



Rizzetta & Company

Panther Trails Community Development District

Board of Supervisors' Meeting November 6, 2025

**District Office:
2700 S. Falkenburg Rd.
Suite 2745 Riverview, FL
33578**

www.panthertrailscdd.org

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Carriage Pointe Clubhouse, 11796 Ekker Road, Gibsonton, FL 33534

District Board of Supervisors	Daniel Smith	Chairman
	Jennifer Murray	Vice Chairman
	Theresa Lovelace	Assistant Secretary
	Vacant	Assistant Secretary
	Gladymari Feliciano	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Attorney	Scott Steady	Burr Forman, LLP
District Engineer	Frank Nolte	Stantec

All cellular phones and pagers must be turned off during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578
MAILING ADDRESS • 3434 Colwell Ave, Suite 200, Tampa, FL 33614
1www.panthertrailscdd.org

Board of Supervisors
Panther Trails Community
Development District

10/30/2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Panther Trails Community Development District will be held on **Thursday November 6, 2025, at 5:30 p.m.** at the Carriage Pointe Club House, located at 11796 Ekker Road, Gibsonton, FL 33534. The following is the final agenda for this meeting.

REGULAR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. OATH OF OFFICE**
- 4. STAFF REPORTS**
 - A.** Presentation of Monthly Maintenance Inspection
Reports for September and October 2025 Tab 1
 - B.** Consideration of LMP Proposals..... Tab 2
 - C.** Consideration of LMP Renewal Proposal Tab 3
 - D.** Solitude Pond Report Tab 4
 - E.** District Engineer Tab 5
 - F.** District Counsel
 - G.** Amenities Manager Report..... Tab 6
 - H.** District Manager Report Tab 7
- I. BUSINESS ADMINISTRATION**
 - A.** Presentation of Financial Statement for
July, August and September 2025 Tab 8
 - B.** Consideration of Operation & Maintenance
Expenditures for July, August and September 2025 Tab 9
 - C.** Consideration of the Minutes for the
August 14, 2025 Board of Supervisors'
Meeting Tab 10
- D. BUSINESS ITEMS**
 - A.** Ratification of Continuing Engineering Services
Agreement..... Tab 11
 - B.** Ratification of District Management Addendum Tab 12
 - C.** Consideration of Amenity Management Addendum Tab 13
 - D.** Ratification of the Professional Technology Agreement..... Tab 14
 - E.** Consideration of Resolution 2026-01, Amending the
Fiscal Year 2024-2025 Budget..... Tab 15
 - F.** Consideration of the Third Quarter Website Audit..... Tab 16
 - G.** Consideration of Goals and Objectives for FY 24-25 Tab 17
 - H.** Ratification of EGIS Proposal..... Tab 18

I. SUPERVISOR REQUESTS

J. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Matt O’Nolan Matt
O’Nolan District
Manager

Tab 1

PANTHER TRAILS

LANDSCAPE INSPECTION REPORT



September 25, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Ferry Beach Rd., Symmes Rd.

General Updates, Recent & Upcoming Maintenance Events

- Rainy season has started, and turf is recovering where there was irrigation issues..
- Every week service has started.
- Palms have been pruned.

The following are action items for LMP Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** is for BOS attention.

1. Treat weeds in the ornamental grasses on Symmes Rd. from East end of property to Ferry Beach.
2. Remove grasses growing up in the Viburnum shrubs that line the outer fence on Symmes Rd. from Ferry Beach to Ekker Rd.
3. Need a proposal to remove a Brazilian Pepper tree on the Westend of the property on Symmes Rd. (Pic. 3)



6. New shrubs have been installed at the dog park on Carriage Pointe Dr. Need to treat weeds in the beds. (Pic. 6)



7. Remove Spanish Moss off the lower limbs of the Crepe Myrtles and Bottle Brush trees on Symmes Rd. ROW.
8. Diagnose and treat a few areas of turf that is in decline where there are currently bare spots on Ekker Rd. from Symmes Rd. to the amenity center.
9. **Raise the Oak canopies on the North and South side of Rothbury Hills Pl. and Ekker Rd. intersection overhanging the low white fence.**
10. Treat weeds in beds in median and ROWs on Ekker Rd. between Tar Hollow Rd. and the amenity center.

4. Remove several palm volunteers growing up in the beds on Symmes Rd. ROW.
5. There is a wooden staking system that needs to be resecured on a Magnolia tree on Symmes Rd. near the exit side of Ekker Rd. intersection.



Ekker, Amenity Center

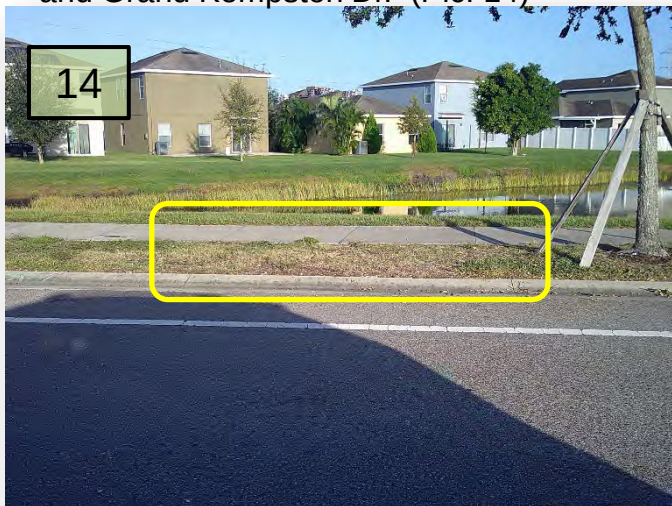
11. Diagnose and treat a couple Blue Daze in decline on the exit side of Ekker Rd. median at the monument shared with Symmes Rd. intersection. (Pic. 11)



12. Start to push back conservation areas that are encroaching on CDD turf along Ekker Rd. ROWs.

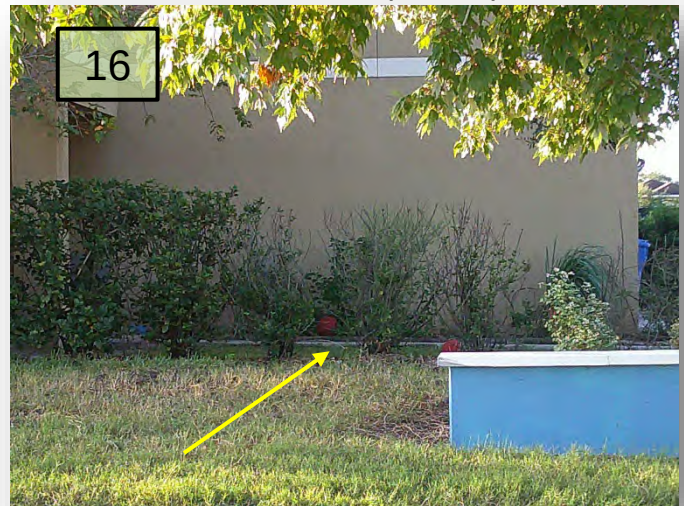
13. Continue to work on removing Cogansgrass in the ornamental grasses in the medians of Ekker Rd. from the amenity center to Barnsley Reserve Pl.

14. Diagnose and treat a couple areas of declining turf between the sidewalk and the road on Ekker Rd. between Bilston Village Pl. and Grand Kempston Dr. (Pic. 14)



15. Treat weeds in the beds at the lift station on Ekker Rd. ROW.

16. Diagnose and treat declining Viburnums on the exit corner of Barnsley Reserve Pl. and Ekker Rd. intersection. (Pic. 16)



17. Treat weeds behind the entrance monument of Barnsley Reserve Pl.

18. Continue to tip prune any dead material in the Juniper at the clubhouse area.

19. Treat weeds in the Viburnum on the Northend of the parking lot at the amenity center. (Pic. 19)



PANTHER TRAILS

LANDSCAPE INSPECTION REPORT



October 30, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Ferry Beach Rd., Symmes Rd.

General Updates, Recent & Upcoming Maintenance Events

- Rainy season has ended, and a few dry spots are showing.
- Fertilizer ban was lifted October 1st for Nitrogen.
- Palms have been pruned.

The following are action items for LMP Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** is for BOS attention.

1. Diagnose and treat declining Viburnum on Symmes Rd. on the Eastend of the CDD.
2. There is a Brazilian Pepper that was cut out of the shrubs at the dog park on Carriage Point Dr. and needs to be picked up. (Pic. 2)



6. Diagnose and treat a declining Pygmy Date Palm on Symmes ROW between Ferry Beach and Ekker Rd. (Pic. 6)



3. Remove Witches Broom in ornamental grasses on Symmes Rd. between Ferry Beach and Ekker Rd.
4. **Check the irrigation is working properly including coverage on the entrance side of Symmes Rd. and Ekker Rd. intersection.**
5. Diagnose and treat a few declining ornamental grasses on Symmes ROW from Ekker Rd. to West end of the CDD. Also, need to remove a couple Brazilian Peppers.
7. Check irrigation is working properly, including coverage and time, for localized dry spots in the turf on Ekker Rd. medians and ROWs between Symmes Rd. to the amenity area.
8. **Raise the Oak canopies on the North and South side of Rothbury Hills Pl. and Ekker Rd. intersection overhanging the low white fence.**
9. Treat weeds in the median beds on Ekker Rd. between Carriage Point Dr. and Tar Hollow.
10. Noting Oak tree trimming is being completed during this inspection by the county.

Ekker, Amenity Center

11. Noting an Oak that appears to be damaged from the tree work by the county on the East ROW of Ekker Rd. between Carriage Point Dr. and Tar Hollow. (Pic. 11)



12. Tree stakes need to be reinstalled on Ekker Rd. on the West ROW between Bilston Village and Grand Kempston Dr.
13. Diagnose and treat a couple areas of declining turf between the sidewalk and the road on Ekker Rd. between Bilston Village Pl. and Grand Kempston Dr. [Is the irrigation working properly here?](#)
14. Remove weeds and a couple vines growing in fountain grasses at lift station on Ekker Rd. (Pic. 14)



15. Diagnose and treat a few declining ornamental grasses on Ekker Rd. medians.

16. Diagnose and treat declining Viburnums on the exit corner of Barnsley Reserve Pl. and Ekker Rd. intersection. (Pic. 16)



17. Small pile of debris needs to be removed behind the pool pumps at the amenity center.
18. Rake dead leaves under the Magnolia trees in front of the amenity center.
19. Drainpipe is broken and longer attached to the down spout on the front Southend of the amenity center. Need a proposal to install a new one. (Pic. 19)



Tab 2



Proposal

Proposal No.: 364381

Proposed Date: 09/26/25

PROPERTY:	FOR:
Panther Trails CDD (Includes Addendum #1 & #2) Matt O’Nolan 11796 Ekker Road Gibson, FL 33534	Proposal For Class 2 Pruning of Oak Trees on Ekkerd Road





This proposal outlines the plan to perform Class 2 pruning on the Oak trees located along Ekkerd Road. The objective of this work is to improve tree health, enhance public safety, and maintain adequate clearance for vehicles, pedestrians, and utility trucks.

Class 2 pruning typically involves the removal of dead, diseased, or structurally unsound branches, as well as minor canopy thinning to improve air flow and reduce wind resistance. This level of pruning is considered moderate and is intended to extend the life of the trees while minimizing risk.

Benefits of Class 2 Pruning:

Eliminates hazardous dead or broken limbs that could fall and cause property damage or injury.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the

edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Hardwood Pruning			\$6,240.00
Crown Elevation - Large	78.00	CT	
Total:			\$6,240.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 361577

Proposed Date: 09/11/25

PROPERTY:	FOR:
Panther Trails CDD (Includes Addendum #1 & #2) Matt O’Nolan 11796 Ekker Road Gibson, FL 33534	Replace 4-inch heads with 6-inch heads

The spray zones on the clubhouse controller are mostly 4-inch popups. The Mow height of ST Augustine Grass is 4 to 4.5 inches and often grows 2-3 inches between cuts. This height creates a situation in which the spray nozzle is obstructed and does not provide proper coverage causing hot spots and drought stress or over watering to prevent stress on the poorly covered areas. LMP recommends replacing the 4-inch heads with 6-inch heads to resolve this issue.

Zone 1 - 24 heads

Zone 2 - 25 heads

Zone 4 - 26 heads

Zone 8 - 44 heads

Zone 20 - 15 heads

Zone 21 - 16 heads

Zone 22 - 22 heads

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$7,109.11
Irrigation Tech Labor	68.00	HR	\$45.00	\$3,060.00	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	172.00	EA	\$16.66	\$2,865.52	

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	118.00	EA	\$2.35	\$277.30
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	31.00	EA	\$2.35	\$72.85
Rain Bird Spiral Barb Elbow 1/2 in. MIPT x Barb	172.00	EA	\$1.81	\$311.32
Rain Bird Spiral Barb Coupler 1/2 in. Barb	172.00	EA	\$2.13	\$366.36
Rain Bird SPX-FLEX Swing Pipe 1/2 in. x 100 ft. (Priced per ft.)	177.00	FT	\$0.88	\$155.76

Total: \$7,109.11

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367702

Proposed Date: 10/16/25

PROPERTY:	FOR:
Panther Trails CDD (Includes Addendum #1 & #2) Matt O’Nolan 11796 Ekker Road Gibson, FL 33534	Green Utility Box

Proposal to hide green utility box at front, right of Clubhouse with Podocarpus shrub.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Clubhouse					
Landscape Material					\$419.27
Podocarpus, 03 gallon - 03G	16.00	03g	\$26.20	\$419.27	
Mulch, Rock, Soil					\$55.73
Pine Bark, 03CF bag - 03CF	3.00	03CF	\$18.58	\$55.73	
				Total:	\$475.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



Proposal

Proposal No.: 367699

Proposed Date: 10/18/25

PROPERTY:	FOR:
Panther Trails CDD (Includes Addendum #1 & #2) Matt O’Nolan 11796 Ekker Road Gibson, FL 33534	Clubhouse Front Partial Renovation REVISED

Proposal per request of management.

Remove all Juniper and Indian Hawthorn from front of building. Leave Bird O' Paradise, Muhly Grass, Blue Daze, Bougainvillea, and Croton (except for the few in the middle of left side). Fill in Crotons on walk and Blue Daze. Surround each of the four Palm trees not surrounded by Ornamental Grasses with Petra Croton to match the ones on the walkway. Sod the entire area where plant material was removed. Rendering will be provided separately.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Amenity Center Front					
Site Prep					\$1,910.00
Bed Prep - Plant, Sod, Debris Removal	24.00	HR	\$65.00	\$1,560.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$4,659.97
Blue Daze, 01 gallon - 01G	30.00	01g	\$11.23	\$336.97	
Petra Croton, 03 gallon - 03G	52.00	03g	\$26.22	\$1,363.20	
Floritam Saint Augustine, 01 Square Foot - 01SF	1500.00	01SF	\$1.97	\$2,959.80	
Mulch, Rock, Soil					\$558.06
Pine Bark, 03CF bag - 03CF	30.00	03CF	\$18.60	\$558.06	

Total: \$7,128.03

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367695

Proposed Date: 10/15/25

PROPERTY:	FOR:
Panther Trails CDD (Includes Addendum #1 & #2) Matt O’Nolan 11796 Ekker Road Gibson, FL 33534	Amenity Center Parking Lot North Side

Per request of management..

Proposal to remove remaining hedge row from north side of parking lot where people are throwing trash into them and sod.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Clubhouse Parking Lot					
Site Prep					\$652.50
Bed Prep - Plant, Sod, Debris Removal	6.00	HR	\$65.00	\$390.00	
Debris by the truck	0.75	1	\$350.00	\$262.50	
Landscape Material					\$986.60
Floritam Saint Augustine, 01 Square Foot - 01SF	500.00	01SF	\$1.97	\$986.60	
				Total:	\$1,639.10

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 3



Renewal

of Current Maintenance Agreement

A Juniper Company

Effective Date:
11/01/2025

Panther Trails CDD

This letter serves as a courtesy notice to confirm the upcoming renewal of the Maintenance Agreement between Panther Trails CDD (the "Community") and Landscape Maintenance Professionals, LLC ("LMP").

The agreement will renew for an additional term of one (1) year, with no changes to the existing terms and conditions other than the scheduled increase of 3% to the current cost of services, effective November 1, 2025.

No further action is required; this notice is provided solely for record-keeping and mutual acknowledgment of the renewal.

Starting on **11/01/2025**, the costs of the renewed Maintenance Agreement will be as follows:

Total Annual Cost: \$155,916.00

Total Monthly Cost: \$12,993.00

Except as specifically modified by this Renewal Agreement, the terms and conditions of the Maintenance Agreement shall remain in full force and effect, including the service specifications.

