Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Monday
November 30, 2026
6:00 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, November 30, 2026** at **6:00 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, November 30, 2026
Time: 6:00 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)			
Tim Brown (2)			
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
Joseph Kim, Straley, Robin, Vericker
Amy Palmer, Lighthouse Engineering
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: **ADMINISTRATIVE MATTERS**

A. Appointment of Seat 2 Supervisor

B. Administration of Oath of Office for Newly Elected and Appointed Supervisors **EXHIBIT 1**

- Seat 1: R. Clinton Miner (General Election - Unopposed)
- Seat 2: Tim Brown (Appointed)
- Seat 3: Jeffrey A. Spiess (General Election - Unopposed)

C. Review of Sunshine and Public Record Laws

References:
- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- Florida League of Cities Free Four-hour Ethics Training Video

D. Adoption of **Resolution 2027-01, Designating Officers** **EXHIBIT 2**

FIFTH ORDER OF BUSINESS: **OPERATIONS AND MAINTENANCE**

A. Presentation of District Counsel Report – *John Vericker/Joseph Kim, Straley, Robin, Vericker*

B. Presentation of District Engineer Report – *Amy Palmer, Lighthouse Engineering*

C. Update on Tampa Bay Estuary Program – *Clint Miner, Supervisor*

D. Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics*

1. Consideration of Remson Aquatics Proposals

E. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*

1. Consideration of ASI Proposals

a. #159059 Install Winter Annuals - $3,790.00 **EXHIBIT 3**

b. #184347 Trim Tree at Pool - $1,225.00 **EXHIBIT 4**

c. #184352 Install Bougainvillea at back fence - $2,101.69 **EXHIBIT 5**

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

1. Presentation of Tickler File **EXHIBIT 6**

G. Presentation of Facilities Report – *Anna Ramirez, Facilities Director* **EXHIBIT 7**

1. Consideration of Clubhouse Interior Painting Proposals **EXHIBIT 8**

a. Alexander Painting #001 - $4,700.00

b. Paint Corps #3932 - $8,885.00 - $12,263.00

2. Consideration of Alexander Painting Clubhouse Drywall Repair Proposal #002 - $2,200.00 **EXHIBIT 9**

SIXTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 26, 2026 **EXHIBIT 10**

B. Acceptance of the Unaudited October 2026 Financial Statement **EXHIBIT 11**

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)			
Tim Brown (2)			
Jeffrey Spiess (3)			
Geri Peterkin (4)			
Steven Russell (5)			

Monday, January 11, 2027
at 6:30 p.m.
Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

NEXT AGENDA DEADLINE
Noon – January 1, 2027

TENTH ORDER OF BUSINESS: **SECURITY**

A. **CLOSED SESSION** *(No Action Will be Taken During the Closed Session)*

1. Discussion on District Security Matters

B. Consideration of Security Proposals: *Under Separate Cover*

1. Access Control System:
   a. Complete IT
      - Equipment Installation - $21,608.00
      - License - $124.00/mo. [$1,488.00/yr]
   b. MHD Communications
      - Equipment Installation - $10,065.29
      - Services inc. 3-Yr License - $6,440.00
2. Complete IT Camera Expansion
   - Equipment Installation - $40,644.99
   - License - $126.75/mo. [$1,521.00/yr]
3. GreyCircle Security Group On-Call Event Security Services

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

TWELFTH ORDER OF BUSINESS: **ADJOURNMENT**



Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

Consultants

Stantec
Stantec Consulting Services Inc.
2201 North 20th Street
Tampa, Florida 33605
www.stantec.com
Certificate of Authorization #2913
FL Lic. # LC-C000170
Tel. 813.223.9500
Fax. 813.223.0009

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Client/Project
PANTHER TRACE II CDD

PANTHER TRACE II

File name: 215600245-X03-MAINTENANCE MAP

XM	SJ	XM	23.10.16
Dsn.	Dwn.	Chkd.	YY.MM.DD

Title
MAINTENANCE MAP

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



EXHIBIT 1

Panther Trace II Community Development District
Board of Supervisors Oath of Office

I, _____, a citizen of the United States of America, a resident of the State of Florida, having been elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of Panther Trace II Community Development District, located in Hillsborough County, Florida.

_____
Signature

_____
Date

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20___ by _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Panther Trace II Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public State of Florida

_____
(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)



EXHIBIT 2

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR 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 Statues, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desire to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
Heath Beckett	Secretary
Christine Richie	Treasurer
Scott Smith	Assistant Treasurer
Patricia Kehr	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
Kyle Darin	Assistant Secretary
Shirley Conley	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30TH DAY OF NOVEMBER, 2026.

ATTEST:

_____

Heath Beckett, Secretary

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

_____

Name: _____

Chair, Board of Superivsors



EXHIBIT 3

asi landscapes
A Yardnique Company

Proposal #159059

Date: 10/21/2026

Customer:

Heath Beckett
Vesta Property Services
250 International Drive
Suite 208
Lake Mary, FL 32746

Property:

Panther Trace II CDD
11518 Newgate Crest Drive
Riverview, FL 33579

Winter Annual Install

Scope of work

Install 900 Winter annuals

Annual Install

Annual Install

Items	Quantity	Unit	Price/Unit	Price
Potting Soil	4.00	CY	$100.00	$400.00
Annual - 4" Pot	900.00	EA	$2.60	$2,340.00
Labor for bed prep and install				$1,050.00
			Annual Install:	$3,790.00
			PROJECT TOTAL:	**$3,790.00**

Terms & Conditions

By _____

Jeff Myers

Date 10/21/2026

Yard-Nique

By _____

Date _____

Panther Trace II CDD

EXHIBIT 4

asi landscapes
A Yardnique Company

Proposal #184347

Date: 11/2/2026

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

Tree trimming in pool area

Trim Oak tree in pool area that is hangging over the pool deck. We will trim this tree back as far as we can to help with the debris from getting on the pool deck.

