



Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday

August 24, 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, August 24, 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, August 24, 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:

TAMPA BAY ESTUARY PROGRAM

- A. Presentation on “Taking Care of Our Water Management Ponds” (Miner)

FIFTH ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- A. Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics* **EXHIBIT 1**
1. Consideration of Remson Aquatics Proposals
- B. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*
1. Consideration of ASI Proposals
- C. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*
1. Recommendations for HOA Collaborations
- D. Presentation of District Engineer Report – *Tyson Waag, Stantec*



FIFTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*
1. Adoption of **Resolution 2026-07, Setting FY 2027 Meeting Schedule** [EXHIBIT 2](#)
 2. Adoption of **Resolution 2026-08, Declaring Seat 2 Vacancy** (Effective November 17, 2026) [EXHIBIT 3](#)
 3. Establishment of FY 2027 Performance Measures and Standards [EXHIBIT 4](#)
 4. Presentation of Tickler File [EXHIBIT 5](#)
- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

SIXTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 27, 2026 [EXHIBIT 6](#)
- B. Acceptance of the Unaudited July 2026 Financial Statement [EXHIBIT 7](#)

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)			

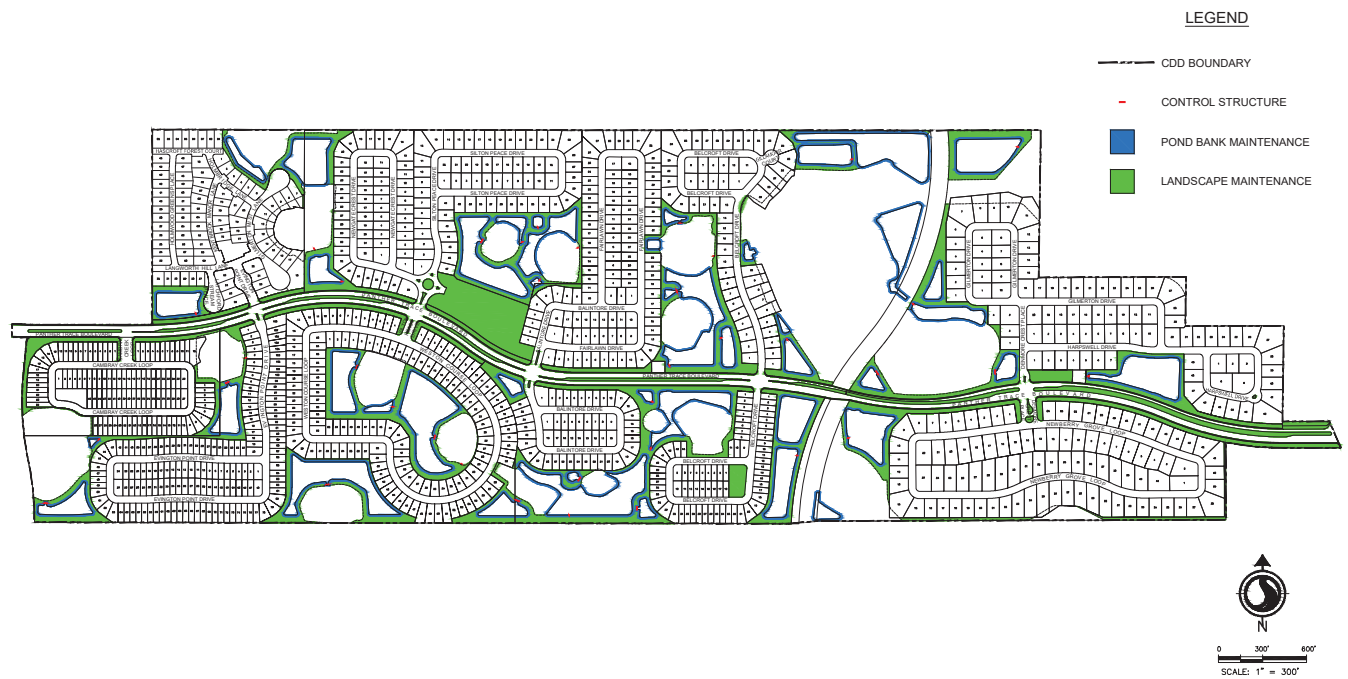
**Monday, September 28, 2026
at 6:30 p.m.**

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

**AGENDA DEADLINE:
Noon – September 18, 2026**

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

ELEVENTH ORDER OF BUSINESS: ADJOURNMENT



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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:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 3

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: 4

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 5

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: 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: 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.