Paula Means

Name: Paula Means

Title: Account Manager

LMP a Juniper Company

Date: 8/15/2025

Tab 4

SOLITUDE

LAKE MANAGEMENT



Panther Trails CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-10-30

Prepared for:

Matthew O'Nolan
monolan@rizzetta.com
813.658.6048

Prepared by:

Kevin Wilt, Service Manager

Sun City Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3	3
PONDS 4, 5, 6	4
PONDS 7, 8, 9	5
PONDS 10, 11, 12	6
PONDS 13, 14, 16, 15	7
PONDS	
PONDS	
MANAGEMENT/COMMENTS SUMMARY	8-9
SITE MAP	10

Site: 1**Comments:**

Normal growth observed

Minor algae growth. Minor shoreline weed growth. Treatment for littoral shelf in progress. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 2**Comments:**

Normal growth observed

Minor shoreline weed growth. Some trash seen on site, will collect during next visit. Healthy native vegetation around perimeter of site.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 3**Comments:**

Normal growth observed

Minor shoreline weed growth. Healthy perimeter of native plants. Some trash seen in site, will collect during next visit.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 4

Comments:

Normal growth observed
Minor shoreline weed growth.
Site look good. Open water is clear except for water lillies.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 5

Comments:

Normal growth observed
Minor shoreline weed growth.
Minor algae in site, will treat during next visit.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October 2025



October 2025

Site: 6

Comments:

Normal growth observed
Minor shoreline weed growth.
Minor algae growth around site.
Trash seen in site will collect during next visit.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 7**Comments:**

Normal growth observed
Minor shoreline weed growth.
Site looks good. Healthy
perimeter of native plants.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 8**Comments:**

Treatment in progress
Submersed vegetation in site.
Treatment in progress. Minor
algae growth. Minor shoreline
weed growth.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



October 2025



October 2025

Site: 9**Comments:**

Normal growth observed
Site looks good. Minor shoreline
weed growth. Minor algae
growth. Submersed vegetation
treatment taking effect.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



October 2025



October 2025

Site: 10

Comments:

Treatment in progress

Minor shoreline weed growth.
Algae growth observed in site.
Treatment for algae in progress.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October 2025



October 2025

Site: 11

Comments:

Normal growth observed

Minor shoreline weed growth.
Pond about 80% dry. Site looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 12

Comments:

Normal growth observed

Minor shoreline weed growth.
Healthy perimeter of native plants. Site looks good. Open water clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 13**Comments:**

Normal growth observed

Minor shoreline weed growth. Open water looks good and is clear. Path way for ATV is unblocked.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 14, 16**Comments:**

Normal growth observed

Site 14 (1st photo) shoreline weed growth. Site access is no longer blocked, will treat during next visit. Site 16 (2nd photo) minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 15**Comments:**

Normal growth observed

Shoreline weed growth observed. Will treat during next visit. Open water clear. Healthy perimeter of native plants.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Management Summary

Panther Trails CDD Waterway Inspection Report was completed on October 30th 2025 for all sites.

Site 1: Minor algae growth. Minor shoreline weed growth. Treatment for littoral shelf in progress. Open water looks good.

Site 2: Minor shoreline weed growth. Some trash seen on site, will collect during next visit. Healthy native vegetation around perimeter of site.

Site 3: Minor shoreline weed growth. Healthy perimeter of native plants. Some trash seen in site, will collect during next visit.

Site 4: Minor shoreline weed growth. Site look good. Open water is clear except for water lillies.

Site 5: Minor shoreline weed growth. Minor algae in site, will treat during next visit.

Site 6: Minor shoreline weed growth. Minor algae growth around site. Trash seen in site will collect during next visit.

Site 7: Minor shoreline weed growth. Site looks good. Healthy perimeter of native plants.

Site 8: Submersed vegetation in site. Treatment in progress. Minor algae growth. Minor shoreline weed growth.

Site 9: Site looks good. Minor shoreline weed growth. Minor algae growth. Submersed vegetation treatment taking effect.

Site 10: Minor shoreline weed growth. Algae growth observed in site. Treatment for algae in progress.

Site 11: Minor shoreline weed growth. Pond about 80% dry. Site looks good.

Site 12: Minor shoreline weed growth. Healthy perimeter of native plants. Site looks good. Open water clear.

Site 13: Minor shoreline weed growth. Open water looks good and is clear. Path way for ATV is unblocked.

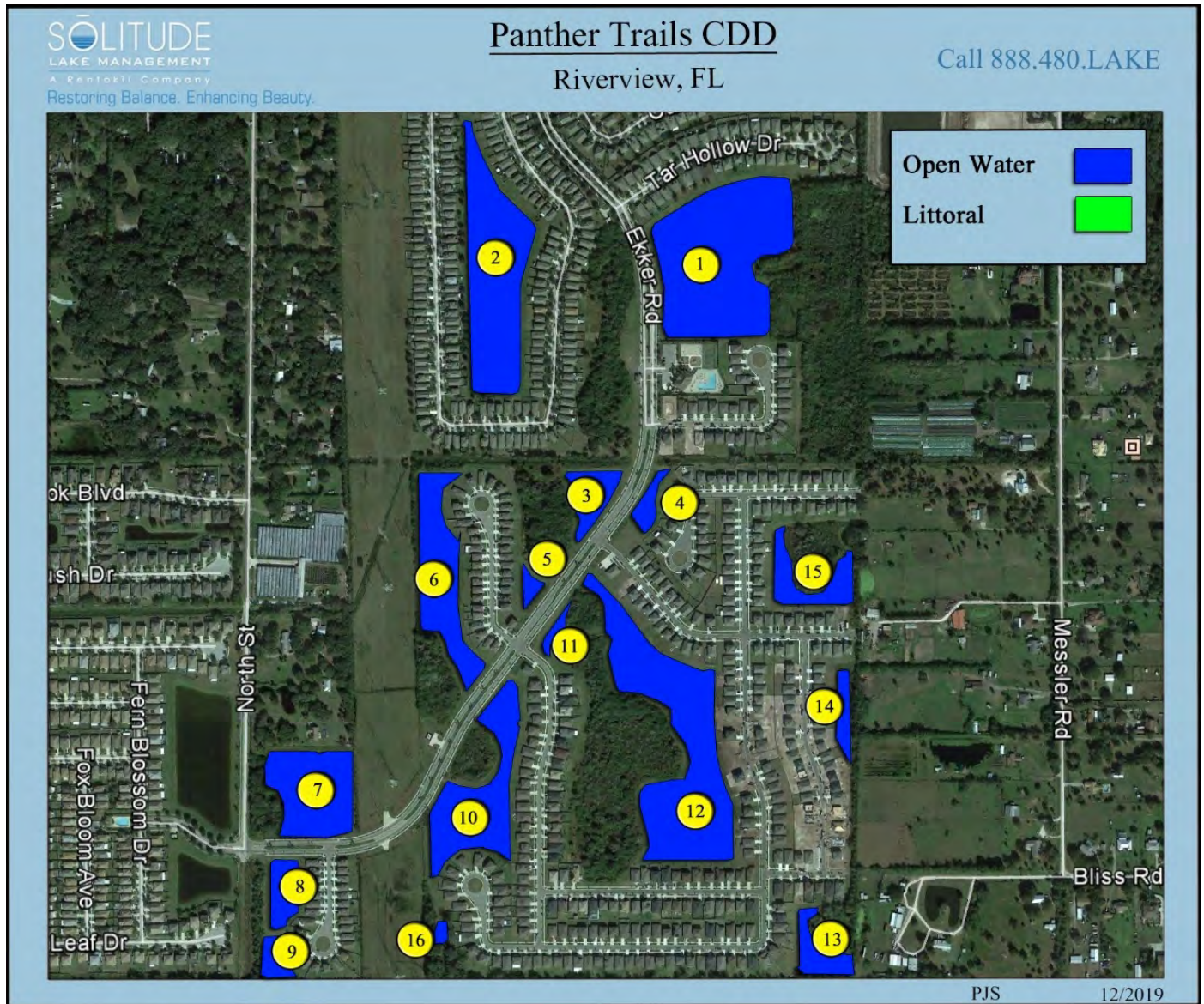
Site 14/16: Site 14 (1st photos) shoreline weed growth. Site access is no longer blocked, will treat during next visit. Site 16 (2nd photo) minor shoreline weed growth. Site looks good.

Site 15: Shoreline weed growth observed. Will treat during next visit. Open water clear. Healthy perimeter of native plants.

Wildlife observed: Ducks, Turtles

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	Normal growth observed	Surface algae	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
8	Treatment in progress	Submersed vegetation	Routine maintenance next visit
9	Normal growth observed	Submersed vegetation	Routine maintenance next visit
10	Treatment in progress	Surface algae	Routine maintenance next visit
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Normal growth observed	Shoreline weeds	Routine maintenance next visit
13	Normal growth observed	Shoreline weeds	Routine maintenance next visit
14/16	Normal growth observed	Shoreline weeds	Routine maintenance next visit
15	Normal growth observed	Shoreline weeds	Routine maintenance next visit



Service Report



Work Order	00868214	Account	Panther Trails CDD
Work Order	00868214	Contact	Matthew O'Nolan
Number		Address	11796 Ekker Road Gibsonton, FL 33534 United States
Created Date	9/4/2025		

Work Details

Specialist	Treated ponds 1-9 for torpedo grass, Alligator	Prepared By	Tabbitha Carter
Comments to	weed, primrose, cattails, and pennywort. Treated		
Customer	pond 3 for algae. Collected trash from ponds 1-9.		

Work Order Assets

Asset	Status	Product Work Type
Panther Trails Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Panther Trails Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Collected trash from ponds 1-9
Panther Trails Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated ponds 1-9 for shoreline weeds
Panther Trails Cdd-Lake-ALL	LITTORAL SHELF	Treated littoral shelf for shoreline weeds
Panther Trails Cdd-Lake-ALL	LAKE WEED CONTROL	Treated ponds 1-9 for submerged and floating weeds
Panther Trails Cdd-Lake-ALL	ALGAE CONTROL	Treated pond 3 for algae
Panther Trails Cdd-Lake-ALL		

Service Report



Work Order 00875243

Work Order 00875243
Number

Created Date 9/18/2025

Account Panther Trails CDD
Contact Matthew O'Nolan
Address 11796 Ekker Road
Gibson, FL 33534
United States

Work Details

Specialist Comments to Customer
Treated ponds 2, 6, 9-12, 15, and 16 for torpedo grass, bladderwort, primrose, sesbania, pennywort, Alligator weed, and cattails. Collected trash from ponds 2, 6, 9-12, 15, and 16. Could not treat ponds 13 and 14 due to the only path to the pond being flooded.

Prepared By Tabbitha Carter

Work Order Assets

Asset	Status	Product Work Type
Panther Trails Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Panther Trails Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Collected trash from ponds 2, 6, 9-12, 15, and 16
Panther Trails Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated ponds 2, 6, 9-12, 15, and 16 for shoreline weeds
Panther Trails Cdd-Lake-ALL	LITTORAL SHELF	Treated littoral shelf for shoreline weeds
Panther Trails Cdd-Lake-ALL	LAKE WEED CONTROL	Treated ponds 2, 6, 9-12, 15, and 16 for submerged and floating weeds
Panther Trails Cdd-Lake-ALL	ALGAE CONTROL	Inspected ponds 2, 6, 9-12, 15, and 16 for algae, no treatment required
Panther Trails Cdd-Lake-ALL		

Tab 5



August 14, 2025

Panther Trails Community Development District Engineer's Report:

Phase I Operation and Maintenance Permit (44013830.002)

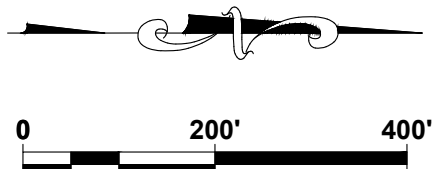
- Phase I O&M Permit is due for renewal on September 29, 2025.
- Repair efforts completed on June 16th
- O&M Permit renewal certification will be uploaded prior to renewal date.

Panther Trails Outfall Clearing

- A total of 19 outfalls throughout the community were cleared in preparation for the upcoming hurricane season. Report on completed work included in agenda.
- Recommend yearly vegetation clearing to keep stormwater system in optimal condition.

Invasive vegetation cutbacks

- During outfall review, staff observed overgrowth of invasive vegetation encroaching onto many of the pond banks.
- Recommend cutbacks/mulching of invasive vegetation along pond banks to allow turf to grow and prevent erosion in the future.



INSET "A"
NOT TO SCALE

- LEGEND**
- CDD OWNED/MAINTAINED AREA
 - WETLAND CONSERVATION AREA
 - WETLAND CONSERVATION SETBACK
 - CDD DRAINAGE/ACCESS EASEMENT
 - CDD MAINTAINED DRAINAGE CONTROL STRUCTURE
 - CDD MAINTAINED POND
 - PARCEL LINE
 - OUTFALL/CONTROL STRUCTURE VEGETATION MAINTENANCE (2X PER YEAR)

WETLAND AND WETLAND SETBACKS

WETLAND CONSERVATION AREAS WILL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND WILL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

REMOVAL OF NATIVE VEGETATION WITHIN A REQUIRED SETBACK IS DISCOURAGED AND MAY BE RESTRICTED OR PROHIBITED BY THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY (EPC) TO PROTECT THE WETLAND OR WATER BODY. THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY (EPC) MAY REQUIRE THAT ALL OR A PORTION OF THE VEGETATION WITHIN A SETBACK BE RETAINED TO PROVIDE NATURAL FILTRATION OF SURFACE WATER RUNOFF OR TO PREVENT SOIL EROSION AND DOWNSTREAM SEDIMENTATION. FOR EXAMPLE, THE RETENTION OF THE VEGETATION ALONG THE BANK OF AN INCISED STREAM OR RIVER MAY BE REQUIRED.

NO.	DESCRIPTION	BY	DATE

PANTHER TRAILS
COMMUNITY
DEVELOPMENT DISTRICT



DESIGNED	RFN
DRAWN	RFN
Q.C.	
APPROVED	

OWNERSHIP
MAINTENANCE
EXHIBIT

PROJECT NO:	238200186
DATE:	FEBRUARY 2025
SHEET NO:	

LOCATION 1:



LOCATION 2:



LOCATION 3:



LOCATION 4:



LOCATION 5:



LOCATION 6:



LOCATION 7:



LOCATION 8:



LOCATION 9:



LOCATION 10:



LOCATION 11:



LOCATION 12:



LOCATION 13:



LOCATION 14:



LOCATION 15:



LOCATION 16:



LOCATION 17:



LOCATION 18:



LOCATION 19:



Tab 6

Monthly Manager's Report



Rizzetta & Company
PANTHER TRAILS CDD

11796 Ekker Rd
Gibson, FL 33534
Phone: 813-644-7095

clubhouseatcarriagepointe@gmail.com

Operations/Maintenance Updates August and September 2025

- We currently have 1460 registered cards.
- We currently have 380 registered Phase 1
- We currently have 409 registered Phase 2
- Cleaning up litter throughout the community
- The pool company has been servicing the pool 3 times a week.
- Keeping record of cameras working. Attached August and September 2025.

Projects completed and to Be Completed

Operations/Maintenance Update

Nickknows completed pressure washing of the clubhouse.

Cooper pools have been maintaining pool 3 times a week.

Radiant stripping completed the pickleball stripping, one net up and received second net 9/30/2025.

Getting quote to fix lighting issues at Ekker and Ferry Beach entrances.



Rizzetta & Company

EVENT UPDATE

Facility usage

2025 Payment Log

PAYMENT LOG AUGUST AND SEPTEMBER 2025

Item	Quantity	Amount
Key Fob	6	150.00
Returned fee		
Rental Deposits		
Rental Fees	2	300.00
Special event fees		
Chiavari Chair rentals	2	400.00
Crown chair rental	1	150.00