Haul all debris off site.

Pool Area

EN - Tree Pruning

Items	Quantity	Unit	Price/Unit	Price
Labor for tree trimming				$900.00
Hauling and Dumping	5.00	CY	$65.00	$325.00
			EN - Tree Pruning :	$1,225.00
			PROJECT TOTAL:	**$1,225.00**

Terms & Conditions

By _____

Jeff Myers

Date 11/2/2026

Yard-Nique

By _____

Date _____

Panther Trace II CDD



EXHIBIT 5

asi landscapes
A Yardnique Company

Proposal #184352

Date: 11/2/2026

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

Plant Install at Pool Fence

Install (9) 7gal Bougainvillea at the back fence area.

Check and adjust irrigation for new material.

Default Group

Planting Install

Items	Quantity	Unit	Price/Unit	Price
Bougainvillea - Bush 7g	9.00	7 Gal	$145.00	$1,305.00
Labor Enhancement				$375.00
			Planting Install:	$1,680.00

Irrigation

Irrigation Repair

Items	Quantity	Unit	Price/Unit	Price
IR - Irrigation General Labor				$255.00
Misc Irrigation Parts	75.00	EA	$2.22	$166.69
			Irrigation Repair:	$421.69
			PROJECT TOTAL:	**$2,101.69**

Terms & Conditions

By _____

Jeff Myers

Date 11/2/2026

Yard-Nique

By _____

Date _____

Panther Trace II CDD



EXHIBIT 6

Panther Trace II Community Development District

Tickler File

		Action Review
1.	*Panther Trace Blvd resurfacing (Russell - Hillsborough County)*	*October 2026 – Formalized petition for residents*
2.	Streetlights	June 2027 – solar option
3.	Balm Riverview/Panther Trace Blvd. N.E. entrance signage	
4.	Monument landscape improvements	
5.	Clubhouse landscape improvements	
6.	Sprinkler head covers	
7.	Installation of ground cover to replace mulch	
8.	Capital improvement projects survey	January 2027
9.	Clubhouse Renovations (paint and interior repairs)	
10.	Maximize beautification of community per available budget (ASI)	
11.	Stump grinding count (ASI)	



EXHIBIT 7

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT (CDD)

OPERATIONS REPORT | MONDAY, NOVEMBER 30, 2026

CLUBHOUSE OPERATIONS

- Clubhouse office operating under regular business hours, with extended hours available upon request.
- Pool operating hours: 7:00 a.m. – 5:00 p.m.
- Holiday lights installed Wednesday, November 11, 2026.

COMMUNITY EVENTS

- Adult Painting Event: Saturday, December 5 | 5:00 p.m. – 9:00 p.m.
- Holiday Donuts with the Grinch: Sunday, December 13 | 10:00 a.m. – 1:00 p.m. and 2:00 p.m. – [end time to be confirmed].

MONTHLY PROPOSALS

- Clubhouse Rental Security Contract
  - Proposal submitted by Grey Circle Security Group, LLC.
- Clubhouse Interior Painting
  - Alexander Painting, LLC: $4,700.00
  - Paint Corps Professional Painting Experts:
    - Option 1: $8,885.00
    - Option 2: $10,401.00
    - Option 3: $12,263.00
- Clubhouse Drywall and Ceiling Repairs
  - Alexander Painting, LLC: $2,200.00
- Access Card System and New Security Cameras
  - Proposals received from Complete IT Services & Solutions and MHD.

PENDING ITEMS

- Monument beautification.

REMSON AQUATICS – WATERWAY INSPECTION & LMP REPORTS

The following reports were presented at the meeting:

- Detailed Weekly Landscape Report.
- Landscape Proposals.
- Monthly Irrigation Report.

MAINTENANCE & GROUNDS

- Reported landscape maintenance concerns to ASI.
- Reported aquatic maintenance concerns to Remson Aquatics.
- Lawford monument repair.

COMMUNITY COMMUNICATION

Current email distribution list: **998 recipients**

EXHIBIT 8

EST001

CLIENT The Panther Trace Culb House 2
ADDRESS 11518 Newgate Crest Dr., Riverview, FL 33579
EMAIL ptclubhousemgr@gmail.com
DATE Apr 28, 2026

Alexander Painting LLC
alexpaintingllc24@gmail.com

ITEM	PRICE	QTY	TOTAL
Panther Trace Club House 2 - Interior Paint SCOPE OF WORK * Prep and paint ceilings, entire walls, baseboards, frames, and wood doors of club house. * Fill in holes where needed. * Apply caulking where needed. * Apply one coat on ceilings and one coat on walls. PAINT AND MATERIALS - $1800 (includes 20 gallons of Promar 200 egshell for walls and 3 gallons of Promar 200 semigloss white for baseboards, trim, doors, plastic, blue tape, caulking, and putty for holes etc.). LABOR - $2900 TOTAL - $4700 NOTE: We will need $1800 deposit for paint ceilings and materials.	$4,700.00	1	$4,700.00
		SUBTOTAL	$4,700.00
		GRAND TOTAL	$4,700.00