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.



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.

Underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 36

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: 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:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

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 August 3rd 4th, and 17th, 2026. This report provides an overview of our findings and the subsequent actions taken.

Recent rainfall is flushing accumulated debris and nutrients from the stormwater system into the ponds following the prolonged drought. This influx may contribute to algae blooms. We will return in 14 days to reassess pond conditions and determine whether additional treatment is needed this 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 30 pounds of litter and debris from the inspected areas.



EXHIBIT 2



RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, 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; and

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the “FY 2026/2027”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 24, 2026.

ATTEST:

**PANTHER TRACE II COMMUNITY
DEVELOPMENT DISTRICT**

Heath Beckett
Secretary

Jeffrey Spiess
Chair of the Board of Supervisors



Exhibit A

Notice of Meetings Fiscal Year 2026/2027 Panther Trace II Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Panther Trace II Community Development District shall be held at **6:30 p.m. at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33569**. The meeting dates are as follows:

October 22, 2026
November 19, 2026 (Changed due to Thanksgiving)
December 17, 2026 (Changed due to Xmas)
January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027 (Approve Proposed FY 2028 Budget)
May 27, 2027
June 24, 2027
July 22, 2027 (FY 2028 Budget PH/Adoption)
August 26, 2027
September 23, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG Management and Consulting, LLC at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the 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.