Upcoming Events

EVERY FRIDAY FOOD TRUCK
CRAFT HOUR WITH STEPHON WEDNESDAY OCTOBER 8TH
CHRISTMAS CARRIAGE RIDE DECEMBER 20TH 2025



Rizzetta & Company

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
08/01/2025	8:30 am	✓		JB
08/01/2025	10:30	✓		JB
08/01/2025	12:43	✓		JB
08/01/2025	2:19	✓		JB
08/01/2025	7:00 pm	✓		JB
08/01/2025	8:00 pm	✓		JB
08/02/2025	9:20 am	✓		JB
08/02/2025	11:00 am	✓		LB
08/02/2025	1 pm	✓		LB
08/02/2025	2:30 pm	✓		LB
08/02/2025	4:00 pm	✓		LB
08/02/2025	6:30 pm	✓		LB
08/02/2025	8 pm	✓		LB
08/03/2025	9 am	✓		LB
08/03/2025	11 am	✓		LB
08/03/2025	1 pm	✓		LB
08/03/2025	2:00 pm	✓		JB
08/03/2025	8:00 pm	✓		JB
08/04/2025	8:30 am	✓		JB
08/04/2025	10:40 am	✓		JB
08/04/2025	12:30 pm	✓		JB
08/04/2025	2:55 pm	✓		JB
08/04/2025	4:33 pm	✓		JB
08/04/2025	7:00 pm	✓		JB
08/04/2025	8:00 pm	✓		JB
08/05/2025	8:30 am	✓		JB
08/05/2025	10:32 am	✓		JB
08/05/2025	12:40 pm	✓		JB
08/05/2025	2:25 pm	✓		JB
08/05/2025	4:30 pm	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
08/05/2025	7:00 pm	✓		JB
08/05/2025	8:00 pm	✓		JB
08/06/2025	8:30 am	✓		JB
08/06/2025	10:45 am	✓		JB
08/06/2025	12:30	✓		JB
08/06/2025	2:30	✓		JB
08/06/2025	4:32	✓		JB
08/06/2025	6:00 pm	✓		LB
08/06/2025	7:30 pm	✓		LB
08/07/2025	8:30 am	✓		JB
08/07/2025	12:39 pm	✓		JB
08/07/2025	4:33 pm	✓		JB
08/07/2025	6:00 pm	✓		LB
08/07/2025	7:30 pm	✓		LB
08/08/2025	8:30 am	✓		JB
08/08/2025	10:45 am	✓		JB
08/08/2025	2:14 pm	✓		JB
08/08/2025	4:00 pm	✓		JB
08/08/2025	7:00 pm	✓		JB
08/08/2025	8:00 pm	✓		JB
8/9/2025	10:00 pm	✓		JB
8/9/2025	12:00 pm	✓		JB
8/9/2025	2:00 pm	✓		JB
8/9/2025	5:00 pm	✓		LB
8/9/2025	6:30 pm	✓		LB
8/9/2025	7:45 pm	✓		LB
8/10/2025	10:00 am	✓		JB
8/10/2025	12:00 pm	✓		JB
8/10/2025	2:00 pm	✓		JB
08/10/2025	7:00 pm	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
08/10/2025	8:00 pm	✓		JB
08/11/2025	8:39 am	✓		JB
08/11/2025	10:08 am	✓		JB
08/11/2025	12:00 pm	✓		JB
08/11/2025	2:30 pm	✓		JB
08/11/2025	4:33 pm	✓		JB
08/11/2025	7:00 pm	✓		JB
08/11/2025	8:00 pm	✓		JB
08/12/2025	8:35 am	✓		JB
08/12/2025	10:30 am	✓		JB
08/12/2025	12:25 pm	✓		JB
08/12/2025	2:34 pm	✓		JB
08/12/2025	4:00 pm	✓		JB
08/12/2025	7:00 pm	✓		JB
08/12/2025	8:00 pm	✓		JB
08/13/2025	8:30 am	✓		JB
08/13/2025	10:30 am	✓		JB
08/13/2025	1:02 pm	✓		JB
08/13/2025	4:23 pm	✓		JB
08/13/2025	6:00 pm	✓		JB
08/13/2025	7:30 pm	✓		JB
08/14/2025	8:30 am	✓		JB
08/14/2025	11:14 am	✓		JB
08/14/2025	1:05 pm	✓		JB
08/14/2025	3:02 pm	✓		JB
08/14/2025	5:00 pm	✓		JB
08/14/2025	7:00 pm	✓		JB
08/15/2025	8:30 am	✓		JB
08/15/2025	10:15 am	✓		JB
08/15/2025	12:25 pm	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
08/15/2025	1:06 pm	✓		CB
08/15/2025	4:00 pm	✓		CB
08/15/2025	7:00 pm	✓		JB
08/15/2025	8:08 pm	✓		JB
8/16/2025	10:00 am	✓		CB
8/16/2025	12:00 pm	✓		CB
8/16/2025	2:00 pm	✓		CB
8/16/2025	4:00 pm	✓		CB
8/16/2025	6:00 pm	✓		LB
8/16/2025	8:00 pm	✓		LB
8/17/2025	10:00 am	✓		CB
8/17/2025	12:00 pm	✓		CB
8/17/2025	2:00 pm	✓		CB
8/17/2025	4:00 pm	✓		CB
8/17/2025	6:00 pm	✓		CB
8/17/2025	8:00 pm	✓		JB
08/17/2025	7:00 pm	✓		JB
08/17/2025	8:08 pm	✓		JB
08/18/2025	8:30 am	✓		JB
08/18/2025	10:27 am	✓		JB
08/18/2025	12:30 pm	✓		JB
08/18/2025	2:50 pm	✓		JB
08/18/2025	4:32 pm	✓		JB
08/18/2025	7:00 pm	✓		JB
08/18/2025	8:00 pm	✓		JB
08/19/2025	8:30 am	✓		JB
08/19/2025	10:34 am	✓		JB
08/19/2025	12:23 pm	✓		JB
08/19/2025	2:52 pm	✓		JB
08/19/2025	4:07 pm	✓		JB

Camera Log for: Ekker and Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
08/19/2025	7:00 pm	✓		JB
08/19/2025	8:00 pm	✓		JB
08/20/2025	8:30 am	✓		JB
08/20/2025	10:00 am	✓		JB
08/20/2025	12:20 pm	✓		JB
08/20/2025	2:15 pm	✓		JB
08/20/2025	4:00 pm	✓		LB
08/20/2025	6:00 pm	✓		LB
08/20/2025	8:00 pm	✓		LB
08/21/2025	8:30 am	✓		JB
08/21/2025	10:59 am	✓		JB
08/21/2025	12:23 pm	✓		JB
08/21/2025	1:35 pm	✓		JB
08/21/2025	3:00 pm	✓		JB
8/21/2025	5:00 pm	✓		JB
8/21/2025	6:30 pm	✓		LB
8/21/2025	8:00 pm	✓		LB
08/22/2025	8:30 am	✓		JB
08/22/2025	10:00	✓		JB
08/22/2025	12:00 pm	✓		JB
8/22/2025	1:31 pm	✓		JB
8/22/2025	3:30 pm	✓		JB
8/22/2025	5:30 pm	✓		JB
08/22/2025	7:00 pm	✓		JB
08/22/2025	8:00 pm	✓		JB
8/23/2025	10:00 AM	✓		JB
8/23/2025	12:00 pm	✓		JB
8/23/2025	2:00 pm	✓		JB
8/23/2025	4:00 pm	✓		JB
8/23/2025	6:30 pm	✓		LB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
8/23/2025	8:00 pm	✓		LB
8/24/2025	10:00 AM	✓		CB
8/24/2025	12:00 pm	✓		CB
8/24/2025	2:00 pm	✓		CB
8/24/2025	4:00 pm	✓		CB
08/24/2025	7:00 pm	✓		JB
08/24/2025	8:00 pm	✓		JB
08/25/2025	8:30 am	✓		JB
08/25/2025	10:29 am	✓		JB
08/25/2025	12:44 pm	✓		JB
08/25/2025	2:13 pm	✓		JB
08/25/2025	7:00 pm	✓		JB
08/25/2025	8:00 pm	✓		JB
08/26/2025	8:30 am	✓		JB
08/26/2025	10:27 am	✓		JB
08/26/2025	12:40 pm	✓		JB
08/26/2025	7:00 pm	✓		JB
08/26/2025	8:00 pm	✓		JB
08/27/2025	8:30 am	✓		JB
08/27/2025	10:15 am	✓		JB
08/27/2025	1:18 pm	✓		JB
8/27/2025	3:00 pm	✓		CB
8/27/2025	5:00 pm	✓		CB
8/27/2025	6:30 pm	✓		LB
8/27/2025	7:45 pm	✓		LB
08/28/2025	8:30 am	✓		JB
08/28/2025	11:58 am	✓		JB
08/28/2025	12:49 pm	✓		CB
08/28/2025	2:30 pm	✓		LB
08/28/2025	4:30 pm	✓		LB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
8/28/2025	4:30 pm	✓		LB
8/28/2025	6:00 pm	✓		LB
8/28/2025	7:45 pm	✓		LB
08/29/2025	8:30 am	✓		LB
8/29/2025	11:00 AM	✓		CB
8/29/2025	1:00 pm	✓		CB
8/29/2025	3:00 pm	✓		CB
8/29/2025	5:00 pm	✓		CB
08/29/2025	7:00 pm	✓		JB
08/29/2025	8:00 pm	✓		JB
8/30/2025	10:00 AM	—		CB
8/30/2025	12:00 pm	—		CB
8/30/2025	2:00 pm	✓		CB
8/30/2025	4:00 pm	✓		CB
8/30/2025	6:00 pm	✓		CB
8/30/2025	7:45 pm	✓		CB
8/31/2025	10:00 AM	✓		CB
8/31/2025	12:00 pm	✓		CB
8/31/2025	2:00 pm	✓		CB
8/31/2025	4:00 pm	✓		CB
08/31/2025	7:00 pm	✓		JB
08/31/2025	8:00 pm	✓		JB
9/1/2025	9:00 am	✓		LB
9/1/2025	10:30 am	✓		LB
9/1/2025	12:00 pm	✓		LB
9/1/2025	2:00 pm	✓		LB
09/01/2025	7:00 pm	✓		JB
09/01/2025	8:00 pm	✓		JB
09/02/2025	8:30 am	✓		JB
09/02/2025	10:41 am	✓		JB

Camera Log for: Ekker and Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
09/02/2025	12:28 pm	✓		JB
09/02/2025	2:40 pm	✓		JB
09/02/2025	4:05 pm	✓		JB
09/02/2025	7:00 pm	✓		JB
09/02/2025	8:00 pm	✓		JB
09/03/2025	8:30 am	✓		JB
09/03/2025	10:43 am	✓		JB
09/03/2025	12:30 pm	✓		JB
09/03/2025	1:49 pm		✓	JB Ekker Entrance
09/03/2025	1:52 pm	✓		JB All cameras working
9/3/2025	3:00 pm	✓		JB "
9/3/2025	5:00 pm	✓		JB "
9/3/2025	6:30 pm	✓		JB
9/3/2025	8:00 pm	✓		JB
09/4/2025	8:30 am		✓	JB Front Entrance
09/4/2025	10:23 am		✓	JB "
09/4/2025	12:26 pm		✓	JB "
09/4/2025	12:54 pm	✓		JB All cameras working
09/4/2025	2:21 pm	✓		JB
09/4/2025	4:30 pm	✓		JB
09/4/2025	6:00 pm	✓		JB
9/4/2025	7:30 pm	✓		JB
9/5/2025	8:30 am	✓		JB
9/5/2025	10:16 am	✓		JB
9/5/2025	12:27 pm	✓		JB
9/5/2025	2:30 pm	✓		JB
9/5/2025	7:00 pm	✓		JB
09/05/2025	8:00 pm	✓		JB
9/6/2025	10:00 am	✓		JB
9/6/2025	12:00 pm	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
9/6/2025	2:00 pm	✓		CB
9/6/2025	4:00 pm	✓		CB
9/6/2025	5:30 pm	✓		LB
9/6/2025	7:30 pm	✓		LB
9/7/2025	10:00 am	✓		CB
9/7/2025	12:00 pm	✓		CB
9/7/2025	2:00 pm	✓		CB
09/07/2025	7:00 pm	✓		JB
09/07/2025	8:00 pm	✓		JB
09/08/2025	8:30 am	✓		JB
09/08/2025	10:34 am	✓		JB
09/08/2025	12:40 pm	✓		JB
09/08/2025	2:41 pm	✓		JB
09/08/2025	4:31 pm	✓		JB
09/08/2025	7:00 pm	✓		JB
09/08/2025	8:00 pm	✓		JB
09/09/2025	8:10 am	✓		JB
09/09/2025	10:25 am	✓		JB
09/09/2025	12:25 pm	✓		JB
09/09/2025	2:50 pm	✓		JB
09/09/2025	7:00 pm	✓		JB
09/09/2025	8:00 pm	✓		JB
09/10/2025	8:30 am	✓		JB
09/10/2025	10:00	✓		JB
09/10/2025	12:18	✓		JB
09/10/2025	2:00 pm	✓		LB
09/10/2025	4:30 pm	✓		LB
09/10/2025	6:00 pm	✓		LB
09/10/2025	7:45 pm	✓		LB
09/11/2025	8:25 am	✓		LB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
09/11/2025	9:55 am	✓		JB
09/11/2025	11:31 am	✓		JB
09/11/2025	2:16 pm	✓		JB
09/11/2025	5:29 pm	✓		JB
09/11/2025	7:00 pm	✓		JB
09/11/2025	8:00 pm	✓		JB
09/12/2025	8:30 am	✓		JB
09/12/2025	10:10 am	✓		JB
09/12/2025	12:21 pm	✓		JB
09/12/2025	2:03 pm	✓		JB
09/12/2025	5:00 pm	✓		JB
09/12/2025	7:00 pm	✓		JB
09/12/2025	8:00 pm	✓		JB
9/13/2025	10:00 AM	✓		CB
9/13/2025	12:00 AM	✓		CB
9/13/2025	2:00 pm	✓		CB
9/13/2025	4:30 pm	✓		CB
9/13/2025	6:30 pm	✓		CB
9/13/2025	7:45 pm	✓		CB
9/14/2025	10:00 AM	✓		CB
"	12:00 pm	✓		CB
"	2:00 pm	✓		CB
09/14/2025	7:00 pm	✓		JB
09/14/2025	8:00 pm	✓		JB
09/15/2025	8:30 am	✓		JB
09/15/2025	10:40 am	✓		JB
09/15/2025	12:30 pm	✓		JB
09/15/2025	3:00 pm	✓		JB
09/15/2025	7:00 pm	✓		JB
09/15/2025	8:00 pm	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
09/16/2025	8:30 am	✓		do
09/16/2025	10:09 am	✓		do
09/16/2025	12:55 pm	✓		do
09/16/2025	3:00 pm	✓		do
09/16/2025	4:30 pm	✓		LB
09/16/2025	6:00 pm	✓		LB
09/16/2025	7:45	✓		do
09/17/2025	8:30 am	✓		do
09/17/2025	10:15 am	✓		do
09/17/2025	12:37 pm	✓		do
09/17/2025	2:03 pm	✓		do
09/17/2025	4:30 pm	✓		LB
09/17/2025	6:30 pm	✓		LB
09/17/2025	7:45	✓		LB
09/18/2025	8:20 am	✓		do
09/18/2025	11:18 am	✓		do
09/18/2025	2:00 pm	✓		CB
09/18/2025	4:00 pm	✓		CB
09/18/2025	7:00 pm	✓		JB
09/18/2025	8:00 pm	✓		JB
09/19/2025	8:25 am	✓		do
09/19/2025	10:30 am	✓		do
09/19/2025	2:29 pm	✓		do
09/19/2025	7:00 pm	✓		JB
09/19/2025	8:00 pm	✓		JB
9/20/2025	10:00 am	✓		CB
9/20/2025	12:00 pm	✓		CB
9/20/2025	2:00 pm	✓		CB
9/20/2025	4:00 pm	✓		CB
09/20/2025	7:00 pm	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
09/20/2025	8:00 pm	✓		JB
09/21/2025	7:00 pm	✓		JB
09/21/2025	8:00 pm	✓		JB
09/22/2025	8:30 am	✓		JB
09/22/2025	10:44 am	✓		JB
09/22/2025	1:52 pm	✓		JB
09/22/2025	2:45 pm	✓		JB
09/22/2025	7:00 pm	✓		JB
09/22/2025	8:00 pm	✓		JB
09/23/2025	8:50 am	✓		JB
09/23/2025	11:17 am	✓		JB
09/23/2025	12:58 pm	✓		JB
09/23/2025	2:30 pm	✓		LB
09/23/2025	4:30 pm	✓		LB
09/23/2025	6:30 pm	✓		LB
09/23/2025	8:00 pm	✓		LB
09/24/2025	8:25 am	✓		JB
9/24/2025	12:00 pm	✓		JB
9/24/2025	2:00 pm	✓		JB
9/24/2025	4:00 pm	✓		JB
9/24/2025	5:30 pm	✓		LB
9/24/2025	7:30 pm	✓		JB
09/25/2025	8:28 am	✓		JB
09/25/2025	11:42 am	✓		JB
09/25/2025	3:04 pm	✓		JB
09/25/2025	5:00 pm	✓		LB
09/25/2025	6:30 pm	✓		LB
09/25/2025	8:00 pm	✓		LB
09/26/2025	8:08 am	✓		JB
9/26/2025	10:00 am	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
9/26/2025	2:00 pm	✓		CB
" "	4:00 pm	✓		CB
09/26/2025	7:00 pm	✓		JB
09/26/2025	8:00 pm	✓		JB
9/27/2025	10:00 AM	✓		CB
9/27/2025	12:00 pm	✓		CB
9/27/2025	2:00 pm	✓		CB
9/27/2025	4:00 pm	✓		CB
9/27/2025	5:30 pm	✓		LD
9/27/2025	7:30 pm	✓		LD
9/28/2025	10:00 am	✓		CB
9/28/2025	12:00 pm	✓		CB
" "	2:00 pm	✓		CB
" "	4:00 pm	✓		CB
09/28/2025	7:00 pm	✓		JB
09/28/2025	8:00 pm	✓		JB
09/29/2025	8:30 am	✓		JB
09/29/2025	10:46 am	✓		JB
09/29/2025	12:00 pm	✓		JB
09/29/2025	2:07 pm	✓		JB
09/29/2025	7:00 pm	✓		JB
09/29/2025	8:00 pm	✓		JB
09/30/2025	8:20 am	✓		JB
09/30/2025	10:29 am	✓		JB
09/30/2025	12:28 pm	✓		JB
09/30/2025	2:00 pm	✓		JB
09/30/2025	7:00 pm	✓		JB
09/30/2025	8:00 pm	✓		JB

Monthly Manager's Report



Rizzetta & Company
PANTHER TRAILS CDD

11796 Ekker Rd
Gibson, FL 33534
Phone: 813-644-7095

clubhouseatcarriagepointe@gmail.com

Operations/Maintenance Updates October 2025

- We currently have 1460 registered cards.
- We currently have 380 registered Phase 1
- We currently have 409 registered Phase 2
- Cleaning up litter throughout the community
- The pool company has been servicing the pool 3 times a week.
- Keeping record of cameras working. Attached October 2025.

Projects completed and to Be Completed

Operations/Maintenance Update

Fastsigns completed the no fishing signs.

Cooper pools have been maintaining pool 3 times a week.

Cooper Pools is sending quote for leak repair in the plumbing of the pool.

Cooper Pools repaired the Auto fill for the pool.