PROPOSAL

Professional Painting Experts

PROJECT #
3932

Nov 13, 2026

PREPARED FOR

Anna Ramirez

11518 new gate crest dr, Riverview, FL, 33579

8136710831

pt2clubhousemgr@gmail.com

PREPARED BY



Patrick McHale

Project Consultant

7086354448

SCOPE OF WORK

Interior Painting

What You're Getting

- Surface preparation -- improves finish quality and durability
- Protection of floors and furnishings -- keeps your home clean
- Repair of minor imperfections -- creates a smoother appearance
- Controlled application -- delivers consistent coverage and clean lines
- Final walkthrough and touch-ups -- ensures a complete result

How We Do It

1. Protect all floors, furniture, and adjacent surfaces
2. Patch, sand, and prepare surfaces for proper adhesion
3. Caulk gaps and seams where needed
4. Apply coatings using appropriate methods for each surface
5. Complete final walkthrough and touch-ups

Technical Scope

Included areas to be prepped & painted

- Areas being painted

Hallway, entry area, bathroom, 2 event rooms, kitchen

- Surfaces being painted

Walls, baseboards, door frames, interior doors, interior of entry/exit doors, ceilings, crown molding,

- Wall preparation
- 12 foot ceilings
- Patch, sand, texture orange peel, spot prime all walls that have chips, flaking, damage throughout all areas being painted
- Scrape, sand, spot prime, trim and door frame where applicable
- Repair all damaged corner beads.
- Liquid mask 10 pain doors, scuff sand, use forte urethane for entry doors

Proposal is based off (1 coat) to refresh current colors or similar color, if desired finish is white there will be a change order for (2 coats) for coverage

Project Totals

- **Walls:** 3,540 sq ft
- **Ceilings:** 926 sq ft
- **Baseboards/Trim:** 542 LF
- **Closets:** Walls 285 sq ft (1 coat), Baseboards 58 LF (1 coat), 3 doors (1 coat), 3 door frames (1 coat)

Surface Preparation

- Light sanding and/or deglossing of all surfaces for proper adhesion
- Fill nail holes, dents, and minor imperfections with lightweight spackle, apply texture as needed to blend appearance
- Caulk all gaps at trim joints, door frames, and window casings
- Spot-prime repaired areas and any bare wood or drywall
- Minor drywall repairs included in standard prep, extensive repairs will be noted in scope
- Protect flooring, furniture, and fixtures with drop cloths and complete masking

In the event that the selected finish involves a drastic color change and this was not determined at the time of the visit, additional costs may apply due to the increased materials required for optimal coverage.

Coating System

- All work performed per Sherwin-Williams specifications
- **Walls:** Sherwin-Williams ProMar 200, Duration Home, or Emerald Acrylic depending on package selection
- **Trim/Doors:** Sherwin-Williams ProClassic or Emerald Urethane Trim Enamel for a smooth, durable finish

- **Doors:** 28
- **Door Frames:** 28
- **Crown Molding:** 190 LF

Room Detail

- **Bathroom :** Walls 129 sq ft (1 coat), Ceilings 50 sq ft (1 coat), Baseboards 30 LF (1 coat), 1 door (1 coat), 1 door frame (1 coat)
- **Hallway:** Walls 384 sq ft (1 coat), Ceilings 120 sq ft (1 coat), Baseboards 52 LF (1 coat), 4 doors (1 coat), 4 door frames (1 coat)
- **Entry area:** Walls 816 sq ft (1 coat), Ceilings 756 sq ft (1 coat), Baseboards 114 LF (1 coat), 10 doors (1 coat), 10 door frames (1 coat), Crown molding 114 LF (1 coat)
- **Kitchen:** Walls 228 sq ft (1 coat), Baseboards 76 LF (1 coat), Crown molding 76 LF (1 coat)
- **Event room 1:** Walls 807 sq ft (1 coat), Baseboards 106 LF (1 coat), 7 doors (1 coat), 7 door frames (1 coat)
- **Event room 2:** Walls 891 sq ft (1 coat), Baseboards 106 LF (1 coat), 3 doors (1 coat), 3 door frames (1 coat)
- **Ceilings:** Sherwin-Williams ProMar Ceiling Paint for uniform coverage

Add-Ons

- **Additional Labor:** Wall repairs and prep
- **Additional Materials:** Forte Interior & Exterior Urethanized Acrylic Coating

Important Note

Proposal pricing is based on standard coverage for the approved coat system. Significant color changes may require additional material or coats to achieve proper coverage. Any adjustments will be reviewed and approved via written change order prior to execution.

Exclusions

- Any areas not specifically listed above
- manager office, kitchen closet, interior closet in event rooms

YOUR PROPERTY — CURRENT CONDITION ASSESSMENT



interior



interior



interior



interior



interior



interior



interior



interior



interior



interior



interior



interior



interior



interior

TRUSTED BY 900+ HOMEOWNERS ACROSS TAMPA BAY

4.9 ★★★★★ Based on 941 Google Reviews **See All Reviews**

Consistent 5-star experiences driven by professionalism, communication, and long-lasting results.