Vesta District Services, District Management



FY 2027 Meeting Schedule Dates

FIRST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 5, 2026	October 6, 2026	October 7, 2026	October 1, 2026	October 2, 2026	
November 2, 2026	November 3, 2026	November 4, 2026	November 5, 2026	November 6, 2026	Election Day
December 7, 2026	December 1, 2026	December 2, 2026	December 3, 2026	December 4, 2026	
January 4, 2027	January 5, 2027	January 6, 2027	January 7, 2027	January 1, 2027	New Year
February 1, 2027	February 2, 2027	February 3, 2027	February 4, 2027	February 5, 2027	
March 1, 2027	March 2, 2027	March 3, 2027	March 4, 2027	March 5, 2027	
April 5, 2027	April 6, 2027	April 7, 2027	April 1, 2027	April 2, 2027	
May 3, 2027	May 4, 2027	May 5, 2027	May 6, 2027	May 7, 2027	
June 7, 2027	June 1, 2027	June 2, 2027	June 3, 2027	June 4, 2027	
July 5, 2027	July 6, 2027	July 7, 2027	July 1, 2027	July 2, 2027	Independence Day Observed
August 2, 2027	August 3, 2027	August 4, 2027	August 5, 2027	August 6, 2027	
September 6, 2027	September 7, 2027	September 1, 2027	September 2, 2027	September 3, 2027	Labor Day
SECOND					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 12, 2026	October 13, 2026	October 14, 2026	October 8, 2026	October 9, 2026	Columbus/Indigenous Peoples Day
November 9, 2026	November 10, 2026	November 11, 2026	November 12, 2026	November 13, 2026	Veterans Day
December 14, 2026	December 8, 2026	December 9, 2026	December 10, 2026	December 11, 2026	
January 11, 2027	January 12, 2027	January 13, 2027	January 14, 2027	January 8, 2027	
February 8, 2027	February 9, 2027	February 10, 2027	February 11, 2027	February 12, 2027	
March 8, 2027	March 9, 2027	March 10, 2027	March 11, 2027	March 12, 2027	
April 12, 2027	April 13, 2027	April 14, 2027	April 8, 2027	April 9, 2027	
May 10, 2027	May 11, 2027	May 12, 2027	May 13, 2027	May 14, 2027	
June 14, 2027	June 8, 2027	June 9, 2027	June 10, 2027	June 11, 2027	
July 12, 2027	July 13, 2027	July 14, 2027	July 8, 2027	July 9, 2027	
August 9, 2027	August 10, 2027	August 11, 2027	August 12, 2027	August 13, 2027	
September 13, 2027	September 14, 2027	September 8, 2027	September 9, 2027	September 10, 2027	
THIRD					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 19, 2026	October 20, 2026	October 21, 2026	October 15, 2026	October 16, 2026	
November 16, 2026	November 17, 2026	November 18, 2026	November 19, 2026	November 20, 2026	
December 21, 2026	December 15, 2026	December 16, 2026	December 17, 2026	December 18, 2026	
January 18, 2027	January 19, 2027	January 20, 2027	January 21, 2027	January 15, 2027	Martin Luther King Jr Day
February 15, 2027	February 16, 2027	February 17, 2027	February 18, 2027	February 19, 2027	President's Day (Vesta holiday)
March 15, 2027	March 16, 2027	March 17, 2027	March 18, 2027	March 19, 2027	
April 19, 2027	April 20, 2027	April 21, 2027	April 15, 2027	April 16, 2027	
May 17, 2027	May 18, 2027	May 19, 2027	May 20, 2027	May 21, 2027	
June 21, 2027	June 15, 2027	June 16, 2027	June 17, 2027	June 18, 2027	Juneteenth Independence Day (19th)
July 19, 2027	July 20, 2027	July 21, 2027	July 15, 2027	July 16, 2027	
August 16, 2027	August 17, 2027	August 18, 2027	August 19, 2027	August 20, 2027	
September 20, 2027	September 21, 2027	September 15, 2027	September 16, 2027	September 17, 2027	
FOURTH					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 22, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 23, 2026	December 24, 2026	December 25, 2026	Xmas Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 22, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 24, 2027	March 25, 2027	March 26, 2027	Good Friday
April 26, 2027	April 27, 2027	April 28, 2027	April 22, 2027	April 23, 2027	
May 24, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 23, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 22, 2027	July 23, 2027	
August 23, 2027	August 24, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 22, 2027	September 23, 2027	September 24, 2027	
LAST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 29, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 30, 2026	December 31, 2026	December 25, 2026	New Year's Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 29, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 31, 2027	March 25, 2027	March 26, 2027	
April 26, 2027	April 27, 2027	April 28, 2027	April 29, 2027	April 30, 2027	
May 31, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 30, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 29, 2027	July 30, 2027	
August 30, 2027	August 31, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 29, 2027	September 30, 2027	September 24, 2027	

CALENDAR REMINDERS

- **November (Even Year)** General Elections - New Supervisors assume office 2nd Tuesday after General Election
- **April** Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- **May** Budget Discussion (Workshop) and Approve Preliminary (high water) Budget
- **July** Set Next Year's Meeting Schedule Dates
- **August** Budget/Assessment Public Hearings & Adopt Budget





EXHIBIT 3



RESOLUTION 2026-08

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PANTHER TRACE II COMMUNITY DEVELOPMENT
DISTRICT DECLARING A VACANCY OF SEAT 2 ON
THE BOARD OF SUPERVISORS**

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, on November 3, 2026, Seat 2 of the Board of Supervisors (“**Board**”) is to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 2; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 2 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to a vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring that Seat 2 will become vacant and open for appointment.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
THE DISTRICT:**

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat #2 (currently Vacant)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that seat shall remain in office.

PASSED AND ADOPTED on August 24, 2026.

ATTEST:

**PANTHER TRACE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: Heath Beckett
Secretary

By: _____
Name: Jeffrey Spiess
Chair of the Board of Supervisors





EXHIBIT 4



**Panther Trace II
Community Development District
Performance Measures/Standards
& Annual Reporting Form
October 1, 2026 – September 30, 2027**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting Minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐



Panther Trace II Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District Engineer.

Achieved: Yes ☐ No ☐

Goal 2.2: District Facilities Inspections

Objective: Facilities Director will conduct or will schedule appropriately qualified agents to conduct inspections to ensure safety and proper functioning of District's facilities and amenities.

Measurement: A minimum of one inspection completed per year as evidenced by Facilities Director's report related to District's facilities and amenities.

