04/2025	100504	Galaxy Pro Pools LLC	Invoice: 4245 (Reference: December 2025 Routine Pool and splash pad Services 3 visits per week.)		2,126.25	104,645.51
12/04/2025	100505	HOME TEAM PEST DEFENSE	Invoice: 115572298 (Reference: Pest Control Service.)		27.50	104,618.01
12/05/2025	120525PR1	ANNA RAMIREZ	Payroll 11/17/25 - 11/30/25		2,332.77	102,285.24
12/05/2025	120525PR2	Engage PEO	Payroll 10/20/25 - 11/2/25		805.02	101,480.22
12/09/2025	01ACH120925	BOCC	11518 Newgate Crest Dr 10.27.25- 11.25.25		948.24	100,531.98
12/10/2025	2761	ADVANCED ENERGY SOLUTIONS	Check Monument Lights at Entrances		970.47	99,561.51
12/10/2025	100506	REMSON AQUATICS	Invoice: 118787 (Reference: Lake Maintenance Dec 25.)		1,585.00	97,976.51
12/10/2025	01ACH121025	TECO	12821 Balm Riverview Road Well 10.14.25- 11.12.25		358.18	97,618.33
12/11/2025	01ACH121125	TECO	Summary Bill 10.15.25- 11.13.25		2,990.06	94,628.27

Date	Number	Name	Memo	Deposits	Payments	Balance
12/16/2025	2762	Ethan Spiess	Annual Holiday Event Help 12/14/25		75.00	94,553.27
12/16/2025	2763	Ja'Meyre Wallace	Annual Holiday Event Help 12/14/25		75.00	94,478.27
12/16/2025	2764	Vesta District Services	Annual Dissemination FY 2026.		1,072.00	93,406.27
12/17/2025	100507	Vesta District Services	Invoice: 429995 (Reference: Management Fees Dec 25.)		4,305.83	89,100.44
12/17/2025	100508	STANTEC CONSULTING SERVICES	Invoice: 2499324 (Reference: Engineering Services Oct 25 & Nov 25.)		844.50	88,255.94
12/17/2025			Funds Transfer	100,000.00		188,255.94
12/18/2025	100509	STRALEY ROBIN VERICKER	Invoice: 27588 (Reference: Legal Services Dec 25.)		915.00	187,340.94
12/19/2025	121925PR1	ANNA RAMIREZ	Payroll 12/1/25 - 12/14/25		2,282.77	185,058.17
12/19/2025	121925PR2	Engage PEO	Payroll 12/1/25 - 12/14/25		805.02	184,253.15
12/22/2025			Deposit	300.00		184,553.15
12/24/2025	01ACH122425	BANK UNITED VISA CC			2,886.86	181,666.29
12/26/2025	01ACH122625	TECO	Summary Bill 10.15.25- 11.13.25		20,224.51	161,441.78
12/26/2025	122625BOS1	DAVID STEPPY	BOS MTG 12/15/25		184.70	161,257.08
12/26/2025	122625BOS2	Engage PEO	BOS MTG 12/15/25		203.00	161,054.08
12/26/2025	122625BOS3	Geraldine Peterkin	BOS MTG 12/15/25		184.70	160,869.38
12/26/2025	91	JEFFREY A. SPIESS	BOS MTG 12/15/25		184.70	160,684.68
12/26/2025	122625BOS4	Rowland C. Miner	BOS MTG 12/15/25		184.70	160,499.98
12/26/2025	122625BOS5	Steven T. Russell	BOS MTG 12/15/25		184.70	160,315.28
12/29/2025	100510	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373615 (Reference: Tree Removal - 12/10/2025.) Invoice: 373842 (Reference: #375858 -...		2,804.14	157,511.14
12/29/2025	100511	GHS ENVIRONMENTAL, LLC	Invoice: 2025-771 (Reference: Dec25 Monthly meter Readings.)		225.00	157,286.14
12/29/2025	01ACH122925	FRONTIER COMMUNICATIONS	Internet/Phone 12.01.25- 12.31.25		234.76	157,051.38
12/30/2025	100512	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 370412 (Reference: #366883 - Panther Trace II CDD - Nov-Dec Month to Month Landscape Ma...		21,664.50	135,386.88
12/31/2025			Interest	11.81		135,398.69
12/31/2025		**End of Month**		**200,311.81**	**101,794.23**	**135,398.69**
01/02/2026	01ACH010226	FCC Environmental Services Florida LLC	Monthly Fee - December 2025		250.44	135,148.25
01/02/2026	010226PR1	ANNA RAMIREZ	Payroll 12/15/25 - 12/28/25		2,332.75	132,815.50
01/02/2026	010226PR2	Engage PEO	Payroll 12/15/25 - 12/28/25		824.79	131,990.71
01/05/2026	2765	Welch Tennis Courts	Balance to finish, including retainage - New Tennis Court		10,000.00	121,990.71
01/06/2026	100513	VANGUARD CLEANING SYSTEMS	Invoice: 116306 (Reference: Cleaning Services Jan 26.)		410.00	121,580.71
01/07/2026			Deposit	184.70		121,765.41
01/07/2026	2766	JEFFREY A. SPIESS	Jeffrey Spiess ck # 82 dtd 4/4/25		184.70	121,580.71
01/08/2026	2767	Hanley Pools LLC	Install a snap ring on the handrail and two floor covers		175.00	121,405.71
01/08/2026	01ACH010826	BOCC	11518 Newgate Crest Dr 11.25.25- 12.23.25		973.84	120,431.87
01/09/2026	01ACH010926	TECO	12821 Balm Riverview Road Well 11.13.25- 12.12.25		325.93	120,105.94
01/09/2026	100514	REMSON AQUATICS	Invoice: 118868 (Reference: January Lake Maintenance.)		1,585.00	118,520.94
01/09/2026	100515	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 376680 (Reference: 378775 - Panther Trace II CDD - Month to Month January Landscape Mai...		21,664.50	96,856.44
01/09/2026	100516	Vesta District Services	Invoice: 430313 (Reference: JAN25 District management services.)		4,305.83	92,550.61
01/09/2026	100517	Galaxy Pro Pools LLC	Invoice: 4302 (Reference: January 2026 Routine Pool and splash pad Services 3 visits per week.)		2,126.25	90,424.36
01/12/2026	01ACH011226	TECO	Summary Bill 11.14.25- 12.15.25		2,878.15	87,546.21
01/15/2026	100518	Vesta District Services	Invoice: 430402 (Reference: Billable Expenses -Dec 2025.)		81.13	87,465.08
01/16/2026	011626PR1	ANNA RAMIREZ	Payroll 12/29/25 - 1/11/26		2,299.83	85,165.25
01/16/2026	011626PR2	Engage PEO	Payroll 12/29/25 - 1/11/26		807.71	84,357.54
01/16/2026	EFT011625	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2025 Sales & Use Tax		122.93	84,234.61
01/19/2026	2768	FLA Pools			1,250.00	82,984.61
01/20/2026	100519	STRALEY ROBIN VERICKER	Invoice: 27798 (Reference: legal services Dec25.)		366.00	82,618.61
01/26/2026	01ACH012626	TECO	Summary Bill 11.14.25- 12.15.25		20,376.28	62,242.33
01/26/2026	02ACH012626	BANK UNITED VISA CC	Office Supplies		3,699.81	58,542.52
01/27/2026	01ACH012726	FRONTIER COMMUNICATIONS	Internet/Phone 01.01.26- 01.31.26		234.39	58,308.13
01/28/2026	100520	Vesta District Services	Invoice: 429885 (Reference: billable Expenses Nov25.)		1,312.88	56,995.25
01/29/2026	2769	Welch Tennis Courts	New Tennis Court current payment		29,365.00	27,630.25
01/30/2026	100521	GHS ENVIRONMENTAL, LLC	Invoice: 2026-145 (Reference: JAN26 Monthly Meter Reading.)		225.00	27,405.25
01/30/2026	013026PR1	ANNA RAMIREZ	Payroll 1/12/26 - 1/25/26		2,299.84	25,105.41
01/30/2026	013026PR2	Engage PEO	Payroll 1/12/26 - 1/25/26		797.45	24,307.96
01/30/2026			Interest	8.27		24,316.23
01/31/2026		**End of Month**		**192.97**	**111,275.43**	**24,316.23**
02/03/2026	01ACH020326	FCC Environmental Services Florida LLC	Monthly Fee -January 2026		250.44	24,065.79
02/04/2026	100522	HOME TEAM PEST DEFENSE	Invoice: 116224361 (Reference: Jan26 Pest Control Services.)		134.70	23,931.09