Jeremy Hall

★★★★★

"Highly recommend! I found these guys on a Google search and I am usually really skeptical services thst score high in Google. It's refreshing to work with a contractor that is professional and not giving you the run around. From their project consultant, to the paint crew and the quality assurance visit these guys were on it. The paint crew was especially good and I would hire them again for more work on my house."



Francisco Rodriguez

★★★★★

"Our house was just painted by PAINT CORPS and the results were truly AMAZING. The crowd that worked at our home, led by Jorge Cruz, was professional, perfectionists and I could not have asked for a better group! Multiple neighbors And family who are now looking into having their services done with PAINT CORPS, especially with this team."

"Our process, materials, and crews are designed to deliver consistent results — not just one good project."

LEARN MORE ABOUT US

Everything you need to feel confident moving forward

1. **SEE YOUR PROJECT RESULTS**
   View before & after transformations of homes like yours
2. **OUR STEP-BY-STEP PROCESS**
   See exactly how we prep, protect, and complete your project
3. **WHY OUR SYSTEM IS DIFFERENT**
   Compare our materials, prep, and longevity vs typical contractors
4. **WHAT MOST PAINT JOBS MISS**
   See the common shortcuts that lead to early failure
5. **REAL CUSTOMER REVIEWS**
   Hear directly from homeowners we've worked with
6. **PAYMENT & FINANCING OPTIONS**
   Flexible monthly payment options available
7. **WARRANTY & LONG-TERM SUPPORT**
   Understand your coverage and ongoing protection
8. **TERMS & WHAT TO EXPECT**
   Clear expectations before, during, and after your project

CHOOSE THE LEVEL OF PROTECTION YOU WANT FOR YOUR PROPERTY

Every package includes full prep, professional application, and our workmanship guarantee. We recommend Best for maximum long-term value.

Best — PREMIUM OFFERING



The last paint job you'll need for over a decade

Lasts 12–15 Years

Emerald Symmetry (Walls) + Emerald Urethane (Trim)

Sherwin-Williams' premium designer paint

- **SherMax Sealant — Urethanized Elastomeric**
- **5-Year Touch-Up Service (Keeps your home looking new longer)**
- Resists scuffs, stains, and daily wear
- Wipes clean without damaging finish
- Maintains color and sheen over time
- Ideal for high-traffic and high-use areas
- Ideal for living rooms, dining rooms, bedrooms, and feature walls

~~$12,263~~

SAVE $0

$12,263

Only ~$31/month more than Better for 2-3x lifespan

or as low as

$254/mo

Better — MOST POPULAR



Best balance of quality and value

Lasts 8–10 Years

Duration (Walls) + Pro-Classic Enamel (Trim)

Superior durability and washability

- **Siliconized Acrylic Caulk**
- **3-Year Workmanship Warranty**
- Easy to clean and maintain
- Holds up well in active households
- Good resistance to wear and fading
- Durable finish for most rooms
- Most popular for living areas and bedrooms

~~$10,401~~

SAVE $0

$10,401

or as low as

$216/mo

Basic — MOST AFFORDABLE



Professional-grade paint at the best value

Lasts 5–7 Years

Pro-Mar 200 (Walls) + Pro-Classic Enamel (Trim)

Reliable coverage for everyday spaces

- **Standard Acrylic Caulk**
- **2-Year Workmanship Warranty**
- Fresh, clean appearance
- Smooth and even finish
- Cost-effective solution
- Ideal for rentals, low-traffic spaces, or budget projects

$8,885

or as low as

$184/mo

Most homeowners choose Best for long-term value and fewer repaints.

Select and approve your package instantly in your customer portal.

Why Investing More Now Saves You Money

- Fewer repaints -- Best products last 2-3x longer than entry-level options
- Lower lifetime cost -- One quality paint job costs less than two budget repaints over 15 years
- Better protection -- Premium coatings resist moisture, UV, and mildew damage year after year

NEXT STEPS

REFER A FRIEND & SAVE

Know someone who needs a quality paint job? Send them our way and you both win.

Get $100 OFF your project for every referral that books!

Plus, we'll include our **5-Year Touch-Up Service** (**$3,500 value**) at no additional cost.

Text Patrick McHale at 7086354448

REFERRAL + Name + Number + Address

READY TO GET STARTED?

Secure Your Project in 2 Minutes

1. Choose your package
2. Approve your proposal
3. Pay your deposit

ACCESS YOUR SECURE PORTAL

Scan to Approve & Pay Deposit Instantly

Approval and deposit through the portal secures your pricing and start date.

Projects are scheduled on a first-come basis. Delays may push your project 2-4 weeks further out.



EXHIBIT 9



ESTIMATE O2

CLIENT The Panther Trace Culb House 2
ADDRESS 11518 Newgate Crest Dr., Riverview, FL 33579
EMAIL ptclubhousemgr@gmail.com
DATE Oct 29, 2026

Alexander Painting LLC
alexpaintingllc24@gmail.com

ITEM	PRICE	QTY	TOTAL
Panther Trace Clubhouse 2 - Drywall SCOPE OF WORK * Drywall repair on ceilings and some repairs on walls in the Event room and a couple in the Lobby. Includes Materials and Labor.	$2,200.00	1	$2,200.00
		SUBTOTAL	$2,200.00
		GRAND TOTAL	$2,200.00



EXHIBIT 10

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, October 26, 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 at 6:31 p.m. 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
Samantha Zanoni	Vesta District Services
Anna Ramirez	Facilities Director
Matt Remson	Account Manager, Remson Aquatics
Jeff Myers	Account Manager, ASI
Matthew Russell	Seat 2 Supervisor Candidate
Tim Brown	Seat 2 Supervisor Candidate

SECOND ORDER OF BUSINESS: PLEDGE OF ALLEGIANCE

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS – *AGENDA ITEMS*

There being none, the next Order of Business followed.

FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

A. Update on Tampa Bay Estuary Program – *Clint Miner, Supervisor*

Supervisor Miner commented on educational material to residents which provided tips to reducing nitrogen runoff into the stormwater system from fertilizers and pet waste.

B. WALK-ON EXHIBIT A: Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics*

Mr. Remson presented the Aquatic Maintenance Report. He commented on the efficacy of the algae treatments due to the rain, treatment of underwater weeds in pond 5 and vegetation along pond 12.

DRAFT

1. WALK-ON EXHIBIT B: Consideration of Remson Aquatics Proposal to Install Mosquito Fish - $1,800.00

Mr. Remson presented the proposal to restock ponds with mosquito fish.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the Board approved Remson Aquatics proposal to install mosquito fish in the amount of $1,800.00, for Panther Trace II Community Development District.

Mr. Remson will bring back the fountain proposal next month pending a proposal for the electrical installation.

C. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*

Mr. Myers presented the Landscape Maintenance Report.

1. Consideration of ASI Proposals

There being none, the next item followed.

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

A representative from Straley, Robin, Vericker was not present. A request was made for District Counsel to attend all future meetings virtually, and for any agenda items requiring District Counsel input to be presented at the beginning of the meeting.

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

A representative from Stantec was not present.

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

1. EXHIBIT 1: Presentation of Tickler File

Supervisor Miner stated he had asked ASI to provide proposals that would maximize beautification of the community on the available budget.

Supervisor Russell advised that Panther Trace Blvd resurfacing was not in the Hillsborough County FY 2027 budget and suggested an outreach initiative in December with a formal petition. He has drafted a letter to residents requesting they reach out to Hillsborough County in support of allocating funds to resurface Panther Trace Blvd. Mr. Beckett recommended asking District Counsel to review any communication being distributed on behalf of the District. Supervisor Miner suggested posting a QR code at the amenity center to provide access to a form that residents can easily complete and send.

Supervisor Russell confirmed receipt of the streetlight invoices. Mr. Beckett advised accounting is reviewing invoices and will submit a request for a refund on the tax charges. Supervisor Russell is researching

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options for transitioning to solar lights when the current TECO contracts end.

2. EXHIBIT 2: Approval of FY 2026 Report of Achieved Goals and Objectives

Mr. Beckett clarified the District Engineer report pertained to the required inspections of the stormwater system.

> On a MOTION by Supervisor Miner, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the Board approved the FY 2026 Report of Achieved Goals and Objectives, for Panther Trace II Community Development District.

G. Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

Ms. Ramirez presented the facilities Report.

1. EXHIBIT 3: Consideration of Clubhouse Tile Roof Repair Proposals

a. Riley Roofing - $15,860.00

b. Shingles Master Roofing - $11,500.00 – *Previously Presented*

Mr. Beckett provided an update on the insurance requests for the claim. Consideration of roofing proposals was deferred until after the insurance claim has been processed.

Ms. Ramirez presented a resident's request to replace the Muhly grass with sod or mulch. The Board declined to replace the Muhly grass at this time.

Mr. Beckett advised scheduling a shade session for the November meeting to allow Supervisors to discuss matters pertaining to the District's security plan. Ms. Ramirez was asked to request additional proposals.

Supervisor Spiess advised of an incident that occurred during a private event held at the clubhouse on October 24, 2026. Discussion followed on options for improving security and safety at the clubhouse. Board consensus was for no new clubhouse rentals to be processed until security issues are addressed. Clubhouse monitors will be on site during the pre-approved evening and weekend events.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 4: Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 28, 2026

B. EXHIBIT 5: Acceptance of the Unaudited September 2026 Financial Statement

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

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SIXTH ORDER OF BUSINESS: SEAT 2 VACANCY

A. Discussion on Candidate Resumes for Seat 2 Supervisor

Mr. Russell and Mr. Brown introduced themselves to the Board and responded to Supervisor questions. Supervisors discussed the merits of the candidates.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Miner, OPPOSED by Supervisor Russell, the Board approved appointment of Tim Brown as Supervisor for Seat 2 at the November 30, 2026 regular meeting, for Panther Trace II Community Development District.

SEVENTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

There being none, the next Order of Business followed.

EIGHTH ORDER OF BUSINESS: AUDIENCE COMMENTS – *NEW BUSINESS*

There being none, the next Order of Business 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**,** November 30, 2026 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.*

Quorum for the next meeting was confirmed.

TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

Facilities Director

- No new clubhouse rentals until security issues are addressed
- Proposals to install electric for a fountain

District Manager

- Update **Tickler File**:
  - Proposals to maximize beautification of community
  - Add number of stumps that need grinding
- **Shade session to the end of 11/30 meeting**
- Seek District Counsel assistance:
  - Outreach to residents for formal petition to the County for road repairs on the Blvd
  - Revise current clubhouse rules to include mandatory security and increased deposit

District Counsel

- Attend meetings virtually going forward
- Assist in formalizing resident petition for Hillsborough County repairs on Panther Trace Blvd.
- Amenity Rules revision – add mandatory security and increase deposit

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- Beautification proposals to maximize available budget
- Stump count for future grinding project

ELEVENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Miner, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:35 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 November 30, 2026.