Standard: Minimum of one inspection was completed in the Fiscal Year by the Facilities Director.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐



**Panther Trace II Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027**

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

The above Performance Measures & Standards for FY 2027 were established by the Panther Trace II Community Development District Board of Supervisors on August 24, 2027

Heath Beckett, District Manager

Jeffrey Spiess, Chairman

The Panther Trace II Community Development District Board of Supervisors approved the above FY 2027 Report of Achieved Goals and Objectives on _____.

_____, District Manager

_____, Chairman





EXHIBIT 5



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. Survey community for capital improvement projects
8. Panther Trace Blvd Resurfacing (Russell - Hillsborough County)
9. Installation of Ground Cover to Replace Mulch
10. Capital Improvement Projects Survey
11. Streetlights (June 2027)
12. Clubhouse Renovations





EXHIBIT 6



**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, July 27, 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
Matt Remson	Account Manager, Remson Aquatics
Jeff Myers	Account Manager, ASI

SECOND ORDER OF BUSINESS: PLEDGE OF ALLEGIANCE

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

Terrance Douglas introduced himself as the Panther Trace II HOA President. Comments was made on County maintained/enforced items and a collaboration on security with the HOA to improve security. Discussion followed on some of the security concerns raised. Mr. Beckett advised that security footage from District cameras is exempt from public record requests and would not be shared outside of a law enforcement request. Supervisor Spiess added that streetlights are maintained by TECO, and any repair requests are submitted to them directly. Supervisor Russell noted that tampering with the mail system is a federal offence, and victims of mail theft should notify the mail carrier/US postal service; and that safety/security incidents should be reported directly to the police.

A comment was heard on a collaboration with the HOA to fund tree replacements along Panther Trace Blvd. Supervisors expressed interest in a beautification project and obtaining community input, and Mr. Beckett will ask District Council about what collaboration options are available between a local government entity and a private entity.

FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

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

Mr. Remson reviewed the pond conditions, noting ponds 32 and 30 are still on his radar. Discussion followed on aquatic plantings and aeration benefits. Adding fountains to the larger ponds was discussed. Supervisors expressed interest in reviewing proposals for pond beautifications.

1. Waterway Inspections

2. Control Structures

3. EXHIBIT 2: Consideration of Remson Aquatics Proposals

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

Mr. Myers reviewed the landscape maintenance activities. He advised of four dead pine trees with beetle damage at the corner of Panther Trace Blvd. and Belcroft which need to be removed. Proposals with renderings for initial beautification projects, in locations ASI recommends as providing the most added value, were requested.

1. EXHIBIT 4: Consideration of ASI Proposals

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

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

Mr. Beckett discussed options for an addendum to the District Engineer agreement to accommodate the current increased rates, negotiating a new contract with Stantec, and publishing a Request for Qualifications for District Engineering Services. Board consensus was to pursue an RFQ.

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

1. EXHIBIT 5: Adoption of **Resolution 2026-03, Designating Officers** (Updating Treasurer)

Mr. Beckett explained the resolution accommodates a change in Vesta staffing impacting the Treasurer position only.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-03, Designating Officers**, updating Treasurer, for Panther Trace II Community Development District.

2. EXHIBIT 6: Adoption of **Resolution 2026-04, Designating Signatories**

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-04, Designating Signatories**, for Panther Trace II Community Development District.

3. EXHIBIT 7: Presentation of Tickler File

Mr. Beckett confirmed the batting cage turf replacement was no longer needed. Supervisor Peterkin asked for the renovation of the clubhouse to be added.

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

Ms. Ramirez presented the Facilities Report, providing the Board with an update on the installation timeline for the new security system, recent clubhouse events, a staffing schedule adjustment, and a recent incident that took place at the pool, a large group of non-resident teenagers using District facilities. An increase in vandalism was acknowledged. Ms. Ramirez advised that when residents report concerns they are directed to report them to the non-emergency number when applicable. Board consensus was to report vandalism activity.