Date	Number	Name	Memo	Deposits	Payments	Balance
02/04/2026	100523	Vesta District Services	Invoice: 430657 (Reference: FEB26 District Management services.)		4,305.83	19,625.26
02/04/2026	100524	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 381395 (Reference: #383643 - Needed Irrigation Repairs - Item 8 January 20th Inspection...		254.08	19,371.18
02/04/2026	100525	Galaxy Pro Pools LLC	Invoice: 4358 (Reference: February 2026 Routine Pool and splash pad Services.)		2,126.25	17,244.93
02/06/2026	01ACH020626	BOCC	11518 Newgate Crest Dr 12.23.25- 01.25.26		1,013.29	16,231.64
02/06/2026	020626BOS1	DAVID STEPPY	BOS MTG 1/26/26		184.70	16,046.94
02/06/2026	020626BOS2	Engage PEO	BOS MTG 1/26/26		203.00	15,843.94
02/06/2026	020626BOS3	Geraldine Peterkin	BOS MTG 1/26/26		184.70	15,659.24
02/06/2026	92	JEFFREY A. SPIESS	BOS MTG 1/26/26		184.70	15,474.54
02/06/2026	020626BOS4	Rowland C. Miner	BOS MTG 1/26/26		184.70	15,289.84
02/06/2026	020626BOS5	Steven T. Russell	BOS MTG 1/26/26		184.70	15,105.14
02/09/2026			Funds Transfer	150,000.00		165,105.14
02/12/2026	01ACH021226	TECO	12821 Balm Riverview Road Well 12.13.26- 01.14.26		210.46	164,894.68
02/13/2026	01ACH021326	TECO	Summary Bill 12.16.25- 01.15.26		2,991.59	161,903.09
02/13/2026	100526	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 187855 (Reference: Hurricane Milton Emergency tree removal of 2 pine trees that had fal...		1,890.00	160,013.09
02/13/2026	021326PR1	ANNA RAMIREZ	Payroll 01/26/26 - 2/08/26		2,573.34	157,439.75
02/13/2026	021326PR2	Engage PEO	Payroll 01/26/26 - 2/08/26		906.46	156,533.29
02/17/2026	100527	STRALEY ROBIN VERICKER	Invoice: 27899 (Reference: General Matters Jan 26.)		1,799.50	154,733.79
02/17/2026			Deposit	0.20		154,733.99
02/24/2026	01ACH022426	TECO	Summary Bill 11.14.25- 12.15.25		20,732.70	134,001.29
02/26/2026	100528	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 381054 (Reference: #381496 - Panther Trace II CDD - Month to Month February Landscape M...		21,664.50	112,336.79
02/26/2026	100529	REMSON AQUATICS	Invoice: 118952 (Reference: February Lake Maintenance.)		1,585.00	110,751.79
02/26/2026	100530	VANGUARD CLEANING SYSTEMS	Invoice: 116582 (Reference: FEB26 Monthly cleaning service.)		410.00	110,341.79
02/26/2026	01ACH022626	FRONTIER COMMUNICATIONS	Internet/Phone 02.01.26- 02.28.26		256.84	110,084.95
02/27/2026	022726PR1	ANNA RAMIREZ	Payroll 2/09/26 - 2/22/26		2,411.59	107,673.36
02/27/2026	022726PR2	Engage PEO	Payroll 2/09/26 - 2/22/26		847.21	106,826.15
02/27/2026			Interest	9.02		106,835.17
02/28/2026		**End of Month**		**150,009.22**	**67,490.28**	**106,835.17**
03/02/2026	2770	Thomas Hicks	Deposit: Santa & Mrs. Claus for Annual Holiday Party 12/13/26		300.00	106,535.17
03/02/2026	100531	VANGUARD CLEANING SYSTEMS	Invoice: 116843 (Reference: March (3/1/2026 - 3/31/2026) Monthly Service Charge.)		410.00	106,125.17
03/03/2026	100532	Vesta District Services	Invoice: 431103 (Reference: Management fee services Mar26.)		4,305.83	101,819.34
03/03/2026	100533	GHS ENVIRONMENTAL, LLC	Invoice: 2026-194 (Reference: Monthly Meter Readings.)		225.00	101,594.34
03/04/2026	100534	REMSON AQUATICS	Invoice: 119031 (Reference: Lake Maintenance March 26.)		1,585.00	100,009.34
03/04/2026	100535	Galaxy Pro Pools LLC	Invoice: 4383 (Reference: Routine Pool and Splash Pad Services.)		2,126.25	97,883.09
03/04/2026	01ACH030426	FCC Environmental Services Florida LLC	Monthly Fee -February 2026		250.44	97,632.65
03/05/2026	100536	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 385806 (Reference: 387887 - Irrigation Enhancement- Service Calls & Proposals.) Invo...		1,748.90	95,883.75
03/06/2026			Deposit	1,065.00		96,948.75
03/06/2026	030626BOS1	DAVID STEPPY	BOS MTG 2/23/26		184.70	96,764.05
03/06/2026	030626BOS2	Engage PEO	BOS MTG 2/23/26		203.00	96,561.05
03/06/2026	030626BOS3	Geraldine Peterkin	BOS MTG 2/23/26		184.70	96,376.35
03/06/2026	93	JEFFREY A. SPIESS	BOS MTG 2/23/26		184.70	96,191.65
03/06/2026	030626BOS4	Rowland C. Miner	BOS MTG 2/23/26		184.70	96,006.95
03/06/2026	030626BOS5	Steven T. Russell	BOS MTG 2/23/26		184.70	95,822.25
03/09/2026	02ACH030926	BOCC	11518 Newgate Crest Dr 01.25.26- 02.23.26		788.07	95,034.18
03/12/2026	100537	Vesta District Services	Invoice: 431342 (Reference: Billable Expenses - Feb 2026.)		143.17	94,891.01
03/13/2026	01ACH031326	TECO	12821 Balm Riverview Road Well 01.15.26- 02.13.26		135.22	94,755.79
03/13/2026	2771	Panther Trace I CDD	Spring Egg Hunt 4-4-26		2,561.97	92,193.82
03/13/2026	031326PR1	ANNA RAMIREZ	Payroll 02/23/26 - 3/08/26		2,461.59	89,732.23
03/13/2026	031326PR2	Engage PEO	Payroll 02/23/26 - 3/08/26		847.21	88,885.02
03/16/2026	01ACH031626	TECO	Summary Bill 01.16.26- 02.16.26		2,991.59	85,893.43
03/18/2026	2772	Unleashed Fencing	Fencing Repair		1,250.00	84,643.43
03/23/2026	2773	ADVANCED ENERGY SOLUTIONS	Repair outlets at monuments and clubhouse		449.47	84,193.96
03/23/2026	100538	FCC Environmental Services Florida LLC	Invoice: 2078629 (Reference: Trash Service Mar 26.)		205.44	83,988.52
03/24/2026	2774	Ja'Meyre Wallace	Week ending 3/22/26		270.00	83,718.52
03/24/2026	01ACH032426	BANK UNITED VISA CC			900.57	82,817.95
03/25/2026	01ACH032526	TECO	Summary Bill 01.16.26- 02.16.26		20,315.65	62,502.30
03/26/2026	01ACH032626	FRONTIER COMMUNICATIONS	Internet/Phone 03.01.26- 03.31.26		256.96	62,245.34
03/26/2026	100540	Yard-Nique, Inc.	Invoice: ASI 193383 (Reference: Landscape Maintenance March 2026.)		22,388.00	39,857.34