M.C. building sent quote for repair of electrical at Ekker and Ferry Beach entrances.



Rizzetta & Company

EVENT UPDATE

Facility usage

2025 Payment Log

PAYMENT LOG AUGUST AND SEPTEMBER 2025

Item	Quantity	Amount
Key Fob		
Returned fee		
Rental Deposits		
Rental Fees	1	150.00
Special event fees		
Chiavari Chair rentals	1	200.00
Crown chair rental		

Upcoming Events

CRAFT HOUR WITH STEPHON WEDNESDAY NOVEMBER 12TH
CHRISTMAS CARRIAGE RIDE DECEMBER 20TH 2025



Rizzetta & Company

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
10/01/2025	8:30 am	✓		CB
10/01/2025	10:10 am	✓		CB
10/01/2025	12:11 pm	✓		CB
10/01/2025	1:37 pm	✓		CB
10/01/2025	3:00 pm	✓		CB
10/01/2025	5:00 pm	✓		CB
10/01/2025	6:30 pm	✓		LB
10/01/2025	8:00 pm	✓		LB
10/02/2025	8:30 am	✓		CB
10/02/2025	11:32 am	✓		CB
10/2/2025	2:00 pm	✓		CB
10/2/2025	4:30 pm	✓		LB
10/2/2025	6:30 pm	✓		LB
10/2/2025	8:00 pm	✓		LB
10/03/2025	8:30 am	✓		CB
10/03/2025	1:04 pm	✓		CB
10/03/2025	3:00 pm	✓		CB
10/3/2025	5:00 pm	✓		CB
10/03/2025	7:00 pm	✓		JB
10/03/2025	8:00 pm	✓		JB
10/4/2025	10:00 am	✓		CB
10/4/2025	12:00 pm	✓		CB
10/4/2025	2:00 pm	✓		CB
10/04/2025	7:00 pm	✓		JB
10/04/2025	8:10 pm	✓		JB
10/05/2025	10:00 am	✓		LB
10/05/2025	11:30 am	✓		LB
10/05/2025	1:00 pm	✓		LB
10/05/2025	7:00 pm	✓		JB
10/05/2025	8:00 pm	✓		JB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
10/06/2025	8:25 am	✓		sh
10/06/2025	10:29 am	✓		sh
10/06/2025	1:30 pm	✓		sh
10/06/2025	3:02 pm	✓		sh
10/06/2025	7:00 pm	✓		JB
10/06/2025	8:00 pm	✓		JB
10/07/2025	8:27 am	✓		sh
10/07/2025	10:15	✓		sh
10/07/2025	12:00	✓		sh
10/07/2025	3:00 pm	✓		LB
10/07/2025	5:00 pm	✓		LB
10/07/2025	7:30 pm	✓		LB
10/08/2025	8:30 am	✓		sh
10/08/2025	10:14 am	✓		sh
10/08/2025	12:00 pm	✓		CB
10/08/2025	2:00 pm	✓		CB
10/08/2025	4:30 pm	✓		LB
10/08/2025	6:00 pm	✓		LB
10/08/2025	7:30 pm	✓		LB
10/09/2025	8:25 am	✓		sh
10/9/2025	11:15 AM	✓		CB
10/9/2025	2:00 pm	✓		LB
10/9/2025	4:00 pm	✓		LB
10/9/2025	6:30 pm	✓		LB
10/9/2025	8 pm	✓		LB
10/10/2025	8:30 am	✓		sh
10/10/2025	10:28 am	✓		sh
10/10/2025	1:07 pm	✓		sh
10/10/2025	3:00 pm	✓		CB
10/10/2025	4:30	✓		CB

Camera Log for: Ekker and Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
10/10/2025	7:00 pm	✓		JB
10/10/2025	8:00 pm	✓		JB
10/11/2025	10:00 am	✓		JB
10/11/2025	3:00 pm	✓		JB
10/11/2025	4:30 pm	✓		LB
10/11/2025	6:30 pm	✓		LB
10/11/2025	8:00 pm			LB
10/12/2025	10:00 am	✓		LB
10/12/2025	12:00 pm	✓		LB
10/12/2025	2:00 pm	✓		LB
10/12/2025	7:00 pm	✓		JB
10/12/2025	8:00 pm	✓		JB
10/13/2025	8:30 am	✓		JB
10/13/2025	10:18 am	✓		JB
10/13/2025	12:20 pm	✓		JB
10/13/2025	2:09 pm	✓		JB
10/13/2025	7:00 pm	✓		JB
10/13/2025	8:00 pm	✓		JB
10/14/2025	8:22 am	✓		JB
10/14/2025	10:41 am	✓		JB
10/14/2025	12:30 pm	✓		JB
10/14/2025	3:01 pm	✓		JB
10/14/2025	7:00 pm	✓		JB
10/14/2025	8:00 pm	✓		JB
10/15/2025	8:30 am	✓		JB
10/15/2025	10:10 am	✓		JB
10/15/2025	12:59 pm	✓		JB
10/15/2025	2:54 pm	✓		JB
10/15/2025	5:00 pm	✓		LB
10/15/2025	6:30 pm	✓		LB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
10/15/2025	7:45 pm	✓		LB
10/16/2025	8:30 am	✓		LB
10/16/2025	11:00 am	✓		LB
10/16/2025	1:49 pm	✓		LB
10/16/2025	4:21 pm	✓		LB
10/16/2025	6:30 pm	✓		LB
10/16/2025	7:45 pm	✓		LB
10/17/2025	9:00 AM	✓		LB
10/17/2025	11:00 AM	✓		LB
10/17/2025	1:00 PM	✓		LB
10/17/2025	3:00 PM	✓		LB
10/17/2025	5:00 PM	✓		LB
10/17/2025	7:00 PM	✓		JB
10/17/2025	8:00 PM	✓		JB
10/18/2025	10:00 AM	✓		LB
10/18/2025	12:00 PM	✓		LB
10/18/2025	3:00 PM	✓		LB
10/18/2025	4:30 PM	✓		LB
10/18/2025	6:30 PM	✓		LB
10/18/2025	7:45 PM	✓		LB
10/19/2025	10:00 AM	✓		LB
10/19/2025	12:00 PM	✓		LB
10/19/2025	2:00 PM	✓		LB
10/19/2025	4:00 PM	✓		LB
10/19/2025	7:00 PM	✓		JB
10/19/2025	8:00 PM	✓		JB
10/20/2025	8:30 am	✓		LB
10/20/2025	10:41 am	✓		LB
10/20/2025	12:18 pm	✓		LB
10/20/2025	2:13 pm	✓		LB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
10/20/2025	3:00 pm	✓		do
10/20/2025	4:30 pm	✓		do
10/20/2025	7:00 pm	✓		JB
10/20/2025	8:00 pm	✓		JB
10/21/2025	8:30 am	✓		do
10/21/2025	10:05 am	✓		do
10/21/2025	12:30 pm	✓		do
10/21/2025	2:21 pm	✓		do
10/21/2025	7:00 pm	✓		JB
10/21/2025	8:00 pm	✓		JB
10/22/2025	8:30 am	✓		do
10/22/2025	10:30 Am	✓		CB
10/22/2025	12:15 pm	✓		CB
10/22/2025	2:37 pm	✓		do
10/22/2025	4:30 pm	✓		LB
10/22/2025	6:30 pm	✓		LB
10/22/2025	8:00 pm	✓		LB
10/23/2025	8:30 am	✓		do
10/25/2025	10:30 am	✓		do
10/25/2025	11:42 am		✓	do all cameras down
10/25/2025	12:05 pm	✓		CB Back-up power glitch
10/25/2025	2:00 pm	✓		do
10/25/2025	4:30 pm	✓		LB
10/25/2025	6:30 pm	✓		LB
10/25/2025	7:45 pm	✓		LB
10/26/2025	8:30		✓	do All cameras down
10/26/2025	8:40	✓		do All cameras working
10/26/2025	10:37	✓		do
10/26/2025	12:17	✓		CB
10/26/2025	2:00	✓		CB

Camera Log for:

Ekker and
Ferry Beach

Date	Time	Camera		Initials
		Working	Not Working	
10/26/25	4:00 pm	✓	✓	CB
10/24/2025	7:00 pm	✓		JB
10/24/2025	8:00 pm	✓		JB
10/25/2025	10:00 AM	✓		CB
" "	12:00 PM	✓		CB
" "	2:00 PM	✓		CB
10/25/2025	7:00 pm	✓		JB
10/25/2025	8:00 pm	✓		JB
10/26/25	10:00 AM	✓		CB
10/26/25	12:00 PM	✓		CB
10/26/25	2:00 PM	✓		CB
10/26/25	5:00 PM	✓		CB
10/26/25	7:00 pm	✓		JB
10/26/25	8:00 pm	✓		JB
10/27/2025	8:30 am	✓	✓	JB
10/27/2025	11:28 am	✓		JB
10/27/2025	1:08 pm	✓		JB
10/27/2025	3:03 pm	✓		JB
10/27/2025	7:00 pm	✓		JB
10/27/2025	8:00 pm	✓		JB
10/28/2025	8:30 am		✓	JB
10/28/2025	8:45 am	✓		JB
10/28/2025	10:00 am	✓		JB
10/28/2025	12:05 pm	✓		JB
10/28/2025	2:01 pm	✓		JB
10/28/2025	4:06 pm	✓		JB
10/28/2025	7:00 pm	✓		JB
10/28/2025	8:00 pm	✓		JB
10/29/2025	8:30 am	✓		JB
10/29/2025	10:30 PM	✓		CB

Cameras down all
Cameras working all

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 6th
- **Series 2015 Bonds Eligible for Refunding:** November 2027
- **Series 2016 Bonds Eligible for Refunding:** Maturity date locked at 2036.
- **Series 2018 Bonds Eligible for Refunding:** May 2029

District Manager's Report

October 9th

2025

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FINANCIAL SUMMARY

8/31/2025

General Fund Cash & Investment Balance:

\$181,762

Reserve Fund Cash & Investment Balance:

\$282,712

Debt Service Fund Investment Balance:

\$1,144,074

Total Cash and Investment Balances:

\$1,608,548

General Fund Expense Variance:

\$85,251

Over Budget

Tab 8



Rizzetta & Company

Panther Trails Community Development District

**Financial Statements
(Unaudited)**

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

panthertrailscdd.org
rizzetta.com

Panther Trails Community Development District

Balance Sheet

As of 07/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	241,001	0	0	241,001	0	0
Investments	3,513	281,754	1,150,117	1,435,384	0	0
Accounts Receivable	300	0	0	300	0	0
Prepaid Expenses	3,879	0	0	3,879	0	0
Refundable Deposits	22,662	0	0	22,661	0	0
Fixed Assets	0	0	0	0	10,700,839	0
Amount Available in Debt Service	0	0	0	0	0	1,150,117
Amount To Be Provided Debt Service	0	0	0	0	0	7,329,883
Total Assets	271,355	281,754	1,150,117	1,703,225	10,700,839	8,480,000
Liabilities						
Accounts Payable	5,626	0	0	5,626	0	0
Accrued Expenses	17,019	0	0	17,019	0	0
Other Current Liabilities	38	0	0	38	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,480,000
Deposits Payable	250	0	0	250	0	0
Total Liabilities	22,933	0	0	22,933	0	8,480,000
Fund Equity & Other Credits						
Beginning Fund Balance	103,212	271,908	1,091,121	1,466,241	0	0
Investment In General Fixed Assets	0	0	0	0	10,700,839	0
Net Change in Fund Balance	145,210	9,846	58,996	214,051	0	0
Total Fund Equity & Other Credits	248,422	281,754	1,150,117	1,680,292	10,700,839	0
Total Liabilities & Fund Equity	271,355	281,754	1,150,117	1,703,225	10,700,839	8,480,000

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	99	99
Special Assessments				
Tax Roll	928,798	928,798	944,679	15,881
Other Misc. Revenues				
Insurance Proceeds	0	0	62,644	62,644
Miscellaneous Revenue	0	0	7,220	7,220
Total Revenues	928,798	928,798	1,014,642	85,844
Expenditures				
Legislative				
Supervisor Fees	7,000	5,833	3,400	2,433
Total Legislative	7,000	5,833	3,400	2,433
Financial & Administrative				
Accounting Services	18,720	15,600	15,600	0
Administrative Services	5,200	4,334	4,334	0
Arbitrage Rebate Calculation	500	500	500	0
Assessment Roll	5,200	5,200	5,200	0
Auditing Services	4,200	4,200	3,800	400
Bank Fees	550	458	450	8
Disclosure Report	6,000	5,000	5,000	0
District Engineer	15,000	12,500	17,923	(5,423)
District Management	25,444	21,203	21,203	0
Dues, Licenses & Fees	350	350	175	175
Financial & Revenue Collections	5,200	4,334	4,334	0
Legal Advertising	3,500	2,916	730	2,186
Miscellaneous Fees	750	625	2,643	(2,018)
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	11,000	11,000	14,868	(3,868)
Website Hosting, Maintenance, Backup & E	2,894	2,412	2,537	(125)
Total Financial & Administrative	108,312	94,436	102,997	(8,561)
Legal Counsel				
District Counsel	5,000	4,166	8,106	(3,940)
Total Legal Counsel	5,000	4,166	8,106	(3,940)
Electric Utility Services				
Utility - Recreation Facilities	15,500	12,917	12,737	180
Utility - Street Lights	155,000	129,167	125,314	3,852
Utility Services	4,000	3,333	2,515	819
Total Electric Utility Services	174,500	145,417	140,566	4,851
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	6,000	5,000	6,127	(1,127)
Total Garbage/Solid Waste Control Services	6,000	5,000	6,127	(1,127)

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Water-Sewer Combination Services				
Utility Services	5,500	4,583	7,356	(2,772)
Total Water-Sewer Combination Services	5,500	4,583	7,356	(2,772)
Stormwater Control				
Aquatic Maintenance	19,147	15,956	17,696	(1,741)
Aquatic Plant Replacement	500	417	0	416
Lake/Pond Bank Maintenance & Repair	500	416	1,560	(1,143)
Stormwater System Maintenance	10,500	6,975	21,030	(14,055)
Wetland Monitoring & Maintenance	500	417	0	416
Total Stormwater Control	31,147	24,181	40,286	(16,107)
Other Physical Environment				
Entry & Walls Maintenance & Repair	8,000	6,666	0	6,667
Fire Ant Treatment	500	417	0	417
General Liability Insurance	4,495	4,495	4,372	123
Holiday Decorations	3,000	2,500	400	2,100
Irrigation Maintenance & Repair	5,000	4,167	1,467	2,700
Landscape - Mulch	10,000	8,333	14,850	(6,517)
Landscape Inspection Services	10,800	9,000	9,000	0
Landscape Maintenance	165,000	137,500	135,373	2,127
Landscape Replacement Plants, Shrubs, Tr	10,500	8,750	19,275	(10,525)
Ornamental Lighting & Maintenance	1,000	833	0	833
Pressure Washing	5,000	4,167	750	3,416
Property Insurance	21,303	21,303	22,082	(779)
Total Other Physical Environment	244,598	208,131	207,569	562
Road & Street Facilities				
Parking Lot Repair & Maintenance	500	416	0	417
Street Sign Repair & Replacement	500	417	0	417
Total Road & Street Facilities	1,000	833	0	834
Parks & Recreation				
Capital Projects	2,500	2,083	0	2,083
Clubhouse Janitorial Services	15,000	12,500	14,245	(1,745)
Clubhouse Miscellaneous Expense	2,800	2,334	3,922	(1,588)
Computer Support, Maintenance & Repair	500	416	0	417
Dog Waste Station Supplies & Maintenance	3,200	2,667	1,950	716
Facility A/C & Heating Maintenance & Rep	8,408	7,006	7,436	(429)
Fitness Equipment Maintenance & Repair	10,000	8,334	28,111	(19,779)
Furniture Repair & Replacement	1,000	833	0	834
Holiday Decorations	750	750	0	750
Maintenance & Repairs	10,000	8,333	32,461	(24,128)
Management Contract	212,812	177,344	163,255	14,089
Office Supplies	1,500	1,250	770	480
Pest Control	1,496	1,246	1,278	(32)

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Playground Equipment & Maintenance	1,500	1,250	600	650
Pool Permits	275	275	276	0
Pool Repair & Maintenance	7,500	6,250	2,648	3,601
Pool Service Contract	36,000	30,000	17,600	12,400
Security System Monitoring Services & Ma	6,000	5,000	2,129	2,871
Telephone, Internet, Cable	7,500	6,250	5,963	287
Tennis/Athletic Court/Park Maintenance	1,000	833	120	713
Total Parks & Recreation	329,741	274,954	282,764	(7,810)
Special Events				
Special Events	6,000	5,000	6,718	(1,718)
Total Special Events	6,000	5,000	6,718	(1,718)
Contingency				
Miscellaneous Contingency	10,000	8,334	63,544	(55,210)
Total Contingency	10,000	8,334	63,544	(55,210)
Total Expenditures	928,798	780,868	869,433	(88,565)
Total Excess of Revenues Over(Under) Expenditures	0	147,930	145,209	(2,721)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	123,486	123,486
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(123,486)	(123,486)
Total Other Financing Sources(Uses)	0	0	0	0
Fund Balance, Beginning of Period	0	0	103,213	103,212
Total Fund Balance, End of Period	0	147,930	248,422	100,491