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 22, 2026
- B. EXHIBIT 10: Acceptance of the Unaudited June 2026 Financial Statement
- C. EXHIBIT 11: Ratification of Approval for ASI Irrigation Repair Proposal #162264 - \$753.83

On a MOTION by Supervisor Miner, SECONDED by Supervisor Russell, 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:

FY 2026-2027 BUDGET

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

1. Open Public Hearing

On a MOTION by Supervisor Peterkin, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the Board approved opening the Public Hearing for FY 2026-2027 Budget and Assessments, for Panther Trace II Community Development District.

2. EXHIBIT 12: Presentation of FY 2026-2027 Budget

3. Public Comments

In response to a question regarding pressure washing along Panther Trace Blvd., it was confirmed that funds are not allocated to pressure cleaning the County-maintained sidewalks, except for those directly adjoining the clubhouse.

4. Close Public Hearing



On a MOTION by Supervisor Spiess, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the Board approved closing the Public Hearing for FY 2026-2027 Budget and Assessments, for Panther Trace II Community Development District.

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

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-05 Adopting FY 2026-2027 Budget**, for Panther Trace II Community Development District.

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

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Russell, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-06, Providing for the Collection and Enforcement of District FY 2027 Special Assessments**, for Panther Trace II Community Development District.

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

Supervisor Russell commented on the positive responses he has received regarding the Adopt-a-Pond program. He asked Ms. Ramirez to push a notice to the community. Ms. Ramirez said she can also share the adopt-a-pond information with each subdivision's social media administrators. Supervisor Russell also commented on his desire for residents to reach out to Hillsborough County Commissioners and the Department of Transportation and ask them to include funding in the County budget for the repaving of Panther Trace Blvd. Discussion followed on options for traffic calming and traffic reduction and Hillsborough County's US 301 development project.

EIGHTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

There being none, the next item followed.

NINTH 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, August 24, 2026 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.

All Supervisors present affirmed their intent to attend the next meeting in person.

TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

District Manager

- Reach out to District Counsel for opinion on
- Clubhouse reservation hosting bingo where money is being exchanged
 - HOA collaboration on additional security cameras around the community

- 142 ○ HOA collaboration to fund tree replacement/landscape
- 143 beautification projects
- 144 • RFQ for District Engineer

145 **ELEVENTH ORDER OF BUSINESS: ADJOURNMENT**

146 On a MOTION by Supervisor Miner, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the
147 Board adjourned the meeting at 7:54 p.m., for Panther Trace II Community Development District.

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

152 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
153 **meeting held on August 24, 2026.**

154 _____
155 Heath Beckett, Secretary

Jeffrey Spiess, Chair





EXHIBIT 7



Panther Trace II Community Development District

Financial Statements
(Unaudited)

July 31, 2026



Panther Trace II CDD

Balance Sheet

July 31, 2026

	General Fund	Debt Service 2014	TOTAL
1 ASSETS			
2 Operating Account	\$ 103,833	\$ -	\$ 103,833
3 Cash - Debit Card	-	-	-
4 Money Market Account	1,351,217	-	1,351,217
5 Petty Cash	100	-	100
6 Trust Accounts:			
7 Revenue Fund	-	442,940	442,940
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	-	24,073	24,073
15 Prepaid Expenses	-	-	-
16 Deposits	3,571	-	3,571
17 Undeposited Funds	-	-	-
18 TOTAL ASSETS	\$ 1,458,722	\$ 794,565	\$ 2,253,287
19 LIABILITIES			
20 Accounts Payable	\$ 10,988	\$ -	\$ 10,988
21 Sales Tax Payable	-	-	-
22 Deferred Revenue (Tax Roll)	-	-	-
23 Accrued Expenditures	-	-	-
24 Due To Developer	-	-	-
25 Due To Other Funds	24,073	-	24,073
26 TOTAL LIABILITIES	35,061	-	35,061
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	707,116	794,565	1,501,681
33 TOTAL FUND BALANCE	1,423,661	794,565	2,218,226
34 TOTAL LIABILITIES & FUND BALANCE	\$ 1,458,722	\$ 794,565	\$ 2,253,287