Date	Number	Name	Memo	Deposits	Payments	Balance
03/27/2026	032726PR1	ANNA RAMIREZ	Payroll 3/09/26 - 3/22/26		2,411.59	37,445.75
03/27/2026	032726PR2	Engage PEO	Payroll 3/09/26 - 3/22/26		847.21	36,598.54
03/27/2026	032726BOS1	DAVID STEPPY	BOS MTG 3/23/26		184.70	36,413.84
03/27/2026	032726BOS2	Engage PEO	BOS MTG 3/23/26		203.00	36,210.84
03/27/2026	032726BOS3	Geraldine Peterkin	BOS MTG 3/23/26		184.70	36,026.14
03/27/2026	94	JEFFREY A. SPIESS	BOS MTG 3/23/26		184.70	35,841.44
03/27/2026	032726BOS4	Rowland C. Miner	BOS MTG 3/23/26		184.70	35,656.74
03/27/2026	032726BOS5	Steven T. Russell	BOS MTG 3/23/26		184.70	35,472.04
03/31/2026			Interest	7.60		35,479.64
03/31/2026		**End of Month**		**1,072.60**	**72,428.13**	**35,479.64**
04/03/2026	2775	STRALEY ROBIN VERICKER	Reference: Legal Services Feb 26.		1,647.00	33,832.64
04/06/2026	100541	VANGUARD CLEANING SYSTEMS	Invoice: 117095 (Reference: Monthly Service Charge Apr26.)		410.00	33,422.64
04/06/2026			Funds Transfer	150,000.00		183,422.64
04/07/2026	2776	Abigayle Spiess	Payroll Monitor 03/30/26 - 04/05/26		108.75	183,313.89
04/07/2026	2777	Ethan Spiess	Payroll Monitor 03/30/26 - 04/05/26		258.75	183,055.14
04/07/2026	01ACH040726	BOCC	11518 Newgate Crest Dr 02.23.26- 03.25.26		867.70	182,187.44
04/09/2026			Funds Transfer	900,000.00		1,082,187.44
04/09/2026	2778	US Bank Tax distribution	Tax Distribution DS 2014		802,747.66	279,439.78
04/10/2026	2779	Hanley Pools LLC	Pump removal and install new Haywood 400 Series 7.5 HP Pump and replacement of seal plate		1,945.00	277,494.78
04/10/2026	100542	STANTEC CONSULTING SERVICES	Invoice: 2544668 (Reference: Engineering services.)		142.75	277,352.03
04/10/2026	100543	Vesta District Services	Invoice: 431784 (Reference: Apr26 Management fees.)		4,305.83	273,046.20
04/10/2026	100544	REMSON AQUATICS	Invoice: 119120 (Reference: April Lake Maintenance.) Invoice: 119193 (Reference: Stormwater P...		12,553.00	260,493.20
04/10/2026	100545	GHS ENVIRONMENTAL, LLC	Invoice: 2026-269 (Reference: Apr26 Meter Readings.)		225.00	260,268.20
04/10/2026	100546	Galaxy Pro Pools LLC	Invoice: 4455 (Reference: April 2026 Routine Pool and splash pad Services 3 visits per week.) ...		2,226.25	258,041.95
04/10/2026	041026PR1	ANNA RAMIREZ	Payroll 03/23/26 - 4/05/26		2,461.60	255,580.35
04/10/2026	041026PR2	Engage PEO	Payroll 03/23/26 - 4/05/26		847.19	254,733.16
04/13/2026	01ACH041326	TECO	12821 Balm Riverview Road Well 02.14.26- 03.16.26		78.72	254,654.44
04/14/2026	01ACH041426	TECO	Summary Bill 02.17.26- 03.17.26		2,991.59	251,662.85
04/14/2026	02ACH041426	FCC Environmental Services Florida LLC	Reference: Trash Service Apr26.		295.44	251,367.41
04/16/2026	2780	Galaxy Pro Pools LLC	Reference: Chermical labels for acid and chlorine		490.00	250,877.41
04/16/2026	2781	HOME TEAM PEST DEFENSE	Reference: Rodent Service- Ongoing		30.30	250,847.11
04/16/2026	100547	REMSON AQUATICS	Invoice: 119194 (Reference: Fish Stocking.)		3,629.00	247,218.11
04/21/2026	2782	Abigayle Spiess	Payroll Monitor 04/16/26 - 04/19/26		408.75	246,809.36
04/21/2026	2783	Ethan Spiess	Payroll Monitor 04/16/26 - 04/19/26		333.75	246,475.61
04/21/2026	100548	STRALEY ROBIN VERICKER	Invoice: 28269 (Reference: Legal Services Mar 26.)		1,421.50	245,054.11
04/23/2026	01ACH042326	TECO	Summary Bill 01.16.26- 02.16.26		20,358.95	224,695.16
04/24/2026	100549	Galaxy Pro Pools LLC	Invoice: 4479 (Reference: 24" x 36" Vertical POOL RULES Sign (FL) with install..)		200.00	224,495.16
04/24/2026	01ACH042426	BANK UNITED VISA CC			3,889.58	220,605.58
04/24/2026	042426PR1	ANNA RAMIREZ	Payroll 4/06/26 - 4/19/26		2,411.59	218,193.99
04/24/2026	042426PR2	Engage PEO	Payroll 4/06/26 - 4/19/26		847.21	217,346.78
04/27/2026	100550	Hanley Pools LLC	Invoice: 1427 (Reference: Pool Repairs.)		3,609.00	213,737.78
04/28/2026	01ACH042826	FRONTIER COMMUNICATIONS	Internet/Phone 04.01.26- 04.30.26		256.69	213,481.09
04/29/2026	100551	Yard-Nique, Inc.	Invoice: ASI 198420 (Reference: 2026 Landscape Maintenance Panther Trace II CDD April 2026.)		22,388.00	191,093.09
04/29/2026	2784	Construct 4 U, LLC	Tile and grout Cleaning Deposit		720.00	190,373.09
04/30/2026	2785	Construct 4 U, LLC	Tile cleaning final payment		480.00	189,893.09
04/30/2026			Interest	31.28		189,924.37
04/30/2026		**End of Month**		**1,050,031.28**	**895,586.55**	**189,924.37**
05/05/2026	100552	GHS ENVIRONMENTAL, LLC	Invoice: 2026-318 (Reference: Monthly Meter Readings.)		225.00	189,699.37
05/05/2026	100553	Galaxy Pro Pools LLC	Invoice: 4512 (Reference: May 2026 Routine Pool and splash pad Services.)		2,126.25	187,573.12
05/05/2026	100554	Hanley Pools LLC	Invoice: 1448 (Reference: Repair approx. 100 ft of pavers.)		1,350.00	186,223.12
05/05/2026	100555	VANGUARD CLEANING SYSTEMS	Invoice: 117344 (Reference: May (5/1/2026 - 5/31/2026) Monthly Service Charge.)		410.00	185,813.12
05/07/2026	01ACH050726	BOCC	11518 Newgate Crest Dr 03.25.26- 04.24.26		1,527.21	184,285.91
05/08/2026	050826PR1	ANNA RAMIREZ	Payroll 04/20/26 - 5/03/26		2,461.59	181,824.32
05/08/2026	050826PR2	Engage PEO	Payroll 04/20/26 - 5/03/26		847.21	180,977.11
05/11/2026	2786	Ethan Spiess	Payroll Monitor 9/22/25 - 10/05/25		442.50	180,534.61
05/11/2026	100556	REMSON AQUATICS	Invoice: 119204 (Reference: May Lake Maintenance.)		1,585.00	178,949.61
05/13/2026	100557	Ethan Spiess	Invoice: 1679 (Reference: Pool Monitor 4/20/26 - 5/3/26.)		585.00	178,364.61