_____ _____

Heath Beckett, Secretary Jeffrey Spiess, Chair

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EXHIBIT 11

Panther Trace II
Community Development District

Financial Statements
(Unaudited)

October 31, 2026

Panther Trace II CDD
Balance Sheet
October 31, 2026

		General Fund	Debt Service 2014	TOTAL
1	**ASSETS**			
2	Operating Account	$ 14,508	$ -	$ 14,508
3	Cash - Debit Card	-	-	-
4	Money Market Account	1,176,356	-	1,176,356
5	Petty Cash	100	-	100
6	Trust Accounts:	-	-	
7	Revenue Fund	-	473,464	473,464
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)	1,152,035	815,094	1,967,129
14	Due From GF	-	6,263	6,263
15	Prepaid Expenses	-	-	-
16	Deposits	3,454	-	3,454
17	Undeposited Funds	-	-	-
18	**TOTAL ASSETS**	**$ 2,346,453**	**$ 1,622,374**	**$ 3,968,826**
19	**LIABILITIES**			
20	Accounts Payable	$ 17,601	$ -	$ 17,601
21	Sales Tax Payable	-	-	-
22	Deferred Revenue (Tax Roll)	1,152,035	815,094	1,967,129
23	Accrued Expenditures	-	-	-
24	Due To Developer	-	-	-
25	Due To Other Funds	6,263	-	6,263
26	**TOTAL LIABILITIES**	**1,175,898**	**815,094**	**1,990,992**
27	**FUND BALANCE**			
28	Nonspendable			
29	Prepaid & Deposits	3,454	-	3,454
30	Capital Reserves	424,140	-	424,140
31	Operating Capital	288,834	-	288,834
32	Unassigned	454,127	807,280	1,261,407
33	**TOTAL FUND BALANCE**	**1,170,554**	**807,280**	**1,977,834**
34	**TOTAL LIABILITIES & FUND BALANCE**	**$ 2,346,453**	**$ 1,622,374**	**$ 3,968,826**

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

		FY 2027 Adopted Budget	FY 2027 Month of October	FY 2027 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Assessments - On Roll	$ 1,152,035	$ -	$ -	$ (1,152,035)	0%
3	Interest Revenue	300	3,419	3,419	3,119	1140%
4	Rental Income	3,000	-	-	(3,000)	0%
5	Miscellaneous Revenue	-	-	-	-	0%
6	**TOTAL REVENUES**	**$ 1,155,335**	**$ 3,419**	**$ 3,419**	**$ (1,151,916)**	**0%**
7	**EXPENDITURES**					
8	**ADMINISTRATIVE**					
9	Board of Supervisors Payroll	$ 12,000	$ 600	$ 600	$ (11,400)	5%
10	Payroll Taxes	918	46	46	(872)	5%
11	Payroll Services Fee	650	50	50	(600)	8%
12	Travel Per Diem	350	-	-	(350)	0%
13	Management Consulting Services	52,705	4,392	4,392	(48,313)	8%
14	Office Supplies	750	-	-	(750)	0%
15	Bank Fees	300	-	-	(300)	0%
16	Miscellaneous (Postage and Copies)	200	-	-	(200)	0%
17	Mass Mailing	1,500	-	-	(1,500)	0%
18	Auditing	3,900	-	-	(3,900)	0%
19	Regulatory and Permit Fees	216	-	-	(216)	0%
20	Legal Advertisements	1,000	94	94	(906)	9%
21	Engineering Services	4,500	-	-	(4,500)	0%
22	Legal Services	20,000	-	-	(20,000)	0%
23	Sales Tax	600	-	-	(600)	0%
24	Website Hosting	2,033	1,605	1,605	(427)	79%
25	**TOTAL ADMINISTRATIVE**	**101,622**	**6,788**	**6,788**	**(94,834)**	**7%**
26	**INSURANCE**					
27	Insurance (General Liability)	38,622	32,052	32,052	(6,570)	83%
28	**TOTAL INSURANCE**	**38,622**	**32,052**	**32,052**	**(6,570)**	**83%**
29	**DEBT SERVICE ADMINISTRATION**					
30	Dissemination Agent - Bonds	1,072	1,072	1,072	-	100%
31	Arbitrage Rebate	650	650	650	-	100%
32	Trustee Fees	4,500	4,256	4,256	(244)	95%
33	**TOTAL DEBT SERVICE ADMINISTRATION**	**6,222**	**5,978**	**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	270	270	(34,750)	1%
39	Streetlighting Lease	245,000	2,973	2,973	(242,027)	1%
40	Water	20,000	1,391	1,391	(18,609)	7%
41	Solid Waste Disposal	2,099	327	327	(1,772)	16%
42	Pest Control	1,000	135	135	(865)	13%
43	Communications (Tel, Internet, Tech, Etc.)	4,635	938	938	(3,697)	20%
44	Facility Maintenance (Lighting, Etc)	1,500	-	-	(1,500)	0%
45	Waterway Management Program - Contract	23,598	1,585	1,585	(22,013)	7%
46	Waterway Management Program - Other	4,000	-	-	(4,000)	0%
47	Landscape Maintenance - Contract	268,656	22,388	22,388	(246,268)	8%
48	Landscape Maintenance - Other	35,000	6,400	6,400	(28,600)	18%
49	Irrigation Maintenance	17,500	5,137	5,137	(12,363)	29%
50	Irrigation Compliance Reporting	2,700	225	225	(2,475)	8%