Panther Trace II CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For October 1, 2025 to July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of July	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	\$ 71	\$ 1,155,722	\$ 3,687	100%
3 Interest Revenue	300	3,767	50,204	49,904	16735%
4 Rental Income	3,000	1,000	4,570	1,570	152%
5 Miscellaneous Revenue	-	-	120	120	0%
6 TOTAL REVENUES	\$ 1,155,335	\$ 4,839	\$ 1,210,616	\$ 55,281	105%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 Board of Supervisors Payroll	\$ 12,000	\$ 800	\$ 9,200	\$ (2,800)	77%
10 Payroll Taxes	918	61	704	(214)	77%
11 Payroll Services Fee	650	50	500	(150)	77%
12 Travel Per Diem	350	-	64	(286)	18%
13 Management Consulting Services	51,170	4,306	42,683	(8,487)	83%
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	-	100%
19 Regulatory and Permit Fees	175	-	216	41	123%
20 Legal Advertisements	1,000	-	1,667	667	167%
21 Engineering Services	4,500	-	1,581	(2,919)	35%
22 Legal Services	20,000	2,116	12,948	(7,052)	65%
23 Sales Tax	600	-	188	(412)	31%
24 Website Hosting	2,033	-	1,890	(143)	93%
25 TOTAL ADMINISTRATIVE	99,946	7,333	76,401	(23,545)	76%
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	3,253	28,780	(6,240)	82%
39 Streetlighting Lease	245,000	20,958	208,160	(36,840)	85%
40 Water	20,000	2,518	16,295	(3,705)	81%
41 Solid Waste Disposal	2,099	578	2,659	560	127%
42 Pest Control	1,000	-	323	(677)	32%
43 Communications (Tel, Internet, Tech, Etc.)	4,635	2,430	4,856	221	105%
44 Facility Maintenance (Lighting, Etc)	1,500	-	983	(517)	66%
45 Waterway Management Program - Contract	23,598	1,585	17,740	(5,858)	75%
46 Waterway Management Program - Other	4,000	-	24,182	20,182	605%
47 Landscape Maintenance - Contract	310,000	22,388	220,263	(89,738)	71%
48 Landscape Maintenance - Other	35,000	6,900	53,389	18,389	153%
49 Irrigation Maintenance	17,500	6,504	25,686	8,186	147%
50 Irrigation Compliance Reporting	2,700	225	2,025	(675)	75%

	FY 2026 Adopted Budget	FY 2026 Month of July	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	67,339	609,297	(106,255)	85%
55 CLUBHOUSE & AMENITY ADMINISTRATION					
56 Amenity Management	73,800	8,942	64,306	(9,494)	87%
57 Amenity Management - (Cell Phone & Reimb Expenses)	600	50	1,000	400	167%
58 Amenity Maintenance & Improvements	4,000	2,373	9,288	5,288	232%
59 Amenity Employee FICA Taxes	5,646	684	4,968	(677)	88%
60 Amenity Employee Payroll Services Fee	1,350	150	1,100	(250)	81%
61 Clubhouse Facility Maintenance (Cleaning)	6,420	410	6,482	62	101%
62 Clubhouse Facility Maintenance - Other	10,000	-	7,736	(2,264)	77%
63 Pool Maintenance - Contract	25,515	-	21,363	(4,153)	84%
64 Pool Permits	425	-	675	250	159%
65 Pool Monitoring	36,000	4,718	19,748	(16,253)	55%
66 Pool Maintenance - Other	5,000	-	13,398	8,398	268%
67 Clubhouse Miscellaneous Supplies	4,000	664	2,400	(1,600)	60%
68 Special Events	10,000	376	11,102	1,102	111%
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	18,366	203,793	(60,346)	77%
72 BUDGETED INCREASE FUND BALANCE-CAPITAL RES.	29,354	-	-	(29,354)	0%
73 TOTAL EXPENDITURES	1,155,335	93,038	933,856	(221,479)	81%
74 REVENUES OVER (UNDER) EXPENDITURES	-	(88,199)	276,760	276,760	0%
75 OTHER FINANCING SOURCES & USES					
76 Transfers In	-	-	-	-	
77 Transfers Out	-	-	-	-	
78 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
77 NET CHANGE IN FUND BALANCE	-	(88,199)	276,760	276,760	
78 Fund Balance - Beginning	1,004,741		1,146,901	1,140,280	
79 FUND BALANCE - ENDING - PROJECTED	\$ 1,004,741		\$ 1,423,661	\$ 1,693,799	
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		707,116		
86 TOTAL FUND BALANCE	1,004,741		1,423,661		