Date	Number	Name	Memo	Deposits	Payments	Balance
05/13/2026	100558	Abigayle Spiess	Invoice: 050125 (Reference: 4/20/26 - 5/3/26.)		405.00	177,959.61
05/13/2026	100559	Vesta District Services	Invoice: 432476 (Reference: Management fee services May26.)		4,305.83	173,653.78
05/13/2026	100560	Ja'Meyre Wallace	Invoice: 1681 (Reference: Pool Monitor 4/20/26 - 5/3/26.)		120.00	173,533.78
05/13/2026	01ACH051326	TECO	12821 Balm Riverview Road Well 03.17.26- 04.15.26		337.98	173,195.80
05/14/2026	01ACH051426	FCC Environmental Services Florida LLC	Reference: Trash Service May26. 05/01/26 - 05/31/26 4 Yard Front Load - MSW		289.16	172,906.64
05/14/2026	02ACH051426	TECO	Summary Bill 03.18.26- 04.16.26		2,991.59	169,915.05
05/15/2026	100561	STRALEY ROBIN VERICKER	Invoice: 28329 (Reference: Legal Services Apr 26.)		884.50	169,030.55
05/15/2026	051526BOS1	Engage PEO	BOS MTG 4/27/26		172.40	168,858.15
05/15/2026	051526BOS2	Geraldine Peterkin	BOS MTG 4/27/26		184.70	168,673.45
05/15/2026	95	JEFFREY A. SPIESS	BOS MTG 4/27/26		184.70	168,488.75
05/15/2026	051526BOS3	Rowland C. Miner	BOS MTG 4/27/26		184.70	168,304.05
05/15/2026	051526BOS4	Steven T. Russell	BOS MTG 4/27/26		184.70	168,119.35
05/19/2026	100562	REMSON AQUATICS	Invoice: 119275 (Reference: Mobilize an amphibious aquatic vegetation removal machine and suppor...		3,821.00	164,298.35
05/20/2026	100563	Abigayle Spiess	Invoice: 051826- (Reference: 5/4/26 - 5/17/26.)		997.50	163,300.85
05/20/2026	100564	Jalyn Wallace	Invoice: 051826- (Reference: 5/4/26 - 5/17/26.)		360.00	162,940.85
05/20/2026	100565	Ja'Meyre Wallace	Invoice: 051826- (Reference: 5/4/26 - 5/17/26.)		630.00	162,310.85
05/20/2026	100566	Ethan Spiess	Invoice: 051826- (Reference: 05/04/26 - 05/17/26.)		461.25	161,849.60
05/20/2026	100567	Hanley Pools LLC	Invoice: 1492 (Reference: Vacuum pump repair.)		275.00	161,574.60
05/22/2026	052226PR1	ANNA RAMIREZ	Payroll 5/06/26 - 5/17/26		2,411.58	159,163.02
05/22/2026	052226PR2	Engage PEO	Payroll 5/06/26 - 5/17/26		847.23	158,315.79
05/26/2026	01ACH052626	TECO	Summary Bill 01.16.26- 02.16.26		20,725.44	137,590.35
05/26/2026	02ACH052626	BANK UNITED VISA CC			654.25	136,936.10
05/27/2026	01ACH052726	FRONTIER COMMUNICATIONS	Internet/Phone 05.01.26- 05.31.26		256.47	136,679.63
05/27/2026	052726ACH1	HILLSBOROUGH COUNTY HEALTH DEPT.	Panther Trace 2 Pool Permits		675.35	136,004.28
05/29/2026	100568	BUSINESS OBSERVER	Invoice: 26-01760H (Reference: Legal Advertising.) Invoice: 26-01762H (Reference: Legal Adver...		170.62	135,833.66
05/29/2026	100569	Yard-Nique, Inc.	Invoice: ASI 205084 (Reference: #140900 - 2026 Landscape Maintenance Panther Trace II CDD May 20...		22,388.00	113,445.66
05/29/2026	052926BOS1	Engage PEO	BOS MTG 5/18/26		172.40	113,273.26
05/29/2026	052926BOS2	Geraldine Peterkin	BOS MTG 5/18/26		184.70	113,088.56
05/29/2026	96	JEFFREY A. SPIESS	BOS MTG 5/18/26		184.70	112,903.86
05/29/2026	052926BOS3	Rowland C. Miner	BOS MTG 5/18/26		184.70	112,719.16
05/29/2026	052926BOS4	Steven T. Russell	BOS MTG 5/18/26		184.70	112,534.46
05/29/2026			Interest	15.06		112,549.52
05/31/2026		**End of Month**		**15.06**	**77,389.91**	**112,549.52**
06/02/2026	100570	VANGUARD CLEANING SYSTEMS	Invoice: 117646 (Reference: June (6/1/2026 - 6/30/2026) Monthly Service Charge.)		410.00	112,139.52
06/02/2026	100571	Galaxy Pro Pools LLC	Invoice: 4535 (Reference: June 2026 services.)		2,126.25	110,013.27
06/02/2026	100572	Hanley Pools LLC	Invoice: 1508 (Reference: Installed overhead line on Vacuum.)		450.00	109,563.27
06/03/2026	100573	Ethan Spiess	Invoice: 060126- (Reference: 5/18/26 - 5/31/26.)		510.00	109,053.27
06/03/2026	100574	Abigayle Spiess	Invoice: 060126- (Reference: 5/18/26 - 5/31/26.)		375.00	108,678.27
06/03/2026	100575	Jalyn Wallace	Invoice: 060126- (Reference: 5/18/26 - 5/31/26.)		720.00	107,958.27
06/03/2026	100576	Ja'Meyre Wallace	Invoice: 060126- (Reference: 5/18/26 - 5/31/26.)		1,042.50	106,915.77
06/04/2026	100577	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119448 (Reference: Audit Services thru September 2025.)		3,800.00	103,115.77
06/05/2026	060526PR1	ANNA RAMIREZ	Payroll 5/18/26 - 5/31/26		2,461.60	100,654.17
06/05/2026	060526PR2	Engage PEO	Payroll 5/18/26 - 5/31/26		847.19	99,806.98
06/09/2026	100578	GHS ENVIRONMENTAL, LLC	Invoice: 2026-393 (Reference: Monthly Meter Readings.)		225.00	99,581.98
06/09/2026	100579	Hanley Pools LLC	Invoice: 1531 (Reference: repair pavers.)		1,350.00	98,231.98
06/09/2026	100580	STRALEY ROBIN VERICKER	Invoice: 28526 (Reference: Legal Services May 26.)		1,571.00	96,660.98
06/09/2026	100581	Yard-Nique, Inc.	Invoice: ASI 212420 (Reference: Irrigation Repairs after Inspection April 2026.)		24,686.92	71,974.06
06/09/2026	100582	Premier Technologies Inc	Invoice: INV-2026-0075 (Reference: ADI Branded RFID Security Cards.)		315.00	71,659.06
06/10/2026			Funds Transfer	80,000.00		151,659.06
06/11/2026	01ACH061126	TECO	12821 Balm Riverview Road Well 04.16.26- 05.14.26		334.97	151,324.09
06/11/2026	100583	Vesta District Services	Invoice: 433043 (Reference: Management Fees June 26.)		4,305.83	147,018.26
06/11/2026	100584	REMSON AQUATICS	Invoice: 119286 (Reference: Quarterly Service Apr - June 26.) Invoice: 119285 (Reference: Qua...		3,475.00	143,543.26
06/11/2026	100585	Red Cap Plumbing, Air & Electric	Invoice: 498559200 (Reference: A/C Service call & diagnosis.)		983.45	142,559.81
06/12/2026			Deposit	1,245.00		143,804.81
06/12/2026	01ACH061226	TECO	Summary Bill 04.17.26- 05.15.26		2,991.59	140,813.22
06/12/2026	02ACH061226	TECO	12451 Evington Point Dr Pmp 04.17.26- 05.15.26		16.96	140,796.26
06/15/2026	100586	Edward Williams (Jerry The DJ)	Invoice: 206 (Reference: Pool Party DJ.)		500.00	140,296.26