		FY 2027 Adopted Budget	FY 2027 Month of October	FY 2027 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51	Decorative Lights & Maintenance	9,000	901	901	(8,099)	10%
52	Signage Repairs	2,000	-	-	(2,000)	0%
53	Capital Reserves - Well Pumps	2,500	-	-	(2,500)	0%
54	**TOTAL PHYSICAL ENVIRONMENT**	**674,208**	**42,670**	**42,670**	**(631,538)**	**6%**
55	**CLUBHOUSE & AMENITY ADMINISTRATION**					
56	Amenity Management	79,815	6,140	6,140	(73,675)	8%
57	Amenity Management - (Cell Phone & Reimb Expenses)	1,000	1,109	1,109	109	111%
58	Amenity Maintenance & Improvements	4,000	947	947	(3,053)	24%
59	Amenity Employee FICA Taxes	5,646	470	470	(5,176)	8%
60	Amenity Employee Payroll Services Fee	1,350	100	100	(1,250)	7%
61	Clubhouse Facility Maintenance (Cleaning)	6,420	410	410	(6,010)	6%
62	Clubhouse Facility Maintenance - Other	10,000	-	-	(10,000)	0%
63	Pool Maintenance - Contract	25,515	4,253	4,253	(21,263)	17%
64	Pool Permits	425	-	-	(425)	0%
65	Pool Monitoring	36,000	3,656	3,656	(32,344)	10%
66	Pool Maintenance - Other	5,000	-	-	(5,000)	0%
67	Clubhouse Miscellaneous Supplies	4,000	375	375	(3,625)	9%
68	Special Events	15,000	-	-	(15,000)	0%
69	Playground Maintenance	3,000	-	-	(3,000)	0%
70	Capital Outlay Allowance	78,383	-	-	(78,383)	0%
71	**TOTAL CLUBHOUSE & AMENITY ADMINISTRATION**	**275,554**	**17,459**	**17,459**	**(258,095)**	**6%**
72	BUDGETED INCREASE FUND BALANCE-CAPITAL RES.	57,607	-	-	(57,607)	0%
73	**TOTAL EXPENDITURES**	**1,155,335**	**104,947**	**104,947**	**(1,050,388)**	**9%**
74	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(101,528)**	**(101,528)**	**(101,528)**	**0%**
75	**OTHER FINANCING SOURCES & USES**					
76	Transfers In	-	-	-	-	
77	Transfers Out	-	-	-	-	
78	**TOTAL OTHER FINANCING SOURCES & USES**	-	-	-	-	
77	**NET CHANGE IN FUND BALANCE**	**-**	**(101,528)**	**(101,528)**	**(101,528)**	
78	Fund Balance - Beginning	1,143,708		1,272,082	1,140,280	
79	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,143,708**		**$ 1,170,554**	**$ 937,224**	
80	**ANALYSIS OF FUND BALANCE**					
81	NONSPENDABLE	3,572		3,454		
82	PREPAID & DEPOSITS	-		-		
83	CAPITAL RESERVES	424,140		424,140		
84	OPERATING CAPITAL	288,834		288,834		
85	UNASSIGNED	427,162		454,127		
86	**TOTAL FUND BALANCE**	**1,143,708**		**1,170,554**		

Panther Trace II CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For October 1, 2026 to October 31, 2026

		FY 2027 Adopted Budget	FY 2027 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 815,094	$ -	$ (815,094)
3	Interest Revenue	-	2,179	2,179
4	Misc. Revenue	-	-	-
5	Prepayment on Bonds	-	-	-
6	**TOTAL REVENUES**	**815,094**	**2,179**	**(812,915)**
7	**EXPENDITURES**			
8	Interest Expense			
9	May 1, 2027	124,797	-	124,797
10	November 1, 2027	113,297	-	113,297
11	Principal Retirement			
12	May 1, 2027	575,000	-	575,000
13	**TOTAL EXPENDITURES**	**813,094**	**-**	**(813,094)**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**2,000**	**2,179**	**179**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**2,000**	**2,179**	**179**
20	Fund Balance - Beginning		805,101	805,101
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 2,000**	**$ 807,280**	**$ 805,280**