Panther Trace II CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For October 1, 2025 to July 31, 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	\$ 821,223	\$ 2,617
3 Interest Revenue	-	21,080	21,080
4 Misc. Revenue	-	-	-
5 Prepayment on Bonds	-	8,679	8,679
6 TOTAL REVENUES	818,606	850,982	32,375
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	8,880	6,580
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	8,880	6,580
21 Fund Balance - Beginning		785,685	785,685
22 FUND BALANCE - ENDING - PROJECTED	\$ 2,300	\$ 794,565	\$ 792,265

* 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	Abigailye 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	Abigailye 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: Chemical 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	Abigailye 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	Abigailye 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	Abigailye 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
07/02/2026	100599	VANGUARD CLEANING SYSTEMS	Invoice: 117897 (Reference: Cleaning Services July 26.)		410.00	105,560.37
07/02/2026	100600	Ja'Meyre Wallace	Invoice: 062926 (Reference: 06/15/26 - 06/28/26.)		1,076.25	104,484.12
07/02/2026	100601	ANNA RAMIREZ	Invoice: 062426 (Reference: Reimbursement-Trevone's Kitchen (Summer Pool Party).)		1,800.00	102,684.12
07/02/2026	100602	Galaxy Pro Pools LLC	Invoice: 4595 (Reference: July 2026 routine pool service.)		2,126.25	100,557.87
07/02/2026	100603	Ethan Spiess	Invoice: 062926 (Reference: 06/15/26 - 06/28/26.)		720.00	99,837.87
07/02/2026	100604	Vesta District Services	Invoice: 433150 (Reference: Management Fees July 26.)		4,305.83	95,532.04
07/02/2026	100605	Abigayle Spiess	Invoice: 062926 (Reference: 06/15/26 - 06/28/26.)		513.75	95,018.29
07/02/2026	100606	Jalyn Wallace	Invoice: 062926 (Reference: 06/15/26 - 06/28/26.)		840.00	94,178.29
07/02/2026	100607	Yard-Nique, Inc.	Invoice: ASI 213836 (Reference: Tree Removals.)		8,250.00	85,928.29
07/02/2026	070226PR1	ANNA RAMIREZ	Payroll 6/15/26 - 6/30/26		2,461.59	83,466.70
07/02/2026	070226PR2	Engage PEO	Payroll 6/15/26 - 6/30/26		847.21	82,619.49
07/06/2026			Funds Transfer	150,000.00		232,619.49
07/10/2026	071026BOS1	Engage PEO	BOS MTG 6/22/26		172.40	232,447.09
07/10/2026	071026BOS2	Geraldine Peterkin	BOS MTG 6/22/26		184.70	232,262.39
07/10/2026	97	JEFFREY A. SPIESS	BOS MTG 6/22/26		184.70	232,077.69
07/10/2026	071026BOS3	Rowland C. Miner	BOS MTG 6/22/26		184.70	231,892.99
07/10/2026	071026BOS4	Steven T. Russell	BOS MTG 6/22/26		184.70	231,708.29
07/10/2026	100608	FCC Environmental Services Florida LLC	Invoice: 2545620 (Reference: July26 Trash Service.)		289.16	231,419.13
07/10/2026	100609	REMSON AQUATICS	Invoice: 119369 (Reference: July Lake Maintenance.)		1,585.00	229,834.13
07/10/2026	100610	Charles Hamrill	Invoice: 1427 (Reference: Handyman Services.)		1,700.00	228,134.13
07/10/2026	100611	Yard-Nique, Inc.	Invoice: ASI 218816 (Reference: Install 65 yards of Certified Playground Mulch..) Invoice: AS...		35,245.00	192,889.13
07/13/2026			Deposit	1,000.00		193,889.13
07/13/2026	01ACH071326	TECO	12821 Balm Riverview Road Well 05.15.26- 06.15.26		124.00	193,765.13
07/14/2026	100612	GHS ENVIRONMENTAL, LLC	Invoice: 2026-451 (Reference: irrigation monthly meter reading.)		225.00	193,540.13
07/14/2026	100613	Ethan Spiess	Invoice: 071326 (Reference: Pool Monitor 06/29/26 - 7/12/26.)		240.00	193,300.13
07/14/2026	100614	Ja'Meyre Wallace	Invoice: 071326 (Reference: Pool Monitor 06/29/26 - 7/12/26.)		1,087.50	192,212.63
07/14/2026	100615	Abigayle Spiess	Invoice: 071326 (Reference: Pool Monitor 06/29/26 - 7/12/26.)		210.00	192,002.63
07/14/2026	100616	Jalyn Wallace	Invoice: 071326 (Reference: Pool Monitor 06/29/26 - 7/12/26.)		1,035.00	190,967.63
07/14/2026	01ACH071426	TECO	Summary Bill 05.16.26- 07.16.26		2,991.59	187,976.04
07/14/2026	02ACH071426	TECO	12451 Evington Point Dr Pmp 05.16.26- 06.16.26		28.42	187,947.62
07/14/2026	05ACH071426	FCC Environmental Services Florida LLC	Reference: Trash Service June26. 06.01.26- 06.30.26 4 Yard Front Load - MSW		289.16	187,658.46
07/17/2026	071726PR1	ANNA RAMIREZ	Payroll 6/29/26 - 7/12/26		2,411.59	185,246.87
07/17/2026	071726PR2	Engage PEO	Payroll 6/29/26 - 7/12/26		847.21	184,399.66
07/21/2026	01ACH072126	BOCC	11518 Newgate Crest Dr 05.27.26- 06.26.26		4,596.42	179,803.24
07/22/2026	100617	STRALEY ROBIN VERICKER	Invoice: 28651 (Reference: Legal Services June 26.)		2,116.00	177,687.24
07/23/2026	01ACH072326	TECO	Summary Bill 05.16.26- 06.16.26		21,154.93	156,532.31
07/24/2026	100618	Yard-Nique, Inc.	Invoice: ASI 220690 (Reference: Controller Replacement.) Invoice: ASI 205864 (Reference: Irr...		21,306.15	135,226.16
07/24/2026	100619	ADVANCED ENERGY SOLUTIONS	Invoice: 13367 (Reference: Check GFCL.)		147.50	135,078.66