Date	Number	Name	Memo	Deposits	Payments	Balance
06/16/2026	100587	Abigayle Spiess	Invoice: 061526 PR (Reference: PR 6/1/26 - 6/14/26.)		510.00	139,786.26
06/16/2026	100588	Jalyn Wallace	Invoice: 061526 PR (Reference: PR 6/1/26 - 6/14/26.)		780.00	139,006.26
06/16/2026	100589	Ja'Meyre Wallace	Invoice: 061526 PR (Reference: PR 6/1/26 - 6/14/26.)		1,080.00	137,926.26
06/16/2026	100590	Ethan Spiess	Invoice: 061526 PR (Reference: PR 6/1/26 - 6/14/26.)		667.50	137,258.76
06/16/2026	01ACH061626	FCC Environmental Services Florida LLC	Reference: Trash Service June26. 06.01.26- 06.30.26 4 Yard Front Load - MSW		289.16	136,969.60
06/18/2026	100591	Insurance Office of America	Invoice: 865498 (Reference: TECO People Gas Utility Dep Bond.)		705.00	136,264.60
06/18/2026	100592	Red Cap Plumbing, Air & Electric	Invoice: 500404070 (Reference: Replace Float Switch.)		888.00	135,376.60
06/18/2026	061826PR1	ANNA RAMIREZ	Payroll 6/01/26 - 6/14/26		2,411.59	132,965.01
06/18/2026	061826PR2	Engage PEO	Payroll 6/1/26 - 6/14/26		847.21	132,117.80
06/22/2026	100593	BUSINESS OBSERVER	Invoice: 26-02130H (Reference: Legal Advertising - Public Hearing.)		157.50	131,960.30
06/22/2026	100594	Hanley Pools LLC	Invoice: 1559 (Reference: Rebuild 6 inch plunger on tank 1.)		325.00	131,635.30
06/22/2026	01ACH062226	BOCC	11518 Newgate Crest Dr 04.24.26- 05.27.26		1,844.92	129,790.38
06/24/2026	01ACH062426	TECO	Summary Bill 01.16.26- 02.16.26		20,945.73	108,844.65
06/24/2026	02ACH062426	BANK UNITED VISA CC			722.83	108,121.82
06/26/2026	100595	STANTEC CONSULTING SERVICES	Invoice: 2579636 (Reference: 2026 FY General Consulting Services.)		594.00	107,527.82
06/26/2026	100596	Hanley Pools LLC	Invoice: 1504 (Reference: Repair coping and tile due to bed bond beam.)		1,312.50	106,215.32
06/26/2026	01ACH062626	FRONTIER COMMUNICATIONS	Internet/Phone 06.01.26- 06.30.26 (NEED BACKUP)		256.47	105,958.85
06/30/2026			Interest	11.52		105,970.37
06/30/2026		**End of Month**		**81,256.52**	**87,835.67**	**105,970.37**

EXHIBIT 11

Proposal #162264

Date: 5/20/2026

Customer:	Property:
Heath Beckett Vesta Property Services 250 International Drive Suite 208 Lake Mary, FL 32746	Panther Trace II CDD 11518 Newgate Crest Drive Riverview, FL 33579

Panther Trace II CDD Valve Replacement

Timer C by Worthington Sign

Irrigation Repairs:

- Controller C/Zone 15: - Replace a 2in. stuck open Valve.