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,423	7,423
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	<u>200,000</u>	<u>200,000</u>	<u>207,423</u>	<u>7,423</u>
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	197,577	2,423
Total Contingency	<u>200,000</u>	<u>200,000</u>	<u>197,577</u>	<u>2,423</u>
Total Expenditures	<u>200,000</u>	<u>200,000</u>	<u>197,577</u>	<u>2,423</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>9,846</u>	<u>9,846</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	123,486	123,486
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(123,486)	(123,486)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>271,908</u>	<u>271,908</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>281,754</u>	<u>281,754</u>

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,005	8,005
Special Assessments				
Tax Roll	227,159	227,159	230,326	3,167
Total Revenues	<u>227,159</u>	<u>227,159</u>	<u>238,331</u>	<u>11,172</u>
Expenditures				
Debt Service				
Interest	72,159	72,159	71,360	799
Principal	155,000	155,000	155,000	0
Total Debt Service	<u>227,159</u>	<u>227,159</u>	<u>226,360</u>	<u>799</u>
Total Expenditures	<u>227,159</u>	<u>227,159</u>	<u>226,360</u>	<u>799</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,971</u>	<u>11,971</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>187,125</u>	<u>187,125</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>199,096</u>	<u>199,096</u>

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,615	8,615
Special Assessments				
Tax Roll	176,075	176,075	178,530	2,455
Total Revenues	<u>176,075</u>	<u>176,075</u>	<u>187,145</u>	<u>11,070</u>
Expenditures				
Debt Service				
Interest	91,075	91,075	90,534	541
Principal	85,000	85,000	85,000	0
Total Debt Service	<u>176,075</u>	<u>176,075</u>	<u>175,534</u>	<u>541</u>
Total Expenditures	<u>176,075</u>	<u>176,075</u>	<u>175,534</u>	<u>541</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,611</u>	<u>11,611</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>221,088</u>	<u>221,088</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>232,699</u>	<u>232,699</u>

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	23,265	23,265
Special Assessments				
Tax Roll	361,149	361,149	366,185	5,036
Total Revenues	<u>361,149</u>	<u>361,149</u>	<u>389,450</u>	<u>28,301</u>
Expenditures				
Debt Service				
Interest	256,149	256,149	249,037	7,112
Principal	105,000	105,000	105,000	0
Total Debt Service	<u>361,149</u>	<u>361,149</u>	<u>354,037</u>	<u>7,112</u>
Total Expenditures	<u>361,149</u>	<u>361,149</u>	<u>354,037</u>	<u>7,112</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>35,413</u>	<u>35,413</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>682,909</u>	<u>682,909</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>718,322</u>	<u>718,322</u>

See Notes to Unaudited Financial Statements

**Panther Trails CDD
Investment Summary
July 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 3,513
Total General Fund Investments		\$ 3,513
Valley National Bank	Governmental Checking/ ICS	\$ 281,754
Total Reserve Fund Investments		\$ 281,754
US Bank Series S2015 Reserve	US Bank GCTS 0490	\$ 361,150
US Bank Series S2015 Revenue	US Bank GCTS 0490	357,121
US Bank Series S2015 Prepayment	US Bank GCTS 0490	51
Hancock Bank Series S2016 Reserve	Goldman Sachs Government Fund Class Inst 465	94,553
Hancock Bank Series S2016 Revenue	Goldman Sachs Government Fund Class Inst 465	104,500
Hancock Bank Series S2016 Interest	Goldman Sachs Government Fund Class Inst 465	4
Hancock Bank Series S2016 Sinking Fund	Goldman Sachs Government Fund Class Inst 465	18
Hancock Bank Series S2016 Prepayment	Goldman Sachs Government Fund Class Inst 465	22
US Bank Series S2018 Reserve A-1	US Bank GCTS 0490	62,384
US Bank Series S2018 Reserve A-2	US Bank GCTS 0490	26,000
US Bank Series S2018 Revenue	US Bank GCTS 0490	133,115
US Bank Series S2018 Prepayment A-1	US Bank GCTS 0490	5,836
US Bank Series S2018 Prepayment A-2	US Bank GCTS 0490	5,363
Total Debt Service Fund Investments		\$ 1,150,117

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Panther Trails Community Development District
Summary A/R Ledger
From 07/01/2025 to 07/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
682, 2651	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002590	11510	05/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002638	11510	06/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002698	11510	07/01/2025	100.00
Sum for 682, 2651							300.00
Sum for 682							300.00
Sum Total							300.00

Panther Trails Community Development District
Summary A/P Ledger
From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
682, 2651						
	682 General Fund	07/22/2025	ABM Building Services, LLC	19751515	A/C Monthly Maintenance Services 07/25	794.00
	682 General Fund	06/27/2025	BOCC Hillsborough County Public Utilities	6919533420 06/25	Summary Bill 06/25	691.15
	682 General Fund	07/28/2025	BOCC Hillsborough County Public Utilities	6919533420 07/25	Summary Bill 07/25	746.24
	682 General Fund	07/25/2025	Charter Communications	2358442072525 08/25	11796 Ekker Rd-Account 8337-12-028-2358442 08/25	291.99
	682 General Fund	07/31/2025	Landscape Maintenance Professionals, Inc.	347916	Remove & Replace Viburnum Hedge 07/25	2,394.93
	682 General Fund	07/17/2025	Republic Services	0696-001284547	ACH Disposal Services #3-0696-0016352 08/25	708.16
Sum for 682, 2651						5,626.47
Sum for 682						5,626.47
Sum Total						5,626.47

Panther Trails Community Development District
Notes to Unaudited Financial Statements
July 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 07/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.



Rizzetta & Company

Panther Trails Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

panthertrailscdd.org
rizzetta.com

Panther Trails Community Development District

Balance Sheet

As of 08/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	178,237	0	0	178,237	0	0
Investments	3,525	282,712	1,144,074	1,430,311	0	0
Accounts Receivable	400	0	0	400	0	0
Prepaid Expenses	3,879	0	0	3,879	0	0
Refundable Deposits	22,662	0	0	22,661	0	0
Fixed Assets	0	0	0	0	10,700,839	0
Amount Available in Debt Service	0	0	0	0	0	1,144,074
Amount To Be Provided Debt Service	0	0	0	0	0	7,325,926
Total Assets	208,703	282,712	1,144,074	1,635,488	10,700,839	8,470,000
Liabilities						
Accounts Payable	13,881	0	0	13,881	0	0
Accrued Expenses	14,800	0	0	14,800	0	0
Other Current Liabilities	1	0	0	1	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,470,000
Deposits Payable	350	0	0	350	0	0
Total Liabilities	29,032	0	0	29,032	0	8,470,000
Fund Equity & Other Credits						
Beginning Fund Balance	103,212	271,908	1,091,121	1,466,241	0	0
Investment In General Fixed Assets	0	0	0	0	10,700,839	0
Net Change in Fund Balance	76,458	10,804	52,953	140,215	0	0
Total Fund Equity & Other Credits	179,670	282,712	1,144,074	1,606,456	10,700,839	0
Total Liabilities & Fund Equity	208,703	282,712	1,144,074	1,635,488	10,700,839	8,470,000

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	112	112
Special Assessments				
Tax Roll	928,798	928,798	944,679	15,881
Other Misc. Revenues				
Insurance Proceeds	0	0	62,643	62,643
Miscellaneous Revenue	0	0	7,344	7,344
Total Revenues	928,798	928,798	1,014,778	85,980
Expenditures				
Legislative				
Supervisor Fees	7,000	6,417	4,200	2,217
Total Legislative	7,000	6,417	4,200	2,217
Financial & Administrative				
Accounting Services	18,720	17,160	17,160	0
Administrative Services	5,200	4,766	4,767	0
Arbitrage Rebate Calculation	500	500	500	0
Assessment Roll	5,200	5,200	5,200	0
Auditing Services	4,200	4,200	3,800	400
Bank Fees	550	504	467	36
Disclosure Report	6,000	5,500	5,500	0
District Engineer	15,000	13,750	18,466	(4,715)
District Management	25,444	23,324	23,323	0
Dues, Licenses & Fees	350	350	175	175
Financial & Revenue Collections	5,200	4,767	4,767	0
Legal Advertising	3,500	3,208	731	2,477
Miscellaneous Fees	750	687	2,642	(1,955)
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	11,000	11,000	14,868	(3,868)
Website Hosting, Maintenance, Backup & E	2,894	2,653	2,637	16
Total Financial & Administrative	108,312	101,373	108,703	(7,330)
Legal Counsel				
District Counsel	5,000	4,583	7,256	(2,673)
Total Legal Counsel	5,000	4,583	7,256	(2,673)
Electric Utility Services				
Utility - Recreation Facilities	15,500	14,209	14,137	72
Utility - Street Lights	155,000	142,083	137,315	4,768
Utility Services	4,000	3,667	2,714	952
Total Electric Utility Services	174,500	159,959	154,166	5,792
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	6,000	5,500	6,836	(1,335)
Total Garbage/Solid Waste Control Services	6,000	5,500	6,836	(1,335)

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Water-Sewer Combination Services				
Utility Services	5,500	5,041	8,376	(3,335)
Total Water-Sewer Combination Services	5,500	5,041	8,376	(3,335)
Stormwater Control				
Aquatic Maintenance	19,147	17,552	19,835	(2,284)
Aquatic Plant Replacement	500	458	0	459
Lake/Pond Bank Maintenance & Repair	500	458	1,560	(1,102)
Stormwater System Maintenance	10,500	6,975	21,030	(14,055)
Wetland Monitoring & Maintenance	500	458	0	458
Total Stormwater Control	31,147	25,901	42,425	(16,524)
Other Physical Environment				
Entry & Walls Maintenance & Repair	8,000	7,334	0	7,333
Fire Ant Treatment	500	458	0	459
General Liability Insurance	4,495	4,495	4,372	123
Holiday Decorations	3,000	2,750	400	2,350
Irrigation Maintenance & Repair	5,000	4,583	2,122	2,461
Landscape - Mulch	10,000	9,167	14,850	(5,683)
Landscape Inspection Services	10,800	9,900	9,900	0
Landscape Maintenance	165,000	151,250	148,456	2,794
Landscape Replacement Plants, Shrubs, Tr	10,500	9,625	20,787	(11,162)
Ornamental Lighting & Maintenance	1,000	916	0	917
Pressure Washing	5,000	4,584	750	3,833
Property Insurance	21,303	21,303	22,082	(779)
Total Other Physical Environment	244,598	226,365	223,719	2,646
Road & Street Facilities				
Parking Lot Repair & Maintenance	500	458	0	458
Street Sign Repair & Replacement	500	458	0	458
Total Road & Street Facilities	1,000	916	0	916
Parks & Recreation				
Capital Projects	2,500	2,292	0	2,292
Clubhouse Janitorial Services	15,000	13,750	15,745	(1,995)
Clubhouse Miscellaneous Expense	2,800	2,566	3,921	(1,355)
Computer Support, Maintenance & Repair	500	459	0	459
Dog Waste Station Supplies & Maintenance	3,200	2,933	2,782	151
Facility A/C & Heating Maintenance & Rep	8,408	7,707	8,230	(523)
Fitness Equipment Maintenance & Repair	10,000	9,167	28,112	(18,945)
Furniture Repair & Replacement	1,000	916	0	917
Holiday Decorations	750	750	0	750
Maintenance & Repairs	10,000	9,167	32,444	(23,278)
Management Contract	212,812	195,078	185,456	9,622
Office Supplies	1,500	1,375	770	605
Pest Control	1,496	1,371	1,362	9
Playground Equipment & Maintenance	1,500	1,375	600	775

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Permits	275	275	275	0
Pool Repair & Maintenance	7,500	6,875	2,693	4,182
Pool Service Contract	36,000	33,000	20,699	12,301
Security System Monitoring Services & Ma	6,000	5,500	2,563	2,937
Telephone, Internet, Cable	7,500	6,875	6,606	269
Tennis/Athletic Court/Park Maintenance	1,000	917	119	797
Total Parks & Recreation	329,741	302,348	312,377	(10,030)
Special Events				
Special Events	6,000	5,500	6,719	(1,218)
Total Special Events	6,000	5,500	6,719	(1,218)
Contingency				
Miscellaneous Contingency	10,000	9,166	63,543	(54,377)
Total Contingency	10,000	9,166	63,543	(54,377)
Total Expenditures	928,798	853,069	938,320	(85,251)
Total Excess of Revenues Over(Under) Ex- penditures	0	75,729	76,458	729
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	123,486	123,486
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(123,486)	(123,486)
Total Other Financing Sources(Uses)	0	0	0	0
Fund Balance, Beginning of Period	0	0	103,212	103,212
Total Fund Balance, End of Period	0	75,729	179,670	103,941

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,381	8,381
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	<u>200,000</u>	<u>200,000</u>	<u>208,381</u>	<u>8,381</u>
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	197,577	2,423
Total Contingency	<u>200,000</u>	<u>200,000</u>	<u>197,577</u>	<u>2,423</u>
Total Expenditures	<u>200,000</u>	<u>200,000</u>	<u>197,577</u>	<u>2,423</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>10,804</u>	<u>10,804</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	123,486	123,486
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(123,486)	(123,486)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>271,908</u>	<u>271,908</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>282,712</u>	<u>282,712</u>

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,727	8,727
Special Assessments				
Tax Roll	227,159	227,159	230,326	3,167
Total Revenues	<u>227,159</u>	<u>227,159</u>	<u>239,053</u>	<u>11,894</u>
Expenditures				
Debt Service				
Interest	72,159	72,159	71,360	799
Principal	155,000	155,000	155,000	0
Total Debt Service	<u>227,159</u>	<u>227,159</u>	<u>226,360</u>	<u>799</u>
Total Expenditures	<u>227,159</u>	<u>227,159</u>	<u>226,360</u>	<u>799</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>12,693</u>	<u>12,693</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>187,125</u>	<u>187,125</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>199,818</u>	<u>199,818</u>

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,421	9,421
Special Assessments				
Tax Roll	176,075	176,075	178,530	2,455
Total Revenues	<u>176,075</u>	<u>176,075</u>	<u>187,951</u>	<u>11,876</u>
Expenditures				
Debt Service				
Interest	91,075	91,075	90,658	417
Principal	85,000	85,000	95,000	(10,000)
Total Debt Service	<u>176,075</u>	<u>176,075</u>	<u>185,658</u>	<u>(9,583)</u>
Total Expenditures	<u>176,075</u>	<u>176,075</u>	<u>185,658</u>	<u>(9,583)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,293</u>	<u>2,293</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>221,088</u>	<u>221,088</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>223,381</u>	<u>223,381</u>

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,819	25,819
Special Assessments				
Tax Roll	361,149	361,149	366,185	5,035
Total Revenues	<u>361,149</u>	<u>361,149</u>	<u>392,004</u>	<u>30,854</u>
Expenditures				
Debt Service				
Interest	256,149	256,149	249,038	7,112
Principal	105,000	105,000	105,000	0
Total Debt Service	<u>361,149</u>	<u>361,149</u>	<u>354,038</u>	<u>7,112</u>
Total Expenditures	<u>361,149</u>	<u>361,149</u>	<u>354,038</u>	<u>7,112</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>37,966</u>	<u>37,966</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>682,909</u>	<u>682,909</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>720,875</u>	<u>720,875</u>

**Panther Trails CDD
Investment Summary
August 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 3,525
Total General Fund Investments		<u>\$ 3,525</u>
Valley National Bank	Governmental Checking/ ICS	\$ 282,712
Total Reserve Fund Investments		<u>\$ 282,712</u>
US Bank Series S2015 Reserve	US Bank GCTS 0490	\$ 361,151
US Bank Series S2015 Revenue	US Bank GCTS 0490	359,674
US Bank Series S2015 Prepayment	US Bank GCTS 0490	51
Hancock Bank Series S2016 Reserve	Goldman Sachs Government Fund Class Inst 465	94,890
Hancock Bank Series S2016 Revenue	Goldman Sachs Government Fund Class Inst 465	104,884
Hancock Bank Series S2016 Interest	Goldman Sachs Government Fund Class Inst 465	4
Hancock Bank Series S2016 Sinking Fund	Goldman Sachs Government Fund Class Inst 465	18
Hancock Bank Series S2016 Prepayment	Goldman Sachs Government Fund Class Inst 465	22
US Bank Series S2018 Reserve A-1	US Bank GCTS 0490	62,615
US Bank Series S2018 Reserve A-2	US Bank GCTS 0490	26,096
US Bank Series S2018 Revenue	US Bank GCTS 0490	133,453
US Bank Series S2018 Prepayment A-1	US Bank GCTS 0490	836
US Bank Series S2018 Prepayment A-2	US Bank GCTS 0490	380
Total Debt Service Fund Investments		<u>\$ 1,144,074</u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Panther Trails Community Development District
Summary A/R Ledger
From 08/01/2025 to 08/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
682, 2651							
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002590	11510	05/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002638	11510	06/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002698	11510	07/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002749	11510	08/01/2025	100.00
Sum for 682, 2651							400.00
Sum for 682							400.00
Sum Total							400.00

Panther Trails Community Development District
Summary A/P Ledger
From 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
682, 2651	682 General Fund	08/13/2025	ABM Building Services, LLC	19763550	A/C Monthly Maintenance Services 08/25	794.00
	682 General Fund	08/26/2025	BOCC Hillsborough County Public Utilities	6919533420 08/25	Summary Bill 08/25	1,020.85
	682 General Fund	08/25/2025	Charter Communications	2358442082525 09/25	11796 Ekker Rd-Account 8337-12-028-2358442 09/25	291.99
	682 General Fund	08/29/2025	DCSI, Inc.	34048	Service Call 08/25	145.00
	682 General Fund	08/01/2025	Doody Daddy, LLC	35385	Dog Station Services 08/25	416.00
	682 General Fund	08/08/2025	Landscape Maintenance Professionals, Inc.	350424	Extra Sod 08/25	467.60
	682 General Fund	08/31/2025	Landscape Maintenance Professionals, Inc.	354992	DC latching solenoid was replaced 8/25	462.60
	682 General Fund	08/25/2025	Landscape Maintenance Professionals, Inc.	352065	Tree Service 08/25	640.00
	682 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351097	Replace Old Plant with New Plant 08/25	409.13
	682 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351143	Irrigation Services 08/25	655.50
	682 General Fund	08/01/2025	Pye-Barker Fire & Safety, Inc.	INV00467437 ADJ	Fire Safety Inspection -Adjustment 03/25	(16.74)
	682 General Fund	08/17/2025	Republic Services	0696-001291115 ACH	Disposal Services #3-0696-0016352 09/25	708.16
	682 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102348	Personnel Reimbursement 08/25	6,961.24
	682 General Fund	08/25/2025	Solitude Lake Management, LLC	PSI196432	Monthly Lake & Pond Services 08/25	500.00
	682 General Fund	08/05/2025	Stantec Consulting Services, Inc.	2433890	District Engineering 07/25	341.93
	682 General Fund	08/15/2025	Terminix	462852260	Pest Control 08/25	83.44
Sum for 682, 2651						13,880.70
Sum for 682						13,880.70
Sum Total						13,880.70

Panther Trails Community Development District
Notes to Unaudited Financial Statements
August 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.