Date	Number	Name	Memo	Deposits	Payments	Balance
07/24/2026	01ACH072426	BANK UNITED VISA CC			1,083.83	133,994.83
07/28/2026	01ACH072826	FRONTIER COMMUNICATIONS	Internet/Phone 07.01.26- 07.31.26		257.37	133,737.46
07/29/2026	100620	Ethan Spiess	Invoice: 072626 (Reference: 07/13/26 - 7/26/26.)		435.00	133,302.46
07/29/2026	100621	Ja'Meyre Wallace	Invoice: 072726 (Reference: 07/13/26 - 7/26/26.)		960.00	132,342.46
07/29/2026	100622	Abigayle Spiess	Invoice: 072726 (Reference: 07/13/26 - 7/26/26.)		75.00	132,267.46
07/29/2026	100623	Jalyn Wallace	Invoice: 072726 (Reference: 07/13/26 - 7/26/26.)		675.00	131,592.46
07/29/2026	100624	Complete I.T. Corp	Invoice: 20747 (Reference: 50% Project Deposit.)		2,128.99	129,463.47
07/30/2026	100625	Yard-Nique, Inc.	Invoice: ASI 216689 (Reference: Landscape Maintenance July 26.)		22,388.00	107,075.47
07/31/2026	073126PR1	ANNA RAMIREZ	Payroll 7/13/26 - 7/26/26		2,411.59	104,663.88
07/31/2026	073126PR2	Engage PEO	Payroll 7/13/26 - 7/26/26		847.21	103,816.67
07/31/2026			Interest	16.45		103,833.12
07/31/2026	End of Month			151,016.45	153,153.70	103,833.12