Timer C/Zone 15 Repairs

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$340.00
Rain Bird PEB Industrial Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	1.00	EA	$320.57	$320.57
Slip-Fix - 2"	1.00	EA	$40.33	$40.33
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	1.00	EA	$8.49	$8.49
Misc Irrigation Parts	20.00	EA	$2.22	$44.44
			Timer C/Zone 15 Repairs:	$753.83

PROJECT TOTAL: $753.83

Terms & Conditions

By ______________________	By Heath Beckett
Jeff Myers	
Date 5/20/2026	Date 5/21/26
Yard-Nique	**Panther Trace II CDD**

EXHIBIT 12

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUE					
ASSESSMENTS - ON ROLL	1,086,568	1,156,539	1,152,035	1,152,035	-
INTEREST REVENUE	66,548	58,286	300	300	-
RENTAL INCOME	4,185	1,275	3,000	3,000	-
MISCELLANEOUS REVENUE	1,778	310	-	-	-
TOTAL REVENUES	**1,159,078**	**1,216,410**	**1,155,335**	**1,155,335**	**-**
EXPENDITURES					
ADMINISTRATIVE:					
BOARD OF SUPERVISORS PAYROLL	12,200	8,400	12,000	12,000	-
PAYROLL TAXES	933	643	918	918	-
PAYROLL SERVICES FEE	650	500	650	650	-
TRAVEL PER DIEM	-		350	350	-
MANAGEMENT CONSULTING SERVICES	49,440	51,200	51,170	52,705	1,535
OFFICE SUPPLIES	1,227	1,292	750	750	-
BANK FEES			300	300	-
MISCELLANEOUS (Postage and copies)	178	248	200	200	-
MASS MAILING	1,563	1,492	1,500	1,500	-
AUDITING	3,650	3,650	3,800	3,900	100
REGULATORY AND PERMIT FEES	224	175	175	216	41
LEGAL ADVERTISEMENTS	462	941	1,000	1,000	-
ENGINEERING SERVICES	3,619	4,484	4,500	4,500	-
LEGAL SERVICES	10,601	10,147	20,000	20,000	-
SALES TAX	256	92	600	600	-
WEBSITE HOSTING	2,015	3,447	2,033	2,033	-
TOTAL ADMINISTRATIVE	**87,017**	**86,711**	**99,946**	**101,622**	**1,676**
INSURANCE					
INSURANCE (GENERAL LIABILITY)	31,041	36,782	38,622	38,622	-
TOTAL INSURANCE	**31,041**	**36,782**	**38,622**	**38,622**	**-**
DEBT SERVICE ADMINISTRATION					
DISSEMINATION AGENT - BONDS	1,000	1,035	1,072	1,072	-
ARBITRAGE REBATE	650	650	650	650	-
TRUSTEE FEES	4,148	4,148	4,500	4,500	-
TOTAL DEBT SERVICE ADMINISTRATION	**5,798**	**5,833**	**6,222**	**6,222**	**-**
SECURITY:					
SECURITY SYSTEM - CONTRACT	-		-	-	-
SECURITY SYSTEM - MAINTENANCE & IMPROVE.	8,055		1,500	1,500	-
TOTAL SECURITY	**8,055**	**-**	**1,500**	**1,500**	**-**
PHYSICAL ENVIRONMENT EXPENSES:					
ELECTRICITY	34,151	33,032	35,020	35,020	-
STREETLIGHTING LEASE	234,754	233,895	245,000	245,000	-
WATER	16,387	13,421	20,000	20,000	-
SOLID WASTE DISPOSAL	1,959	1,766	2,099	2,099	-
PET WASTE REMOVAL	-		-	-	-
PEST CONTROL	1,339	623	1,000	1,000	-
COMMUNICATIONS (Tel, Internet, Tech, Etc.)	4,167	2,898	4,635	4,635	-
FACILITY MAINTENANCE (lighting, etc)	63		1,500	1,500	-
WATERWAY MANAGEMENT PROGRAM - CONTRACT	20,270	23,366	23,598	23,598	-
WATERWAY MANAGEMENT PROGRAM - OTHER	6,895	7,131	4,000	4,000	-
LANDSCAPE MAINTENANCE - CONTRACT	261,599	266,989	310,000	268,656	(41,344)
LANDSCAPE MAINTENANCE - OTHER	3,202	46,377	35,000	35,000	-
IRRIGATION MAINTENANCE	13,063	21,224	17,500	17,500	-
IRRIGATION COMPLIANCE REPORTING	-	2,925	2,700	2,700	-
DECORATIVE LIGHTS & MAINTENANCE	7,080	5,506	9,000	9,000	-
SIGNAGE REPAIRS	1,266		2,000	2,000	-
CAPITAL RESERVES - WELL PUMPS	-		2,500	2,500	-
FIELD MISCELLANEOUS	2,805		-	-	-
TOTAL PHYSICAL ENVIRONMENT	**609,000**	**659,153**	**715,552**	**674,208**	**(41,344)**
CLUBHOUSE & AMENITY ADMINISTRATION:					
AMENITY MANAGEMENT	65,487	73,060	73,800	79,815	6,015
AMENITY MANAGEMENT - (cell phone & reimb expenses)	1,520	817	600	1,000	400
AMENITY MAINTENANCE & IMPROVEMENTS	3,807	2,724	4,000	4,000	-
AMENITY EMPLOYEE FICA TAXES	5,073	5,638	5,646	5,646	-
AMENITY EMPLOYEE PAYROLL SERVICES FEE	1,300	1,300	1,350	1,350	-
CLUBHOUSE FACILITY MAINTENANCE (Cleaning)	4,952	4,920	6,420	6,420	-
CLUBHOUSE FACILITY MAINTENANCE - Other	3,441	2,569	10,000	10,000	-
POOL MAINTENANCE - Contract	27,901	23,515	25,515	25,515	-
POOL PERMITS	425	425	425	425	-
POOL MONITORING	31,629	18,079	36,000	36,000	-
POOL MAINTENANCE - Other	-	7,184	5,000	5,000	-
CLUBHOUSE MISCELLANEOUS SUPPLIES	1,555	2,326	4,000	4,000	-
SPECIAL EVENTS	9,692	6,746	10,000	15,000	5,000
PLAYGROUND MAINTENANCE	3,445	10,821	3,000	3,000	-
CAPITAL OUTLAY ALLOWANCE	100,961	128,840	78,383	78,383	-
CLUBHOUSE & AMENITY TOTAL	**261,189**	**288,964**	**264,139**	**275,554**	**11,415**
BUDGETED INCREASE FUND BALANCE-CAPITAL RES.			29,354	57,607	28,253
TOTAL EXPENDITURES	**1,002,100**	**1,077,443**	**1,155,335**	**1,155,335**	**-**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**156,978**	**138,967**	**-**	**-**	**-**
FUND BALANCE - BEGINNING	847,763	1,004,741	1,004,741	1,143,708	138,967
NET CHANGE IN FUND BALANCE	156,978	138,967	-	-	(138,967)
FUND BALANCE - ENDING	**1,004,741**	**1,143,708**	**1,004,741**	**1,143,708**	**-**