Rizzetta & Company

Panther Trails Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

panthertrailscdd.org
rizzetta.com

Panther Trails Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	96,480	0	0	96,480	0	0
Investments	3,537	283,631	1,148,144	1,435,313	0	0
Accounts Receivable	400	0	0	400	0	0
Prepaid Expenses	34,004	0	0	34,004	0	0
Refundable Deposits	22,661	0	0	22,661	0	0
Fixed Assets	0	0	0	0	10,700,839	0
Amount Available in Debt Service	0	0	0	0	0	1,148,144
Amount To Be Provided Debt Service	0	0	0	0	0	7,321,856
Total Assets	157,082	283,631	1,148,144	1,588,858	10,700,839	8,470,000
Liabilities						
Accounts Payable	29,978	0	0	29,978	0	0
Accrued Expenses	15,650	0	0	15,650	0	0
Other Current Liabilities	10	0	0	10	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,470,000
Deposits Payable	850	0	0	850	0	0
Total Liabilities	46,488	0	0	46,488	0	8,470,000
Fund Equity & Other Credits						
Beginning Fund Balance	103,212	271,908	1,091,121	1,466,241	0	0
Investment In General Fixed Assets	0	0	0	0	10,700,839	0
Net Change in Fund Balance	7,383	11,723	57,023	76,130	0	0
Total Fund Equity & Other Credits	110,595	283,631	1,148,144	1,542,371	10,700,839	0
Total Liabilities & Fund Equity	157,082	283,631	1,148,144	1,588,858	10,700,839	8,470,000

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	124	124
Special Assessments				
Tax Roll	928,798	928,798	944,680	15,882
Other Misc. Revenues				
Insurance Proceeds	0	0	62,643	62,643
Miscellaneous Revenue	0	0	7,560	7,560
Total Revenues	928,798	928,798	1,015,007	86,209
Expenditures				
Legislative				
Supervisor Fees	7,000	7,000	4,200	2,800
Total Legislative	7,000	7,000	4,200	2,800
Financial & Administrative				
Accounting Services	18,720	18,720	18,720	0
Administrative Services	5,200	5,200	5,200	0
Arbitrage Rebate Calculation	500	500	500	0
Assessment Roll	5,200	5,200	5,200	0
Auditing Services	4,200	4,200	3,800	400
Bank Fees	550	550	517	33
Disclosure Report	6,000	6,000	6,000	0
District Engineer	15,000	15,000	18,818	(3,818)
District Management	25,444	25,444	25,444	0
Dues, Licenses & Fees	350	350	175	175
Financial & Revenue Collections	5,200	5,200	5,200	0
Legal Advertising	3,500	3,500	731	2,769
Miscellaneous Fees	750	750	2,642	(1,892)
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	11,000	11,000	14,868	(3,868)
Website Hosting, Maintenance, Backup & E	2,894	2,894	2,738	156
Total Financial & Administrative	108,312	108,312	114,253	(5,941)
Legal Counsel				
District Counsel	5,000	5,000	8,808	(3,808)
Total Legal Counsel	5,000	5,000	8,808	(3,808)
Electric Utility Services				
Utility - Recreation Facilities	15,500	15,500	15,946	(446)
Utility - Street Lights	155,000	155,000	150,211	4,789
Utility Services	4,000	4,000	2,982	1,018
Total Electric Utility Services	174,500	174,500	169,139	5,361
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	6,000	6,000	7,589	(1,589)
Total Garbage/Solid Waste Control Services	6,000	6,000	7,589	(1,589)

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Water-Sewer Combination Services				
Utility Services	5,500	5,500	9,562	(4,062)
Total Water-Sewer Combination Services	5,500	5,500	9,562	(4,062)
Stormwater Control				
Aquatic Maintenance	19,147	19,147	22,475	(3,328)
Aquatic Plant Replacement	500	500	0	500
Lake/Pond Bank Maintenance & Repair	500	500	1,560	(1,060)
Stormwater System Maintenance	10,500	10,500	21,030	(10,530)
Wetland Monitoring & Maintenance	500	500	0	500
Total Stormwater Control	31,147	31,147	45,065	(13,918)
Other Physical Environment				
Entry & Walls Maintenance & Repair	8,000	8,000	0	8,000
Fire Ant Treatment	500	500	0	500
General Liability Insurance	4,495	4,495	4,372	123
Holiday Decorations	3,000	3,000	400	2,600
Irrigation Maintenance & Repair	5,000	5,000	4,449	551
Landscape - Mulch	10,000	10,000	14,850	(4,850)
Landscape Inspection Services	10,800	10,800	10,800	0
Landscape Maintenance	165,000	165,000	161,070	3,930
Landscape Replacement Plants, Shrubs, Tr	10,500	10,500	20,787	(10,287)
Ornamental Lighting & Maintenance	1,000	1,000	0	1,000
Pressure Washing	5,000	5,000	750	4,250
Property Insurance	21,303	21,303	22,082	(779)
Total Other Physical Environment	244,598	244,598	239,560	5,038
Road & Street Facilities				
Parking Lot Repair & Maintenance	500	500	0	500
Street Sign Repair & Replacement	500	500	0	500
Total Road & Street Facilities	1,000	1,000	0	1,000
Parks & Recreation				
Capital Projects	2,500	2,500	0	2,500
Clubhouse Janitorial Services	15,000	15,000	18,745	(3,745)
Clubhouse Miscellaneous Expense	2,800	2,800	4,307	(1,507)
Computer Support, Maintenance & Repair	500	500	0	500
Dog Waste Station Supplies & Maintenance	3,200	3,200	2,782	418
Facility A/C & Heating Maintenance & Rep	8,408	8,408	9,024	(616)
Fitness Equipment Maintenance & Repair	10,000	10,000	28,112	(18,112)
Furniture Repair & Replacement	1,000	1,000	0	1,000
Holiday Decorations	750	750	0	750
Maintenance & Repairs	10,000	10,000	36,394	(26,394)
Management Contract	212,812	212,812	200,696	12,116
Office Supplies	1,500	1,500	770	730
Pest Control	1,496	1,496	1,446	50
Playground Equipment & Maintenance	1,500	1,500	1,029	471

See Notes to Unaudited Financial Statements

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Permits	275	275	275	0
Pool Repair & Maintenance	7,500	7,500	2,815	4,685
Pool Service Contract	36,000	36,000	23,109	12,891
Security System Monitoring Services & Ma	6,000	6,000	2,563	3,437
Telephone, Internet, Cable	7,500	7,500	6,956	544
Tennis/Athletic Court/Park Maintenance	1,000	1,000	164	836
Total Parks & Recreation	329,741	329,741	339,187	(9,446)
Special Events				
Special Events	6,000	6,000	6,718	(718)
Total Special Events	6,000	6,000	6,718	(718)
Contingency				
Miscellaneous Contingency	10,000	10,000	63,544	(53,544)
Total Contingency	10,000	10,000	63,544	(53,544)
Total Expenditures	928,798	928,798	1,007,625	(78,827)
Total Excess of Revenues Over(Under) Ex- penditures	0	0	7,382	7,382
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	123,487	123,487
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(123,486)	(123,486)
Total Other Financing Sources(Uses)	0	0	1	1
Fund Balance, Beginning of Period	0	0	103,212	103,212
Total Fund Balance, End of Period	0	0	110,595	110,595

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,300	9,300
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	<u>200,000</u>	<u>200,000</u>	<u>209,300</u>	<u>9,300</u>
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	197,576	2,424
Total Contingency	<u>200,000</u>	<u>200,000</u>	<u>197,576</u>	<u>2,424</u>
Total Expenditures	<u>200,000</u>	<u>200,000</u>	<u>197,576</u>	<u>2,424</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>11,724</u>	<u>11,724</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	123,486	123,486
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(123,486)	(123,486)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>271,907</u>	<u>271,907</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>283,631</u>	<u>283,631</u>

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,399	9,399
Special Assessments				
Tax Roll	227,159	227,159	230,326	3,167
Total Revenues	<u>227,159</u>	<u>227,159</u>	<u>239,725</u>	<u>12,566</u>
Expenditures				
Debt Service				
Interest	72,159	72,159	71,360	799
Principal	155,000	155,000	155,000	0
Total Debt Service	<u>227,159</u>	<u>227,159</u>	<u>226,360</u>	<u>799</u>
Total Expenditures	<u>227,159</u>	<u>227,159</u>	<u>226,360</u>	<u>799</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>13,365</u>	<u>13,365</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>187,125</u>	<u>187,125</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>200,490</u>	<u>200,490</u>

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,222	10,222
Special Assessments				
Tax Roll	176,075	176,075	178,530	2,455
Total Revenues	<u>176,075</u>	<u>176,075</u>	<u>188,752</u>	<u>12,677</u>
Expenditures				
Debt Service				
Interest	91,075	91,075	90,657	418
Principal	85,000	85,000	95,000	(10,000)
Total Debt Service	<u>176,075</u>	<u>176,075</u>	<u>185,657</u>	<u>(9,582)</u>
Total Expenditures	<u>176,075</u>	<u>176,075</u>	<u>185,657</u>	<u>(9,582)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>3,095</u>	<u>3,095</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>221,087</u>	<u>221,087</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>224,182</u>	<u>224,182</u>

Panther Trails Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	28,415	28,415
Special Assessments				
Tax Roll	361,149	361,149	366,185	5,036
Total Revenues	<u>361,149</u>	<u>361,149</u>	<u>394,600</u>	<u>33,451</u>
Expenditures				
Debt Service				
Interest	256,149	256,149	249,037	7,112
Principal	105,000	105,000	105,000	0
Total Debt Service	<u>361,149</u>	<u>361,149</u>	<u>354,037</u>	<u>7,112</u>
Total Expenditures	<u>361,149</u>	<u>361,149</u>	<u>354,037</u>	<u>7,112</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>40,563</u>	<u>40,563</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>682,908</u>	<u>682,908</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>723,471</u>	<u>723,471</u>

**Panther Trails CDD
Investment Summary
September 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2025</u>
Valley National Bank	Governmental Checking	\$ 3,537
Total General Fund Investments		\$ 3,537
Valley National Bank	Governmental Checking/ ICS	\$ 283,631
Total Reserve Fund Investments		\$ 283,631
US Bank Series S2015 Reserve	US Bank GCTS 0490	\$ 361,150
US Bank Series S2015 Revenue	US Bank GCTS 0490	362,270
US Bank Series S2015 Prepayment	US Bank GCTS 0490	51
Hancock Bank Series S2016 Reserve	Goldman Sachs Government Fund Class Inst 465	95,226
Hancock Bank Series S2016 Revenue	Goldman Sachs Government Fund Class Inst 465	105,220
Hancock Bank Series S2016 Interest	Goldman Sachs Government Fund Class Inst 465	4
Hancock Bank Series S2016 Sinking Fund	Goldman Sachs Government Fund Class Inst 465	18
Hancock Bank Series S2016 Prepayment	Goldman Sachs Government Fund Class Inst 465	22
US Bank Series S2018 Reserve A-1	US Bank GCTS 0490	62,840
US Bank Series S2018 Reserve A-2	US Bank GCTS 0490	26,190
US Bank Series S2018 Revenue	US Bank GCTS 0490	133,934
US Bank Series S2018 Prepayment A-1	US Bank GCTS 0490	837
US Bank Series S2018 Prepayment A-2	US Bank GCTS 0490	382
Total Debt Service Fund Investments		\$ 1,148,144

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Panther Trails Community Development District
Summary A/R Ledger
From 09/01/2025 to 09/30/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
682, 2651	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002638	11510	06/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002698	11510	07/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002749	11510	08/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Association - Dallas	AR00002805	11510	09/01/2025	100.00
Sum for 682, 2651							400.00
Sum for 682							400.00
Sum Total							400.00

Panther Trails Community Development District
Summary A/P Ledger
From 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
682, 2651	682 General Fund	09/18/2025	ABM Building Services, LLC	19787229	A/C Monthly Maintenance Services 09/25	794.00
	682 General Fund	09/25/2025	BOCC Hillsborough County Public Utilities	6919533420 09/25	11796 Ekker Rd and Lift Station 09/25	1,185.67
	682 General Fund	09/26/2025	Burr & Forman, LLP	1594335	Legal Services 06/25 and 08/25	552.50
	682 General Fund	09/01/2025	Cooper Pools Remodeling & Resurfacing Inc	2025-1084	Monthly Commercial Maintenance & Service Call 09/25	122.06
	682 General Fund	09/01/2025	Cooper Pools Remodeling & Resurfacing Inc	2025-1084	Monthly Commercial Maintenance & Service Call 09/25	2,410.00
	682 General Fund	09/01/2025	Landscape Maintenance Professionals, Inc.	353563	Landscape Maintenance 09/25	12,614.59
	682 General Fund	09/30/2025	Landscape Maintenance Professionals, Inc.	358668	The ICore controller on Symmes Rd. has failed and must be replaced	2,327.61
	682 General Fund	09/17/2025	Nick Knows LLC	PTCDD215-B	Clubhouse Pressure Washing 9/25	700.00
	682 General Fund	08/01/2025	Pye-Barker Fire & Safety, Inc.	INV00467437 ADJ	Fire Safety Inspection -Adjustment 03/25	(16.74)
	682 General Fund	09/17/2025	Republic Services	0696-001291115 10/25 ACH	Disposal Services #3-0696-0016352 10/25	753.77
	682 General Fund	09/26/2025	Rizzetta & Company, Inc.	INV0000103516	Personnel Reimbursement 08/25	6,897.92
	682 General Fund	09/10/2025	Solitude Lake Management, LLC	PSI204540	Lake, Pond & Wetland Application One-Time Service Site 2 Site 1 MOSQUITO CONTROL	500.25
	682 General Fund	09/24/2025	Solitude Lake Management, LLC	PSI204946	Lake, Pond & Wetland Application One-Time Service Site 2 Site 1 MOSQUITO CONTROL Completed: 3 of 3 Midge Fly Treatments	500.00
	682 General Fund	09/04/2025	Stantec Consulting Services, Inc.	2449126	District Engineering 08/25	552.70
	682 General Fund	09/25/2025	Terminix	464244993	Pest Control 09/25	83.44
Sum for 682, 2651						29,977.77
Sum for 682						29,977.77
Sum Total						29,977.77

Panther Trails Community Development District
Notes to Unaudited Financial Statements
September 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 9