** financed by prior year revenues*

Panther Trace II CDD
Check Register - FY2027

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2026		**Beginning of Year**				**132,215.71**
10/01/2026	100668	VANGUARD CLEANING SYSTEMS	Invoice: 118610 (Reference: October (10/1/2026 - 10/31/2026) Monthly Service Charge.)		410.00	131,805.71
10/01/2026	100669	Galaxy Pro Pools LLC	Invoice: 4766 (Reference: October 2026 routine pool service 3 visits per week.)		2,126.25	129,679.46
10/01/2026	2789	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/26 - 10/1/27 - Policy #100126586		32,052.00	97,627.46
10/05/2026	100670	ADVANCED ENERGY SOLUTIONS	Invoice: 13242 (Reference: Check all GFCIs and signs, landscape palms..)		814.00	96,813.46
10/05/2026	100671	MHD COMMUNICATIONS	Invoice: 41954 (Reference: kantech server no longer working, seems disconnected.) Invoice: 41...		557.50	96,255.96
10/05/2026	01ACH100526	FCC Environmental Services Florida LLC	Reference: 4 Yard Front Load - MSW.		326.73	95,929.23
10/07/2026	100672	Ja'Meyre Wallace	Invoice: 100526 (Reference: PR 09/21/26 - 10/4/26.)		900.00	95,029.23
10/07/2026	100673	BUSINESS OBSERVER	Invoice: 26-03652H (Reference: Legal Advertising - Board Meeting.)		94.06	94,935.17
10/07/2026	100674	Ethan Spiess	Invoice: 100526 (Reference: PR 09/21/26 - 10/4/26.)		502.50	94,432.67
10/07/2026	100675	Complete I.T. Corp	Invoice: 21612 (Reference: Monthly IT services Oct26.)		179.00	94,253.67
10/07/2026	100676	Abigayle Spiess	Invoice: 100526 (Reference: PR 09/21/26 - 10/4/26.)		1,140.00	93,113.67
10/07/2026	100677	Yard-Nique, Inc.	Invoice: ASI 228883 (Reference: Flush cut 4 dead Pine Trees at Panther Trace and Belcroft entra...		3,480.00	89,633.67
10/07/2026	100678	Xcellent Xteriors, LLC	Invoice: 6292 (Reference: Christmas Lights - Trimline.)		901.08	88,732.59
10/09/2026	100926PR1	ANNA RAMIREZ	Payroll 9/21/26 - 10/04/26		2,482.56	86,250.03
10/09/2026	100926PR2	Engage PEO	Payroll 9/21/26 - 10/04/26		858.31	85,391.72
10/13/2026	01ACH101326	TECO	12821 Balm Riverview Road Well 08.14.26- 09.14.26		281.70	85,110.02
10/13/2026	02ACH101326	TECO	12451 Evington Point Dr Pmp 08.16.26- 09.15.26		27.33	85,082.69
10/13/2026	03ACH101326	TECO	Summary Bill 08.15.26- 09.15.26		2,973.14	82,109.55
10/13/2026	100679	Vesta District Services	Invoice: 435439 (Reference: District Management Services Oct26.)		4,392.09	77,717.46
10/13/2026	100680	Complete I.T. Corp	Invoice: 21653 (Reference: For onsite delivery and setup of new computer. Includes travel.)		495.00	77,222.46
10/16/2026	101626BOS1	Engage PEO	BOS MTG 9/28/26		141.80	77,080.66
10/16/2026	100	JEFFREY A. SPIESS	BOS MTG 9/28/26		184.70	76,895.96
10/16/2026	101626BOS2	Rowland C. Miner	BOS MTG 9/28/26		184.70	76,711.26
10/16/2026	101626BOS3	Steven T. Russell	BOS MTG 9/28/26		184.70	76,526.56
10/20/2026	100681	Complete I.T. Corp	Invoice: 20748 (Reference: tele com- Remainder Project.) Invoice: 20991 (Reference: Switch 24...		3,092.45	73,434.11
10/21/2026	01ACH102126	BOCC	11518 Newgate Crest Dr 08.26.26- 09.28.26		965.68	72,468.43
10/22/2026	01ACH102226	TECO	Summary Bill 08.15.26- 09.15.26		20,483.86	51,984.57
10/23/2026	102326PR1	ANNA RAMIREZ	Payroll 10/5/26 - 10/18/26		2,516.44	49,468.13
10/23/2026	102326PR2	Engage PEO	Payroll 10/5/26 - 10/18/26		902.80	48,565.33
10/26/2026	100682	Ethan Spiess	Invoice: 101926 PR (Reference: 10/05/26 - 10/18/26.)		135.00	48,430.33
10/26/2026	100683	Ja'Meyre Wallace	Invoice: 101926 PR (Reference: 10/05/26 - 10/18/26.)		547.50	47,882.83
10/26/2026	100684	Abigayle Spiess	Invoice: 101926 PR (Reference: 10/05/26 - 10/18/26.)		431.25	47,451.58
10/26/2026	01ACH102626	BANK UNITED VISA CC			1,191.41	46,260.17
10/27/2026	01ACH102726	FRONTIER COMMUNICATIONS	Internet/Phone 10.01.26- 10.31.26		264.10	45,996.07
10/27/2026	100685	HOME TEAM PEST DEFENSE	Invoice: 123935732 (Reference: Pest Control Service Oct26.)		134.70	45,861.37
10/27/2026	100686	STRALEY ROBIN VERICKER	Invoice: 29120 (Reference: legal services Sep26.)		113.50	45,747.87
10/28/2026	100687	GHS ENVIRONMENTAL, LLC	Invoice: 2026-705 (Reference: OCT26 Monthly meter readings.)		225.00	45,522.87
10/28/2026	100688	LLS TAX SOLUTIONS, INC.	Invoice: 004354 (Reference: Arbitrage Services.)		650.00	44,872.87
10/28/2026	100689	Yard-Nique, Inc.	Invoice: ASI 233609 (Reference: #140900 - 2026 Landscape Maintenance Panther Trace II CDD Octobe...		28,788.00	16,084.87
10/28/2026	100690	REMSON AQUATICS	Invoice: 119622 (Reference: October Lake Maintenance.)		1,585.00	14,499.87
10/30/2026			Interest	8.48		14,508.35
10/31/2026		**End of Month**		**8.48**	**117,715.84**	**14,508.35**