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND - CONTRACT SUMMARY

FINANCIAL STATEMENT EXPENDITURES CATEGORY	VENDOR	ANNUAL	COMMENTS/SCOPE OF SERVICE
GENERAL ADMINISTRATIVE:			
BOARD OF SUPEVISORS PAYROLL	Engage PEO	$ 12,000.00	PER MEETING. 5 BOARD MEMBERS @ $200 EACH; ASSUMES 12 MEETINGS/YEAR - F.S. 190.006
PAYROLL TAXES	Engage PEO	$ 918.00	7.65% OF BOS PAYROLL
PAYROLL SERVICE FEE	Engage PEO	$ 650.00	APPROXIMATELY $50 PER PAYROLL AND $50 YEAR END PROCESSING
TRAVEL PER DEIM		$ 350.00	ESTIMATED; VARIABLE/DISCRETIONARY FOR AMENITY MANAGER;
MANAGEMENT CONSULTING SERVICES	VESTA	$ 52,705.10	District Management Services
OFFICE SUPPLIES		$ 750.00	ESTIMATED; VARIABLE/DISCRETIONARY
BANK FEES	BANK UNITED	$ 300.00	ESTIMATED; NO MAINTENANCE FEES - COST TO ORDER CHECK, DEPOSIT STAMP, DEPOSIT TICKETS AND SPECIAL SERVICES
MISCELLANEOUS (POSTAGE & COPIES)		$ 200.00	ESTIMATED; VARIABLE/DISCRETIONARY (VESTA - 1099 FILING - $50)
MASS MAILING	VESTA / TAMPA PRINT	$ 1,500.00	ESTIMATED; VARIABLE IF MAILING NEEDS TO BE DONE FOR INCREASE IN ASSESMENTS
AUDITING	DMHB	$ 3,900.00	CONTRACT ENDS 2028
REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES VESTA	$ 216.00	FIXED BY STATUTE
LEGAL ADVERTISEMENTS	Business Observer	$ 1,000.00	ESTIMATED NON-CONTRACTUAL AGREEMENT. AMOUNT VARIES (3X PUBLIC HEARINGS, 1X YEARLY MEETING SCHEDULE)
ENGINEERING SERVICES	STANTEC CONSULTING	$ 4,500.00	ESTIMATED; VARIABLE/DISCRETIONARY; SEE STANTEC AGREEMENT
LEGAL SERVICES	STRALEY ROBIN VERICKER	$ 20,000.00	ESTIMATED; VARIABLE/DISCRETIONARY
SALES TAX	FLA. DEPT. OF REVENUE	$ 600.00	ESTIMATED; DEPENDS ON MISCELLANEOUS REVENUE (7% OF REVENUE)
WEBSITE HOSTING	SCHOOLNOW VESTA	$ 2,032.54	Website hosting and ADA compliance & Website Mgmt
INSURANCE:			
INSURANCE (POL, Liability, Property & Casualty, WC)	EGIS INSURANCE	$ 38,622.00	Based upon FY25 WITH 5% INCREASE - WAITING ON EGIS TO GIVE US RATES.
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT - BONDS	VESTA	$ 1,072.00	SERIES 2014
ARBITRAGE REBATE	LLS TAX SOLUTIONS	$ 650.00	SERIES 2014
TRUSTEE FEES	US BANK	$ 4,500.00	TRUSTEE FEE
SECURITY:			
SECURITY SYSTEM -MAINTENANCE & IMPROVEMENT		$ 1,500.00	ESTIMATED, BASED ON NEED. INCLUDES KEY CARDS
PHYSICAL ENVIRONMENT EXPENSES:			
ELECTRICITY	TAMPA ELECTRIC COMPANY (TECO)	$ 35,020.00	ELECTRICITY FOR 16 METERS FOR PUMPS/WELLS
STREETLIGHTING LEASE	TAMPA ELECTRIC COMPANY (TECO)	$ 245,000.00	499 STREETLIGHTS
WATER	HILLSBOROUGH COUNTY (B.O.C.C.)	$ 20,000.00	ESTIMATED; USAGE VARIES
SOLID WASTE DISPOSAL	FCC Environmental Services	$ 2,098.80	
PEST CONTROL	HOME TEAM PEST DEFENSE	$ 1,000.00	APPROX $125 PER QUARTER FOR BUGS + $100 FOR 4 RODENT TREATMENTS
COMMUNICATIONS (TEL, INTERNET, TECH, ETC)	Frontier Communications	$ 4,635.00	ESTIMATED; USAGE VARIES; estimates montlhy bills of $375 PLUS 3% CostLiv inc.
FACILITY MAINTENANCE		$ 1,500.00	ESTIMATED; VARIABLE/DISCREATIONARY. Spent 2% of line item in FY 24
WATERWAY MANAGEMENT PROGRAM - CONTRACT	REMSON AQUATICS	$ 23,598.00	$1,585 MONTHLY LANDSCAPE PLUS $945 QUARTERLY MITIGATION PLUS 3.5% CostLiv inc.
WATERWAY MANAGEMENT PROGRAM - OTHER	REMSON AQUATICS	$ 4,000.00	MISC POND MAINTENANCE ITEMS
LANDSCAPE MAINTENANCE - CONTRACT	LMP	$ 268,656.00	FIXED;MONTHLY SERVICE FOR CORE MAINTENANCE, IRRIGATION INSPECTION, TURF & ORNAMENTAL FERT/CHEM - **MP Contract YR 3 exp 3/31/2025 - will need to do RFP anticipate increase April 2025
LANDSCAPE MAINTENANCE - OTHER	LMP	$ 35,000.00	Mulch replacement ($33K), tree fertilization ($2 per tree), OTC injectsionsd ($120 per tree), sod preplacement ($1-$1.5 sq. ft.) *May change w/COL increase &/or new contract) $31,000 spent for Hurricane clean-up FY 25
IRRIGATION MAINTENANCE	LMP	$ 17,500.00	AS NEEDED PLUS 4% based on FY 25 - 5 mos