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.panthertrailscdd.org

Operations and Maintenance Expenditures July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$80,921.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BOCC Hillsborough County Public Utilities	20250702-01	6919533420 05/25 ACH	11796 Ekker Rd and Lift Station 05/25	\$ 2,196.62
Charter Communications	20250711-01	8358442062525 ACH	11796 Ekker Rd-Account 8337-12- 028-2358442 07/25	\$ 291.99
Charter Communications	20250718-01	2467771070125 07/25 ACH	Clubhouse-8040 Carriage Pointe Dr 07/25	\$ 180.00
Charter Communications	20250718-02	2467789070125 07/25 ACH	8310 Carriage Pointe Dr Cameras 07/25	\$ 170.00
Cooper Pools Remodeling & Resurfacing Inc	100887	2025-819	Ladder Repairs 07/25	\$ 713.68
Cooper Pools Remodeling & Resurfacing Inc	100887	2025-874	Monthly Commercial Maintenance 07/25	\$ 2,410.00
Cooper Pools Remodeling & Resurfacing Inc	100887	2025-927	Service Call 07/25	\$ 225.00
David Karshick	100888	34286	Dog Station Services 06/25	\$ 416.00
David Karshick	100888	34763	Dog Station Services 07/25	\$ 416.00
DCSI, Inc.	100903	33887	Service Call 07/25	\$ 74.97
Florida Department of Revenue	20250709-01	39-8015697991-3 06/25 ACH	Sales & Use Tax 06/25	\$ 42.62
Landscape Maintenance Professionals, Inc.	100889	343038	Landscape Maintenance 07/25	\$ 12,614.59
Landscape Maintenance Professionals, Inc.	100889	343790	Mulch Install 06/25	\$ 14,850.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nick Knows LLC	100890	PTCDD201	Installation of 4 Benches 07/25	\$ 2,450.00
Nick Knows LLC	100890	PTCDD202	Clubhouse Cleaning 07/25	\$ 1,500.00
Republic Services	20250707-01	0696-001277750 ACH	Disposal Services 07/25	\$ 708.16
Rizzetta & Company, Inc.	100884	INV0000100532	District Management Fees 07/25	\$ 6,046.99
Rizzetta & Company, Inc.	100886	INV0000100574	Amenity Management & Oversight	\$ 8,363.10
Rizzetta & Company, Inc.	100896	INV0000100690	and Personnel Reimbursement Personnel Reimbursement 07/25	\$ 7,037.12
Rizzetta & Company, Inc.	100897	INV0000100988	Mass Mailing 07/25	\$ 1,156.12
School Now	100904	INV-SN-878	Website Hosting Quarterly Services 07/25	\$ 384.38
Solitude Lake Management, LLC	100894	PSI183779	Monthly Lake & Pond Services 07/25	\$ 1,638.74
Stantec Consulting Services, Inc.	100895	2418327	District Engineering 06/25	\$ 1,600.00
TECO	20250728-01	TECO Electric Summary 06/25 ACH	TECO Electric Summary 06/25 ACH	\$ 14,751.16
Terminix	100885	460858527	Pest Control 06/25	\$ 83.44
Terminix	100905	461838362	Pest Control 07/25	\$ 83.44
The Observer Group, Inc.	100898	25-02060H	Legal Advertising 07/25	\$ 214.38

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	100906	25-02135H	Legal Advertising 07/25	\$ 74.38
Valley National Bank	20250725-01	Panther Trails Valley CC ACH 06/25	Panther Trails Valley CC ACH 06/25	<u>\$ 228.32</u>
Report Total				<u>\$ 80,921.20</u>

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.panthertrailscdd.org

Operations and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$62,872.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ABM Building Services, LLC	100908	19751515	A/C Monthly Maintenance Services 07/25	\$ 794.00
BOCC Hillsborough County Public Utilities	20250806-1	6919533420 06/25 ACH	Summary Bill 06/25	\$ 691.15
BOCC Hillsborough County Public Utilities	20250808-1	6919533420 07/25 ACH	Summary Bill 07/25	\$ 746.24
Charter Communications	20250813-1	2358442072525 08/25 ACH	11796 Ekker Rd-Account 8337-12-028-2358442 08/25	\$ 291.99
Charter Communications	20250820-1	2467771080125 08/25 ACH	Clubhouse-8040 Carriage Pointe Dr 08/25	\$ 180.00
Charter Communications	20250820-2	2467789080125 08/25 ACH	8310 Carriage Pointe Dr Cameras 08/25	\$ 170.00
Cooper Pools Remodeling & Resurfacing Inc	100918	2025-1042	Pool Services 08/25	\$ 688.00
Cooper Pools Remodeling & Resurfacing Inc	100918	2025-974	Monthly Commercial Maintenance & Service Call 08/25	\$ 2,455.00
Daniel J Smith II	100913	DS081425	Board of Supervisor 08/14/25	\$ 200.00
David Karshick	100911	35385	Dog Station Services 08/25	\$ 416.00
DCSI, Inc.	100919	33938	Service Call 08/25	\$ 145.00
DCSI, Inc.	100919	33957	Service Call 08/25	\$ 145.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	20250813-2	39-8015697991-3 07/25 ACH	Sales Tax 07/25	\$ 37.50
Gladymari Feliciano	100914	GF081425	Board of Supervisor 08/14/25	\$ 200.00
Jennifer L. Murray	100915	JM081425	Board of Supervisor 08/14/25	\$ 200.00
Juniper Landscaping of Florida, LLC	100920	348605	Landscape Maintenance 08/25	\$ 12,614.58
Landscape Maintenance Professionals, Inc.	100912	347916	Remove & Replace Viburnum Hedge 07/25	\$ 2,394.93
Nick Knows LLC	100921	PTCDD208	Clubhouse Cleaning 08/25	\$ 1,500.00
Republic Services	20250807-1	0696-001284547 ACH	Disposal Services #3-0696-0016352 08/25	\$ 708.16
Rizzetta & Company, Inc.	100907	INV0000101260	District Management Fees 08/25	\$ 6,046.99
Rizzetta & Company, Inc.	100909	INV0000101302	Amenity Management Oversight and Personnel Reimbursement 08/25	\$ 8,237.87
Rizzetta & Company, Inc.	100910	INV0000101341	Cell Phone 07/25	\$ 50.00
Rizzetta & Company, Inc.	100917	INV0000101374	Personnel Reimbursement 08/25	\$ 6,952.23

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100922	PSI192030	Monthly Lake & Pond Services 08/25	\$ 1,638.74
TECO	20250828-2	TECO Electric Summary 07/25 ACH	TECO Electric Summary 07/25 ACH	\$ 14,831.99
Theresa M Lovelace	100916	TL081425	Board of Supervisor 08/14/25	\$ 200.00
Valley National Bank	20250826-1	Panther Trails Valley CC 07/25 ACH	Panther Trails Valley CC 07/25 ACH	<u>\$ 336.96</u>
Report Total				<u>\$ 62,872.33</u>

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.panthertrailscdd.org

Operations and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$82,432.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ABM Building Services, LLC	100929	19763550	A/C Monthly Maintenance Services 08/25	\$ 794.00
BOCC Hillsborough County Public Utilities	20250909-2	6919533420 08/25 ACH	11796 Ekker Rd and Lift Station 08/25	\$ 1,020.85
Charter Communications	20250915-1	2358442082525 09/25 ACH	11796 Ekker Rd-Account 8337-12-028- 2358442 09/25	\$ 291.99
Charter Communications	20250922-1	2467771080125 09/25 ACH	Clubhouse-8040 Carriage Pointe Dr 09/25	\$ 180.00
Charter Communications	20250922-2	2467789090125 09/25 ACH	8310 Carriage Pointe Dr Cameras 09/25	\$ 170.00
DCSI, Inc.	100933	34048	Service Call 08/25	\$ 145.00
Doody Daddy, LLC	100936	35385	Dog Station Services 08/25	\$ 416.00
Egis Insurance Advisors, LLC	100944	29569	Policy #100123636 10/01/2025-10/01/2026	\$ 30,125.00
Landscape Maintenance Professionals, Inc.	100930	350424	Extra Sod 08/25	\$ 467.60
Landscape Maintenance Professionals, Inc.	100934	351097	Replace Old Plant with New Plant 08/25	\$ 409.13
Landscape Maintenance Professionals, Inc.	100934	351143	Irrigation Services 08/25	\$ 655.50
Landscape Maintenance Professionals, Inc.	100937	352065	Tree Service 08/25	\$ 640.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100940	354992	DC latching solenoid was replaced 8/25	\$ 462.60
Nick Knows LLC	100939	PTCDD213	Clubhouse Cleaning 09/25	\$ 1,500.00
Nick Knows LLC	100943	PTCDD215	Clubhouse Pressure Washing 9/25	\$ 1,500.00
Radiant Striping LLC	100941	941-747-0647-040523-5 08/24	Pickleball Court Painting 7/25	\$ 2,950.00
Republic Services	20250909-1	0696-001291115 ACH	Disposal Services #3-0696-0016352 09/25	\$ 708.16
Rizzetta & Company, Inc.	100923	INV0000102305	District Management Fees 09/25	\$ 6,046.99
Rizzetta & Company, Inc.	100924	INV0000102348	Personnel Reimbursement 08/25	\$ 6,961.24
Rizzetta & Company, Inc.	100946	INV0000102390	Cell Phone 08/25	\$ 50.00
Rizzetta & Company, Inc.	100945	INV0000102415	Personnel Reimbursement 09/25	\$ 8,292.33
Solitude Lake Management, LLC	100938	PSI196432	Monthly Lake & Pond Services 08/25	\$ 500.00
Solitude Lake Management, LLC	100935	PSI200176	Monthly Lake & Pond Services 09/25	\$ 1,638.74
South Shore Custom Carts, LLC	100942	08312025	Golf Cart Repairs 8/25	\$ 300.00
Stantec Consulting Services, Inc.	100931	2433890	District Engineering 07/25	\$ 341.93

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20250926-1	TECO Electric Summary 08/25 ACH	TECO Electric Summary 08/25 ACH	\$ 14,923.42
Terminix	100932	462852260	Pest Control 08/25	\$ 83.44
Valley National Bank	20250926-2	CC083125-682	Credit Card Expenses 08-25	<u>\$ 858.91</u>
Report Total				<u>\$ 82,432.83</u>

Tab 10

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, August 14, 2025, at 5:30 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534. The following is the agenda for the meeting:

Present and constituting a quorum:

Daniel Smith	Board Supervisor, Chairman
Jennifer Murray	Board Supervisor, Vice Chairman
Theresa Lovelace	Board Supervisor, Assistant Secretary
Gladymari Feliciano	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company Inc.
Scott Steady	District Counsel, Burr Forman LLP
Frank Nolte, DE	Representative, Stantec
John Fowler	Field Service Manager, Rizzetta & Company Inc.
Cyndi Beasley	Amenities Manager, Rizzetta & Company Inc.
Paula Means	Representative, LMP

Audience	None
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FIRST ORDER OF BUSINESS	Call to Order
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Mr. O’Nolan called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS	Audience Comments
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No one was present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report and Responses

Mr. Fowler went over his report.

There was a discussion about the mulch at Ferry Beach.

Ms. Means presented her responses to the Board.

B. Solitude Pond Report

There was a discussion about trash cleanup.

C. District Engineer Report

Mr. Nolte presented his report to the Board.

D. Amenity Manager Report for June and July 2025

Ms. Beasley presented her report to the Board and discussed updates on projects.

There was a discussion about no fishing signs. Mr. Smith will walk and determine location. Ms. Beasley will provide Mr. Smith Flags.

Ms. Beasley stated she was having issues getting fobs working.

On a Motion by Mr. Smith, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Nick Knows \$2200 Pressure washing proposal, for the Panther Trails Community Development District.

E. District Manager Report

On a Motion by Mr. Smith, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved cancelling the September 12, 2025 meeting, for the Panther Trails Community Development District.

FOURTH ORDER OF BUSINESS

Discussion of Goals and Objectives

On a Motion by Mr. Smith, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors adopted the Goals and Objectives for FY 25-26 as Financial Transparency and Budget Consciousness, for the Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
April, May, and June 2025**

On a Motion by Mr. Smith, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April (\$60,793.29) May(\$200,544.96) and June(\$122,360.22), for the Panther Trails Community Development District.

The Board requested AM follow up on reducing the water bill for filling the pool.

SIXTH ORDER OF BUSINESS

**Consideration of the Board of
Supervisors Meeting Minutes from
January 9, 2025**

On a Motion by Mr. Smith, seconded by Ms. Lovelace , with all in favor, the Board of Supervisors approved the meeting minutes from May 8, 2025, 2025 as presented, for the Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Comments on the Fiscal Year
2025-2026 Final Budget**

On a Motion by Ms. Lovelace, seconded by Mr. Smith , with all in favor, the Board of Supervisors approved opening the public comments on the fiscal year 2025-2026 final budget, for the Panther Trails Community Development District.

On a Motion by Ms. Lovelace, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved closing the public comments on the fiscal year 2025-2026 final budget, for the Panther Trails Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Adopting the Final Budget for FY
2025-2026**

On a Motion by Mr. Smith seconded by Ms. Lovelace, with all in favor, the Board of Supervisors adopted 2025-03, adopting the Final Budget for FY 25-26 as presented , for the Panther Trails Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Comments on the Fiscal Year
2025-2026 Special Assessments**

On a Motion by Ms. Lovelace, seconded by Mr. Smith , with all in favor, the Board of Supervisors approved opening the public comments on the fiscal year 2025-2026 special assessments, for the Panther Trails Community Development District.

On a Motion by Ms. Murray, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors approved closing the public comments on the fiscal year 2025-2026 special assessments, for the Panther Trails Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Levying O&M Assessments for Fiscal
Year 2025-2026**

On a Motion by Ms. Murray seconded by Ms. Lovelace, with all in favor, the Board of Supervisors adopted resolution 2025-04, levying O&M assessments for FY 2025-2026, for the Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Board of
Supervisors Meeting Minutes from
May 8, 2025**

On a Motion by Mr. Smith, seconded by Ms. Lovelace , with all in favor, the Board of Supervisors approved the Board of Supervisors meeting minutes from May 8, 2025, for the Panther Trails Community Development District.

ELEVETH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Setting the Meeting schedule for Fiscal
Year 2025-2026**

On a Motion by Ms. Lovelace, seconded by Ms. Murray, with all in favor, the Board of Supervisors adopted resolution 2025-05, setting the meeting schedule for FY 25-26, for the Panther Trails Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of the 2023-2024 Final
Financial Audit**

On a Motion by Mr. Smith, seconded by Ms. Murray, with all in favor, the Board of Supervisors accepted the 23-24 final financial audit, for the Panther Trails Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of the 2nd Quarter
Website Audit.**

On a Motion by Mr. Smith, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors accepted the 2nd quarter website audit, for the Panther Trails Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Commercial Fitness
Proposal**

On a Motion by Mr. Smith, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors approved the commercial fitness maintenance program proposal for \$1020.00 pending draft from counsel, for the Panther Trails Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan requested a motion to adjourn the meeting unless there was any further business to come before the Board.

On a Motion by Ms. Lovelace, seconded by Ms. Feliciano, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:01 p.m., for the Panther Trails Community Development District.

164
165
166
167
168
169
170
171
172

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 11

EXHIBIT B

Hourly Fee Schedule



SCHEDULE OF FEES

Effective October 1, 2024

	<u>Staff Level</u>	<u>Rate</u>
	Level 3	\$ 103.00
	Level 4	\$ 109.00
	Level 5	\$ 121.00
Braydon Woodcock	Level 6	\$ 125.00
	Level 7	\$ 133.00
	Level 8	\$ 140.00
	Level 9	\$ 149.00
Frank Nolte	Level 10	\$ 156.00
	Level 11	\$ 165.00
Greg Woodcock	Level 12	\$ 169.00
	Level 13	\$ 181.00
	Level 14	\$ 192.00
	Level 15	\$ 212.00
	Level 16	\$ 236.00
	Level 17	\$ 249.00
	Level 18	\$ 254.00
	Level 19	\$ 273.00
	Level 20	\$ 284.00
	Level 21	\$ 299.00
	1 Person Field Crew	\$ 145.00
	2 Person Field Crew	\$ 200.00
	3 Person Field Crew	\$ 255.00
	4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

Daniel J. Smith AIA

Tab 12

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Panther Trails Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**District Manager**”).

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated November 14, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 15, 2025

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,205.17	\$26,462
Administrative:	\$450.67	\$5,408
Accounting:	\$1,622.42	\$19,469
Financial & Revenue Collections:	\$450.67	\$5,408
Assessment Roll: ⁽¹⁾		\$5,408
Total Standard On-Going Services:	<u>\$4,728.92</u>	<u>\$62,155</u>

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

2025-10-01 - Panther Trails CDD - First Addendum - Contract for Professional District Services

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASH5UkYjSc_dagBS9cAPWkwxKVoJc5dwo

"2025-10-01 - Panther Trails CDD - First Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
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-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-15 - 1:16:00 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 1:16:00 PM GMT

Tab 13

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this “**Fourth Addendum**”), is made and entered into as of the 2025 day of October 1st (the “**Effective Date**”), by and between Panther Trails Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated January 1, 2021 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Panther Trails
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

PERSONNEL:

Clubhouse Manager
Full Time Personnel – 40 hours/week

Assistant Manager
Full Time Personnel – 40 hours/week

Clubhouse Attendant
Part Time Personnel – 25 hours/week

Clubhouse Attendant
Part Time Personnel – 20 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 210,014.
General Management and Oversight ⁽²⁾	\$ 16,750.
Total Services Cost:	\$ 226,764.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 14

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Panther Trails Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Incorporated**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and Rizzetta Technology Services, LLC entered into the Contract for Professional Technology Services dated August 8, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District consented to an assignment of the Contract to the Consultant on December 9, 2021; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit C** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit C** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit C** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.



Rizzetta & Company

2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

William J. Rizzetta

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

Aug 11, 2025

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

Exhibit B – Schedule of Fees

Exhibit C – Human Trafficking Affidavit



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B
Schedule of Fees

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

			MONTHLY
Website Compliance and Management:			\$ 110.00
Email (50 GB per user) at \$20.00 per month per account:			
Board Supervisor Account	0	x \$20.00	\$ 00.00
Onsite Staff Account	0	x \$20.00	\$ 00.00
Miscellaneous Account	0	x \$20.00	\$ 00.00
Total Standard On-Going Services:			\$ <u>110.00</u>



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: _____
Name: William J. Rizzetta
Title: President



Rizzetta & Company

2021-07-27 – WJR/RPS

2025-10-01 - Panther Trails CDD - First Addendum - Contract for Professional Technology Services

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0anICHkxKZSjSq5883U8nMrboV5d-c3t

"2025-10-01 - Panther Trails CDD - First Addendum - Contract for Professional Technology Services" History

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 Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-11 - 3:21:24 PM GMT - Time Source: server

 Agreement completed.
2025-08-11 - 3:21:24 PM GMT

Tab 15

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Panther Trails Community Development District for the Fiscal Year Ending September 30,

2025, as amended and adopted by the Board of Supervisors effective October __, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	_____ \$1,128,798 _____
RESERVE FUND	_____ \$200,000 _____
DEBT SERVICE FUND	_____ \$764,382.96 _____
TOTAL ALL FUNDS	<u>_____ \$2,093,180.96 _____</u>

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption. **PASSED AND ADOPTED** this 6th day of November, 2025.

ATTEST:

**PANTHER TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget



Rizzetta & Company

Panther Trails Community Development District

PantherTrailsCDD.org

**Amended
Budget for
Fiscal Year
2024-2025**

Amended Budget
Panther Trails Community Development District
General Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
1			
2	REVENUES		
3			
4	Interest Earnings		
5	Interest Earnings	\$ -	\$ -
6	Special Assessments		
7	Tax Roll	\$ 928,798	\$ 928,798
10	Miscellaneous Revenues	\$ -	\$ -
12			
13	TOTAL REVENUES	\$ 928,798	\$ 928,798
14			
15	Balance Forward from Prior Year	\$ -	\$ 200,000.00
16			
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 928,798.00	\$ 1,128,798.00
18			
19	EXPENDITURES - ADMINISTRATIVE		
20			
21	Legislative		
22	Supervisor Fees	\$ 7,000	\$ 7,000
23	Financial & Administrative		
24	Administrative Services	\$ 5,200	\$ 5,200
25	District Management	\$ 25,444	\$ 25,444
26	District Engineer	\$ 15,000	\$ 15,000
27	Disclosure Report	\$ 6,000	\$ 6,000
28	Trustees Fees	\$ 11,000	\$ 11,000
29	Assessment Roll	\$ 5,200	\$ 5,200
30	Financial & Revenue Collections	\$ 5,200	\$ 5,200
31	Accounting Services	\$ 18,720	\$ 18,720
32	Auditing Services	\$ 4,200	\$ 4,200
33	Arbitrage Rebate Calculation	\$ 500	\$ 500
34	Public Officials Liability Insurance	\$ 3,804	\$ 3,804
35	Legal Advertising	\$ 3,500	\$ 3,500
36	Bank Fees	\$ 550	\$ 550
37	Dues, Licenses & Fees	\$ 350	\$ 350
38	Miscellaneous Fees - Meeting Expenses	\$ 750	\$ 750
39	Website Hosting, Maintenance, Backup (and Email)	\$ 2,894	\$ 2,894
40	Legal Counsel		
41	District Counsel	\$ 5,000	\$ 5,000
42			
43	Administrative Subtotal	\$ 120,312.00	\$ 120,312.00
44			
45	EXPENDITURES - FIELD OPERATIONS		
46			
49	Electric Utility Services		
50	Utility Services	\$ 4,000	\$ 4,000
51	Street Lights	\$ 155,000	\$ 155,000
52	Utility - Recreation Facilities	\$ 15,500	\$ 15,500
53	Garbage/Solid Waste Control Services		
54	Garbage - Recreation Facility	\$ 6,000	\$ 6,000
55	Water-Sewer Combination Services		
56	Utility Services	\$ 5,500	\$ 10,500
57	Stormwater Control		
58	Aquatic Maintenance	\$ 19,147	\$ 19,147
59	Lake/Pond Bank Maintenance	\$ 500	\$ 500
60	Wetland Monitoring & Maintenance	\$ 500	\$ 500
61	Aquatic Plant Replacement	\$ 500	\$ 500
62	Stormwater System Maintenance	\$ 10,500	\$ 20,500
63	Other Physical Environment		

Amended Budget
Panther Trails Community Development District
General Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
64	General Liability Insurance	\$ 4,495	\$ 4,495
65	Property Insurance	\$ 21,303	\$ 21,303
66	Pressure Washing	\$ 5,000	\$ 5,000
67	Entry & Walls Maintenance	\$ 8,000	\$ 8,000
68	Landscape Maintenance	\$ 165,000	\$ 165,000
69	Ornamental Lighting & Maintenance	\$ 1,000	\$ 1,000
70	Holiday Decorations - Common Areas	\$ 3,000	\$ 3,000
71	Irrigation Repairs	\$ 5,000	\$ 5,000
72	Landscape - Mulch	\$ 10,000	\$ 10,000
73	Landscape Replacement Plants, Shrubs, Trees	\$ 10,500	\$ 20,500
74	Fire Ant Treatment	\$ 500	\$ 500
75	Field Services	\$ 10,800	\$ 10,800
76	Road & Street Facilities		
77	Parking Lot Repair & Maintenance	\$ 500	\$ 500
78	Street Sign Repair & Replacement	\$ 500	\$ 500
79	Parks & Recreation		
80	Management Contract	\$ 212,812	\$ 212,812
81	Pool Permits	\$ 275	\$ 275
82	Pest Control	\$ 1,496	\$ 1,496
83	Computer Support, Maintenance & Repair	\$ 500	\$ 500
84	Fitness Equipment Maintenance & Repair	\$ 10,000	\$ 10,000
85	Clubhouse - Facility Janitorial Service	\$ 15,000	\$ 15,000
86	Pool Service Contract	\$ 36,000	\$ 36,000
87	Pool Repairs	\$ 7,500	\$ 7,500
88	Security System Monitoring & Maintenance	\$ 6,000	\$ 6,000
89	Facility A/C & Heating Maintenance & Repair	\$ 8,408	\$ 8,408
90	Maintenance & Repairs	\$ 10,000	\$ 50,000
91	Telephone Fax, Internet	\$ 7,500	\$ 7,500
92	Holiday Decorations -Club House	\$ 750	\$ 750
93	Office Supplies	\$ 1,500	\$ 1,500
94	Furniture Repair/Replacement	\$ 1,000	\$ 1,000
95	Playground Equipment and Maintenance	\$ 1,500	\$ 1,500
96	Athletic/Park Court/Field Repairs	\$ 1,000	\$ 1,000
97	Clubhouse Miscellaneous Expense	\$ 2,800	\$ 2,800
98	Dog Waste Station Supplies	\$ 3,200	\$ 3,200
99	Capital Projects	\$ 2,500	\$ 2,500
100	Special Events		
101	Special Events	\$ 6,000	\$ 6,000
102	Contingency		
103	Miscellaneous Contingency	\$ 10,000	\$ 145,000
104			
105	Field Operations Subtotal	\$ 808,486	\$ 1,008,486
106			
107	TOTAL EXPENDITURES	\$ 928,798	\$ 1,128,798
108			
109	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -
110			

Amended Budget
Panther Trails Community Development District
Reserve Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Budget for 2024/2025
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll	\$ 200,000
6	Interest Earnings	
7	Interest Earnings	\$ -
8		
9	TOTAL REVENUES	\$ 200,000
10		
11	Balance Forward from Prior Year	\$ -
12		
13	TOTAL REVENUES AND BALANCE	\$ 200,000
14		
15		
16		
17	EXPENDITURES	
18		
19	Contingency	
20	Capital Reserves	\$ 200,000
21	Capital Outlay	\$ -
22	Interest Earnings	
23	TOTAL EXPENDITURES	\$ 200,000
24		
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
26		

Tab 16



Quarterly Compliance Audit Report

Panther Trails

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

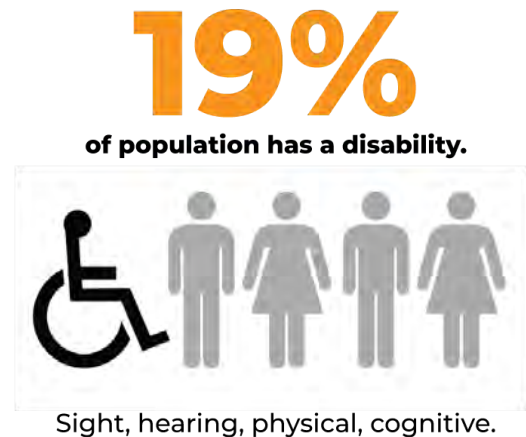
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 17

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

Goals and Objectives

Fiscal Year 2024-2025

Adopted: August 2024

Panther Trails Community Development District

Goals, Objectives, Performance Measures, & Annual Reporting

Fiscal Year 2024-2025

1. Financial Goals and Objectives

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months' worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives

Goal 1.2 Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding the budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months' worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

Chair

Tab 18



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Panther Trails Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Panther Trails Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125636

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,514,574
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$23,023

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$21,569

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Panther Trails Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125636

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$21,569
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,634
Public Officials and Employment Practices Liability	\$3,922
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$30,125

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Panther Trails Community Development District

Panther Trails Community Development District
(Name of Local Governmental Entity)

By: *Daniel J Smith II*
Signature

Daniel J Smith II
Print Name

Witness By: *Matt O'Nolan*
Signature

Matt O'Nolan
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Panther Trails Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$2,514,574	As per schedule attached
☒	Inland Marine	\$23,023	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: Daniel J Smith II Date: 21/09/2025

Name: Daniel J Smith II

Title: Chairman

**Panther Trails Community Development District**

Policy No.: 100125636
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value	Covering Replaced	Roof Yr Blt	
1	PVC Perimeter Fencing		2005	10/01/2025		\$112,750		\$112,750	
	Various Gibsonston FL 33534		Non combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value	Covering Replaced	Roof Yr Blt	
2	Irrigation System		2005	10/01/2025		\$56,375		\$56,375	
	8109 Symmes Rd Gibsonston FL 33534		Pump/Lift Station	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value	Covering Replaced	Roof Yr Blt	
3	Pool Furniture in the Open		2014	10/01/2025					
	11796 Ekker Road Gibsonston FL 33534		Property in the Open	10/01/2026		\$18,040		\$18,040	
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value	Covering Replaced	Roof Yr Blt	
4	Recreational Court & Lights		2011	10/01/2025		\$30,650		\$30,650	
	11796 Ekker Road Gibsonston FL 33534		Electrical equipment	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value	Covering Replaced	Roof Yr Blt	
5	Recreational Court & Lights		2011	10/01/2025		\$18,998		\$18,998	
	11796 Ekker Road Gibsonston FL 33534		Electrical equipment	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value	Covering Replaced	Roof Yr Blt	
6	Recreational Fence		2011	10/01/2025		\$7,663		\$7,663	
	11796 Ekker Road Gibsonston FL 33534		Non-Combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term	Date	Contents Value	Covering Replaced	Roof Yr Blt	
7	Metal Amenity Fencing		2011	10/01/2025		\$16,453		\$16,453	
	11796 Ekker Road Gibsonston FL 33534		Non combustible	10/01/2026					

Sign: Daniel J Smith IIPrint Name: Daniel J Smith IIDate: 21/09/2025

**Panther Trails Community Development District**

Policy No.: 100125636
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Perimeter Wall		2005	10/01/2025	\$21,907		\$21,907	
	11796 Ekker Road Gibsonton FL 33534		Joisted masonry	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Fence		2005	10/01/2025	\$2,999		\$2,999	
	11796 Ekker Road Gibsonton FL 33534		Masonry Non - Combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Pool - In Ground		2011	10/01/2025	\$609,055		\$609,055	
	11796 Ekker Road Gibsonton FL 33534		On-Ground Liquid Storage Tank	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Playground Equipment		2011	10/01/2025	\$59,419		\$59,419	
	11796 Ekker Road Gibsonton FL 33534		Non-Combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Decorative Lights		2005	10/01/2025	\$35,178		\$35,178	
	11796 Ekker Road Gibsonton FL 33534		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Clubhouse		2011	10/01/2025	\$824,818		\$928,343	
	11796 Ekker Rd Gibsonton FL 33534		Joisted masonry	10/01/2026	\$103,525			
	Cross gable			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	2 Benches		2015	10/01/2025	\$901		\$901	
	11796 Ekker Rd Gibsonton FL 33534		Non-Combustible	10/01/2026				

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**Panther Trails Community Development District**

Policy No.: 100125636
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
15	4 Marquis		2015	10/01/2025	\$902		
	Ekker Rd		Non-Combustible	10/01/2026			\$902
	Gibsononton FL 33534						
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
16	HVAC		2013	10/01/2025	\$59,290		
	11796 Ekker Road		Electrical equipment	10/01/2026			\$59,290
	Gibsononton FL 33534						
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
17	Fitness Equipment		2013	10/01/2025			
	11796 Ekker Road		Joisted masonry	10/01/2026	\$30,574		\$30,574
	Gibsononton FL 33534						
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
18	Interior Furniture		2013	10/01/2025			
	11796 Ekker Road		Joisted masonry	10/01/2026	\$35,085		\$35,085
	Gibsononton FL 33534						
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
19	Entry Monument		2016	10/01/2025	\$56,375		
	Ekker Rd & Symmes Rd		Masonry non combustible	10/01/2026			\$56,375
	Gibsononton FL 33534						
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
20	Pump Station		2016	10/01/2025	\$6,765		
	Various		Pump/Lift Station	10/01/2026			\$6,765
	Gibsononton FL 33534						
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
21	Irrigation,controllers Phase II		2016	10/01/2025	\$56,375		
	Various		Electrical equipment	10/01/2026			\$56,375
	Gibsononton FL 33534						

Sign: Daniel J Smith IIPrint Name: Daniel J Smith IIDate: 21/09/2025

**Panther Trails Community Development District**

Policy No.: 100125636
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
22	Fencing - Metal		2016	10/01/2025	\$11,275		\$11,275	
	Various Gibsonton FL 33534		Non-Combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
23	Mail Kiosk Pavilion w/ Kiosks		2016	10/01/2025	\$39,463		\$39,463	
	11796 Ekker Road Gibsonton FL 33534		Frame	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
24	Patio Furniture		2016	10/01/2025			\$11,275	
	11796 Ekker Road Gibsonton FL 33534		Property in the Open	10/01/2026	\$11,275			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
25	Shed		2016	10/01/2025	\$6,765		\$6,765	
	11796 Ekker Road Gibsonton FL 33534		Frame	10/01/2026				
	Gable			Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
26	PVC Dumpster Enclosure		2016	10/01/2025	\$9,020		\$9,020	
	11796 Ekker Road Gibsonton FL 33534		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
27	PVC Amenity Fencing		2016	10/01/2025	\$38,335		\$38,335	
	11796 Ekker Road Gibsonton FL 33534		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
28	Neighborhood Entry Monuments		2016	10/01/2025	\$84,563		\$84,563	
	Various on Ekker Road Gibsonton FL 33534		Masonry non combustible	10/01/2026				

Sign: Daniel J Smith IIPrint Name: Daniel J Smith IIDate: 21/09/2025

**Panther Trails Community Development District**

Policy No.: 100125636

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering		Covering Replaced	Roof Yr Blt
29	S2 Sunshade at Clubhouse		2021	10/01/2025	\$45,100			
	11796 Ekker Rd Gibsonton FL 33534		Property in the Open	10/01/2026			\$45,100	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering		Covering Replaced	Roof Yr Blt
30	Pergola		2023	10/01/2025	\$15,375			
	11796 Ekker Rd Gibsonton FL 33534		Non combustible	10/01/2026			\$15,375	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering		Covering Replaced	Roof Yr Blt
31	Shade Structure on Pool Deck		2023	10/01/2025	\$82,000			
	11796 Ekker Rd Gibsonton FL 33534		Property in the Open	10/01/2026			\$82,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering		Covering Replaced	Roof Yr Blt
32	Shed (2) 12x14		2022	10/01/2025	\$7,306			
	11796 Ekker Rd Gibsonton FL 33534		Frame	10/01/2026			\$7,306	
	Gable			Metal panel				
			Total:	Building Value \$2,316,075		Contents Value \$198,499		Insured Value \$2,514,574

Sign:

Daniel J Smith II

Print Name:

Daniel J Smith II

Date:

21/09/2025

***Panther Trails Community Development District***

Policy No.: 100125636
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Rented, borrowed, leased equipment	10/01/2025	\$6,500	\$1,000
	EZGo Golf Cart			10/01/2026		
2			Other inland marine	10/01/2025	\$2,949	\$1,000
	Pool Chair Lift			10/01/2026		
3			Other inland marine	10/01/2025	\$2,949	\$1,000
	Pool Chair Lift			10/01/2026		
4			Other inland marine	10/01/2025	\$10,625	\$1,000
	Computer/Security System			10/01/2026		
Total					\$23,023	

Sign: Daniel J Smith IIPrint Name: Daniel J Smith IIDate: 21/09/2025

Proposal.FIA.PKG.PantherTrails

Final Audit Report

2025-09-22

Created:	2025-09-19
By:	Nancy Bregg (nbregg@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALAxw7_Do2YZcSxKaVi76-EQD8hBVGIJp

"Proposal.FIA.PKG.PantherTrails" History

-  Document created by Nancy Bregg (nbregg@rizzetta.com)
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-  Document emailed to Daniel Smith (danielsmith@itsdanielsmith.com) for signature
2025-09-19 - 2:39:17 PM GMT
-  Document emailed to Matt O'Nolan (monolan@rizzetta.com) for signature
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-  Document e-signed by Daniel Smith (danielsmith@itsdanielsmith.com)
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