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND - CONTRACT SUMMARY

FINANCIAL STATEMENT EXPENDITURES CATEGORY	VENDOR	ANNUAL		COMMENTS/SCOPE OF SERVICE
IRRIGATION COMPLIANCE REPORTING	GHS	$	2,700.00	MONTHLY READINGS ARE $225
DECORATIVE LIGHT MAINTENANCE	Illuminations Holiday Lighting	$	9,000.00	
SIGNAGE REPAIRS		$	2,000.00	ESTIMATED; VARIABLE/DISCREATIONARY
FIELD MISCELLANEOUS		$	2,500.00	ESTIMATED; VARIABLE/DISCREATIONARY.
CLUBHOUSE & AMENITY ADMINISTRATION:				
AMENITY MANAGEMENT	Engage PEO	$	79,815.00	CLUBHOUSE MANAGER & ASSISTANT MGR
AMENITY MANAGEMENT - (cell phone & reimb expenses)		$	1,000.00	CELL PHONE REIMBURSEMENT
AMENITY MAINTENANCE & IMPROVEMENT		$	4,000.00	ESTIMATED, VARIABLE/DISCRETIONARY; based on FY 24 6 mo spending
AMENITY CENTER EMPLOYEE FICA TAXES TAXES	Engage PEO	$	5,645.70	7.65% of Mgmt & Pool Monitor payroll
AMENITY CENTER EMPLOYEE PAYROLL SERVICE FEE	Engage PEO	$	1,350.00	APPROXIMATELY $50 PER PAYROLL (26) AND $50 YEAR END PROCESSING
CLUB FACILITY MAINTENANCE (CLEANING)	VANGUARD / Spick & Span	$	6,420.00	Vanguard - $410/mo, Spick & Span - $125/wk post-event cleaning
CLUB FACILITY MAINTENANCE -OTHER		$	10,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
POOL MAINTENANCE - CONTRACT	Galaxy Pro	$	25,515.10	
POOL PERMITS - ANNUAL	HILLSBOROUGH COUNTY PUBLIC HEALTH	$	425.00	MAIN POOL ($275) AND INTERACTIVE WATER FEATURE ($150) - SEE POOL PERMIT INVOICES
POOL MONITORING	Engage PEO	$	36,000.00	NEW LINE IN FY25 BUDGET, SEPARATED FROM POOL MAINTENANCE - OTHER
POOL MAINTENANCE - OTHER	Florida Pools/Galaxy Pro	$	5,000.00	
CLUBHOUSE MISCELLANEOUS SUPPLIES		$	4,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
SPECIAL EVENTS		$	15,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
PLAYGROUND MAINTENANCE		$	3,000.00	ESTIMATED
CAPITAL OUTLAY		$	78,383.00	
INCREASE IN CAPITAL RESERVES		$	57,607.30	Re-Fund the reserve fund from the tennis court project
Grand Total		**$**	**1,155,334.54**	

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	**$1,152,034.54**
COLLECTION COSTS	$24,511.37
EARLY PAYMENT DISCOUNT	$49,022.75
GROSS O&M ASSESSMENT	**$1,225,568.66**

	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
LOT TYPE	O&M	SERIES 2014 DEBT SERVICE [1]	ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
Villas 33.5'	110	110	0.75	82.5	5.4%	$65,689.59	$597.18
Single Family 40'	318	318	1.00	318.0	20.7%	$253,203.50	$796.24
Single Family 50'	199	199	1.25	248.8	16.2%	$198,064.06	$995.30
Single Family 60'	173	173	1.50	259.5	16.9%	$206,623.61	$1,194.36
Single Family 70'	129	129	1.75	225.8	14.7%	$179,750.60	$1,393.42
Single Family 85'	190	189	2.13	404.7	26.3%	$322,237.29	$1,695.99
	1,119	1,118		1,539.2	100.0%	$1,225,568.66	

	PER UNIT ANNUAL ASSESSMENT					
LOT TYPE	O&M	SERIES 2014 DEBT SERVICE [2]	**TOTAL PER LOT[3]**	FY 2026 PER LOT	VARIANCE FY26 - FY27	VARIANCE PER MONTH
Villas 33.5'	$597.18	$424.93	**$1,022.11**	$1,022.11	$0.00	$0.00
Single Family 40'	$796.24	$566.57	**$1,362.81**	$1,362.81	$0.00	$0.00
Single Family 50'	$995.30	$708.21	**$1,703.51**	$1,703.51	$0.00	$0.00
Single Family 60'	$1,194.36	$849.85	**$2,044.21**	$2,044.21	$0.00	$0.00
Single Family 70'	$1,393.42	$991.50	**$2,384.91**	$2,384.91	$0.00	$0.00
Single Family 85'	$1,695.99	$1,206.79	**$2,902.78**	$2,902.78	$0.00	$0.00

[1] Reflects the total number of lots with Series 2014A debt outstanding.
[2] Annual debt service assessments per unit adopted in connection with the Series 2014A bond issuance. Includes principal, interest, County collection costs and early payment discounts.
[3] Annual assessments that will appear on the November, 2026 County property tax bill.

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
$11,775,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2014

	TOTAL DEBT SERVICE
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL (NET)	$ 815,094
INTEREST - INVESTMENT	-
MISCELLANEOUS	-
TOTAL REVENUE	**815,094**
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2027	124,797
November 1, 2027	113,297
PRINCIPAL RETIREMENT	
May 1, 2027	575,000
TOTAL EXPENDITURES	**813,094**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,000
FUND BALANCE FORWARD	-
FUND BALANCE - ENDING	**$ 2,000**

NET DEBT SERVICE	815,094
COLLECTION COSTS & EARLY PMT. DISCOUNT	52,027
GROSS DEBT SERVICE ASSESSMENTS	**$ 867,121**

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
$11,775,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2014

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						6,675,000
5/1/2026	550,000	4.000%	135,797	685,797		6,125,000
11/1/2026			124,797	124,797	810,594	6,125,000
5/1/2027	575,000	4.000%	124,797	699,797		5,550,000
11/1/2027			113,297	113,297	813,094	5,550,000
5/1/2028	600,000	4.000%	113,297	713,297		4,950,000
11/1/2028			101,297	101,297	814,594	4,950,000
5/1/2029	625,000	4.000%	101,297	726,297		4,325,000
11/1/2029			88,797	88,797	815,094	4,325,000
5/1/2030	650,000	4.000%	88,797	738,797		3,675,000
11/1/2030			75,797	75,797	814,594	3,675,000
5/1/2031	675,000	4.125%	75,797	750,797		3,000,000
11/1/2031			61,875	61,875	812,672	3,000,000
5/1/2032	705,000	4.125%	61,875	766,875		2,295,000
11/1/2032			47,334	47,334	814,209	2,295,000
5/1/2033	735,000	4.125%	47,334	782,334		1,560,000
11/1/2033			32,175	32,175	814,509	1,560,000
5/1/2034	765,000	4.125%	32,175	797,175		795,000
11/1/2034			16,397	16,397	813,572	795,000
5/1/2035	795,000	4.125%	16,397	811,397	811,397	-
Total	**$ 6,675,000**		**$ 1,459,328**	**$ 8,134,328**	**$ 8,134,328**	

Max. Annual Debt Service: 815,094

Footnote:
(a) Data herein for budgetory purposes only.

EXHIBIT 13

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Panther Trace II Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Panther

Trace II Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $____________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$________________
Total Reserve Fund [if Applicable]	$________________
Total Debt Service Funds	$________________
Total All Funds*	**$**________________

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 27, 2026.

Attested By:	**Panther Trace II** **Community Development District**
______________________________ Print Name:____________________ ☐Secretary/☐Assistant Secretary	____________________________________ Print Name:__________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

EXHIBIT 14

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Panther Trace II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 27, 2026.

Attested By:	**Panther Trace II** **Community Development District**
______________________________	____________________________________
Print Name:____________________	Print Name:__________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget