

Panther Trails Community Development District

Board of Supervisors' Meeting January 8, 2026

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
Theresa Lovelace
Vacant
Gladymari Feliciano
Vice Chairman
Assistant Secretary
Assistant Secretary
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

12/31/2025

Call In:321-754-9488 Conference 634 445 499#

FINAL AGENDA

Dear Board Members:

5.

6.

The regular meeting of the Board of Supervisors of Panther Trails Community Development District will be held on Thursday, January 8, 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

- CALL TO ORDER/ROLL CALL
- 2. **AUDIENCE COMMENTS**
- 3. OATH OF OFFICE

STAFF REPORTS
A. Presentation of Monthly Maintenance Inspection
Report for December 2025Tab 1
B. Consideration of LMP ProposalsTab 2
C. Solitude Pond Report Tab 3
D. District Engineer Tab 4
E. District Counsel
Consideration of District Counsel ProposalsTab 5
F. Amenities Manager Report Tab 6
G. District Manager Report Tab 7
BUSINESS ADMINISTRATION
A. Presentation of Financial Statement for
October and November 2025Tab 8
B. Consideration of Operation & Maintenance
Expenditures for October and November 2025Tab 9
C. Consideration of the Minutes for November 6, 2025,
Board of Supervisors' MeetingTab 10
BUSINESS ITEMS
A. Consideration of Track LightingTab 11

7. SUPERVISOR REQUESTS

8. **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 District Manager

Tab 1

Tab 2

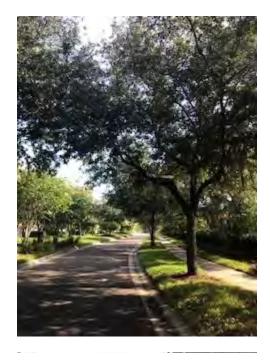


Proposal

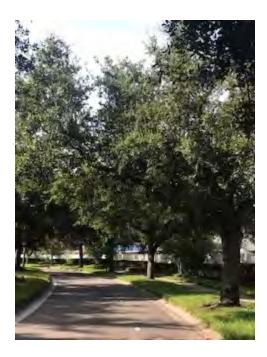
 Proposal No.:
 364381

 Proposed Date:
 09/26/25

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



LMP • 13050 E US Highway 92 • Dover, FL 33527 Phone: 8137576500



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 ¼ to ½ 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

LMP • 13050 E US Highway 92 • Dover, FL 33527 Phone: 8137576500 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.

> Page 3/5

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	СТ	
		Total:	\$6,240,00

LMP • 13050 E US Highway 92 • Dover, FL 33527 Phone: 8137576500 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 in 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

Page Phone: 8137576500

5/5



Proposal

Proposal No.: **361577**Proposed Date: 09/11/25

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

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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Signature (Owner/Property Manager)	Date
Printed Name (Owner/Property Manager)	
Signature - Representative	Date

LMP • 13050 E US Highway 92 • Dover, FL 33527 Phone: 8137576500



Renewal

of Current Maintenance Agreement

A Junîper 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



Proposal

Proposal No.:

367702

Proposed Date:

10/16/25

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

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	
8				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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Signature (Owner/Property Manager)	Date	e a t
Printed Name (Owner/Property Manager)		
Signature - Representative	Date	

LMP • 13050 E US Highway 92 • Dover, FL 33527 Phone: 8137576500



Proposal

Proposal No.:

367695

Proposed Date:

10/15/25

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

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
Floratam Saint Augustine, 01 Square Foot - 01SF	500.00	01SF	\$1.97	\$986.60	
*				T-4-1.	Ć4 C30 40

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.

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Signature (Owner/Property Manager)	Date
Printed Name (Owner/Property Manager)	
Signature - Representative	Date

2/2 LMP • 13050 E US Highway 92 • Dover, FL 33527 Page



Proposal

Proposal No.:

367699

Proposed Date:

10/18/25

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

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.

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	
Floratam 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	15
				Total:	\$7,128,03

otal: \$7,128.03

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Printed Name (Owner/Property Manager)	
Signature - Representative	Date

Page 2/2



Proposal

Proposal No.:

361577

Proposed Date:

09/11/25

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

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

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Zone 4 - 26 heads

Zone 8 - 44 heads

Zone 20 - 15 heads

Zone 21 - 16 heads

Zone 22 - 22 heads

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Lateral Components					\$7,109.11
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Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	118.00	EA	\$2.35	\$277.30
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Total: \$7,109.11

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Signature (Owner/Property Manager)	Date
Printed Name (Owner/Property Manager)	
Signature - Representative	Date

Tab 3

Service Report



Work Order

00868214

Work Order

Created Date

Number

00868214

9/4/2025

Account

Address

Panther Trails CDD

Contact

Matthew O'Nolan 11796 Ekker Road

Gibsonton, FL 33534

United States

Work Details

Specialist Comments to Customer

Treated ponds 1-9 for torpedo grass, Alligator weed, primrose, cattails, and pennywort. Treated

pond 3 for algae. Collected trash from ponds 1-9.

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 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 Work Order 00875243

Number

00875243

Created Date 9/18/2025 Account

Address

Panther Trails CDD

Contact

Matthew O'Nolan

11796 Ekker Road Gibsonton, 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

Solving Farameter			
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 4

EXHIBIT B Hourly Fee Schedule



SCHEDULE OF FEES

Effective October 1, 2024

	Staff Level	Rate
	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-ofpocket expenses will be billed at cost +10%.

Daniel J Smith AA



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.



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 5

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson** Andrew H. Cohen Kelly M. Fernandez* Maggie D. Mooney* R. David Jackson* Daniel P. Lewis Amy T. Farrington

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: acohen@flgovlaw.com

Karla M. Armstrong

* Board Certified City, County and Local Government Law

Reply to: Lakewood Ranch

December 12, 2025

Scott I. Steady, Esq. Burr & Forman 201 North Franklin Street, Suite 3200 Tampa, Florida 33602

ssteady@burr.com

Panther Trails Community Development District RE:

Dear Scott,

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Counsel services for the Panther Trails Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A. was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-nine (29) years and have been an attorney with the firm since its inception. During that time, I, and other members of the firm, have represented numerous local government clients. In fact, most of our firm's attorneys have been practicing local government law for well over ten (10) years. We currently have seven (7) attorneys working for our firm while Mr. Persson is retired.

Our firm currently represents multiple special districts across Florida, with our primary focus on resident-controlled districts. I serve as primary counsel to over twenty (20) community development districts and approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's special district clients. Further, Daniel Lewis has been practicing for fourteen (14) years, serves as primary counsel for three (3) community development districts, and is Town Attorney for Indian Shores and Belleair Shore.

If provided the opportunity to represent the District, Mr. Lewis and I would serve as District Counsel. I would respectfully submit that our firm's background in representing special districts and other local government entities would be an asset and benefit to our representation of Panther Trails Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, and consulting, would be \$350.00 per hour for attorney time (applicable to all attorneys in our firm). We do bill the District for travel time, but we do not bill clients for incidental costs. Bond-related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and Daniel Lewis. In addition, a list of the firm's special district clients is also enclosed, along with other local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Panther Trails Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,

AHC:fmw Encls. Andrew H. Cohen

CLIENT LIST

Municipalities

- City of Venice Sarasota County, Florida
- Town of Longboat Key Sarasota County, Florida

- Town of Indian Shores
 Pinellas County, Florida
- Town of Belleair Shore
 Pinellas County, Florida

Fire Districts

- Cedar Hammock Fire Control District Manatee County, Florida
- Duette Fire & Rescue District
 Manatee County, Florida
- East Manatee Fire Rescue District Manatee County, Florida
- North River Fire District
 Manatee County, Florida

- Southern Manatee Fire & Rescue District Manatee County, Florida
- West Manatee Fire Rescue District Manatee County, Florida
- Upper Captiva Fire Protection and Rescue Service District Lee County, Florida

Other Special Districts

- Holiday Park Park and Recreation District Sarasota County, Florida
- Tri-Par Estates Park & Recreation District Sarasota County, Florida
- West Coast Inland Navigation District Sarasota County, Florida
- Port Malabar Holiday Park Mobile Home Park Brevard County, Florida
- Fort Myers Beach Public Library District Lee County, Florida
- Trailer Estates Park & Recreation District Manatee County, Florida
- Captiva Erosion Prevention District Lee County, Florida
- Tampa Bay Water
 Pinellas County, Florida

Other Local Government Clients

- City of Bradenton Manatee County, Florida Special Magistrate Service
- City of North Port Sarasota County, Florida Board Special Counsel/Conflict Counsel
- City of Palmetto Manatee County, Florida Special Magistrate Service

- City of Sarasota Sarasota County, Florida Attorney for Nuisance Abatement
- Manatee County Hearing Officer - Land Use Matters
- City of Punta Gorda Charlotte County, Florida Attorney for Building Bd. & Code Enforcement Bd.

Community Development Districts

- Agua One Community Development District Bradenton, Florida
- Aqua By the Bay Community Development District Bradenton, Florida
- Blackburn Creek Community Development District Sarasota, Florida
- Bobcat Trail Community Development District North Port, Florida
- Chapel Crossings Community Development District Wesley Chapel, Florida
- Cheval West Community Development District Lutz, Florida
- Covington Park Community Development District Apollo Beach, Florida
- Cross Creek Community Development District Bradenton, Florida

- Cypress Creek of Hillsborough County Community Development District Wimauma, Florida
- Eastlake Oaks Community Development District Oldsmar, Florida
- Easton Park Community Development District Tampa, Florida
- Greyhawk Landing Community Development District Bradenton, Florida
- Harbor Bay Community Development District Apollo Beach, Florida
- Heritage Harbour South Community Development District Bradenton, Florida
- Heritage Isles Community Development District Tampa, Florida
- Heritage Lake Park Community Development District Punta Gorda, Florida
- Heritage Oak Park Community Development District Port Charlotte, Florida
- Highlands Community Development District Wimauma, Florida
- Laguna Lakes Community Development District Ft. Myers, Florida
- Lakewood Ranch Community Development District 2 Lakewood Ranch, Florida
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- Legends Bay Community Development District Manatee County, Florida
- Lexington Community Development District Parrish, Florida
- Paseo Community Development District Ft. Myers, Florida
- Silverleaf Community Development District Parrish, Florida

- Stoneybrook at Venice Community Development District Venice, Florida
- Tara Community Development District 1 Bradenton, Florida
- University Place Community Development District Bradenton, Florida
- Venetian Community Development District Venice, Florida
- Waterlefe Community Development District Bradenton, Florida

ANDREW H. COHEN REFERENCES

Philip Frankel, Chairman
Heritage Harbour South Community Development District
Bradenton, Florida 34202
Seat2@HeritageHarbourSouthCDD.org

Kenneth Bumgarner Waterlefe Community Development District Bradenton, Florida 34212 ken@waterlefecdd.com

Steven H. Zielinski, Executive Director Lakewood Ranch Community Development Districts Lakewood Ranch, Florida 34202 Steve.zielinski@lwrtownhall.com

DANIEL P. LEWIS REFERENCES

Steven H. Zielinski, Executive Director Lakewood Ranch Community Development Districts Lakewood Ranch, Florida Phone – 941-907-0202 Steve.zielinski@lwrtownhall.com

Daniel J. Storie
Deputy-Mayor of the Town of Belleair Shore
Belleair Shore, Florida
Phone - 704-609-8156
Dstorie@belleairshore.com

Christina Porter
Town Administrator for the Town of Indian Shores
Indian Shores, Florida
Phone - 727-474-7777
Cporter@myindianshores.com

6666

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

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Andrew H. Cohen
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R. David Jackson*
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Karla M. Armstrong

* Board Certified City, County and Local Government Law Reply to: Lakewood Ranch

** Retired

December 12, 2025

Matt O'Nolan, District Manager Rizzetta & Company 2700 S. Falkenburg Drive, Suite 2745 Riverview, FL 33578

> RE: Panther Trails Community Development District Engagement Letter

Dear Matt,

This letter is to memorialize Persson, Cohen, Mooney, Fernandez & Jackson, P.A.'s representation as District Counsel. We will undertake representation of Panther Trails Community Development District (the "District") at the rate of \$350.00 per hour for my time or the services of any other attorney in this firm. We bill our regular hourly rate for travel time as well, however, our policy is not to charge for incidental office costs such as copies, faxes, and regular postage.

In order to avoid the necessity of raising future rates and in order to provide the District with sufficient notice for budgeting purposes, we will adjust the current hourly rate (excluding any flat rate which will remain constant unless a change is mutually agreed upon) for each fiscal year (beginning October 1, 2026) by the change in the Consumer Price Index ("CPI") for the preceding year. The CPI will be established in February so the District will have ample time to consider what, if any, effect the CPI increase would have upon its next year's budget. We will use the CPI established by the Bureau of Labor Statistics Southeastern Regional Office. The rate, including CPI, would be rounded

to the nearest dollar. In this fashion, we strive to maintain a constant dollar value for the District without being compelled to significantly raise rates every few years.

Detailed billings are provided on a thirty-day basis. Currently, we bill the majority of our community development district clients near the first of the month but would certainly be flexible if another date is more convenient for the District.

For preparation of all necessary documents and opinions as District Counsel required for a bond closing, we would propose a flat fee to be mutually agreed upon. Payment would be made from the bond proceeds at the time of the bond closing.

If this arrangement meets with the District's approval, I ask that you please coordinate execution of this letter where indicated below. Please keep the original of this letter and return a copy to me.

We look forward to the opportunity to represent Panther Trails Community Development District.

Sincerely,

Clark H. Cohen

AHC:fmw

Agreed and accepted:

Panther Trails Community Development District

By:	_ Date:
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12/16/2025	7:00 pm	V	JA
12/16/2025	6:00 pm	V	15
12/17/9085	8:30 am		Au
12/17/2025	10:30 am		Si
12/17/2025	12:18 pm	V	Sel
12/17/2025	12:18 pm 2:33 pm	V	WB
12/17/2025	5,00 pm	V	CB
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12/18/2025	8:30 am	/	SE
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12/19/2005	800 pm	J	LB
12/19/2025	8:30 am		No.
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12/19/2025	1:00 Am		(NBS)
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		Camera	
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12/21/25	1:00 pm		B
12/25	3:00 pm		CB
12/21/25	5100 pm		(B)
12/21/25	7:00 pm		JB
12/21/25	8:00 m	V	TB
12/22/25	9:00 AM		LB
19/39/32	1130 am	3	LB
19 199 192	Ipm	2	LB
19/39/32	3 pm	2	48
12/22/25	7:00 pm		JB
12/22/25	8:00 pm		JB
12/23/25	9.00 am	J	is
12/23/25	11009m	J	LB
12/23/25	Ipm	7/	TB.
12/23/25	5:00pm	V	Ob
12/23/25	6:00 pm		OB
12/26/25	gan	1	48
2/26/25	3:00pm	V	JB
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13/37/32	12:00 PM		(A)
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		Camera	Harris M.
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12/29/2025	900gm		LB.
12/29/2025	11:00gm	V	LA
12/29/2025	Ipm	V	LB
12/29/2025	3 pm	U	LB
2/29/2025	1:00pm		JB
12/29/2025	8:00pm	V	05
12/30/2025	9:00am	7	LB
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Monthly Manager's Report



Rizzetta & Company PANTHER TRAILS CDD

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

clubhouseatcarriagepointe@gmail.com

Operations/Maintenance Updates November and December 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 November and December 2025.

Projects completed and to Be Completed

Operations/Maintenance Update

We have 9 no fishing signs missing on Phase 2 ponds
Cooper pools have been maintaining pool 3 times a week.
Cooper Pools is sending quotes for leak repair in the plumbing of the pool. COMPLETED
M. C. Building waiting on supplies to do the repairs on the electrical at the Ekker and
Ferry Beach Entrances.



M. C. Building replaced lights around the clubhouse still have to fix light in parking lot and tall light on basketball court and 3 black light poles in playground and one in front of handicap parking.

EVENT UPDATE

CHRISTMAS EVENT WAS A SUCCESS, EVERYONE ENJOYED THEMESELVES.

Facility usage

2025 Payment Log

PAYMENT LOG NOVEMBER AND DECEMBER 2025

Item	Quantity	Amount
Key Fob	8	200.00
Returned fee		
Rental Deposits		
Rental Fees	1	150.00
Special event fees		
Chiavari Chair rentals	1	200.00
Crown chair rental	1	200.00

Upcoming Events

COMMUNITY YARD SALE MARCH 14TH, 2026
NEXT EVENT WILL BE THE EASTER EGG HUNT ON APRIL 4TH, 2026





Tab 7

P



UPCOMING DATES TO REMEMBER

- Next Meeting: February 12th
- 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 January 8th

2026

FINANCIAL SUMMARY 11/30/2025

General Fund Cash & Investment Balance: \$92,848

Reserve Fund Cash & Investment Balance: \$285,378

Debt Service Fund Investment Balance: \$851,509

Total Cash and Investment Balances: \$1,229,735

General Fund Expense Variance: \$45,854 Under Budget

Tab 8



Financial Statements (Unaudited)

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

panthertrailscdd.org rizzetta.com

Balance Sheet As of 10/31/2025 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	38,267	0	0	38,267	0	0
Investments	3,548	284,536	1,152,018	1,440,102	0	0
Accounts Receivable	1,036,213	120,000	764,383	1,920,596	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	1,916,401
Amount To Be Provided Debt Service	0	0	0	0	0	6,553,599
Total Assets	1,100,690	404,536	1,916,401	3,421,626	10,700,839	8,470,000
Liabilities						
Accounts Payable	24,703	0	0	24,703	0	0
Accrued Expenses	17,870	0	0	17,870	0	0
Other Current Liabilities	9	0	0	9	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,470,000
Deposits Payable	1,200	0	0	1,200	0	0
Total Liabilities	43,782	0	0	43,782	0	8,470,000
Fund Equity & Other Credits						
Beginning Fund Balance	110,179	283,631	1,148,144	1,541,955	0	0
Investment In General Fixed Assets	0	0	0	0	10,700,839	0
Net Change in Fund Balance	946,728	120,905	768,257	1,835,889	0	0
Total Fund Equity & Other Credits	1,056,907	404,536	1,916,401	3,377,844	10,700,839	0
Total Liabilities & Fund Equity	1,100,690	404,536	1,916,401	3,421,626	10,700,839	8,470,000

	Year Ending Through 09/30/2026 10/31/2025		Year To Date 10/31/2025	
Revenues	Annual Budget	YTD Budget	YTD Actual	YTD Variance
revenues				
Interest Earnings Interest Earnings	0	0	12	12
Special Assessments Tax Roll	1,035,709	1,035,709	1,035,713	4
Other Misc. Revenues Miscellaneous Revenue Total Revenues	1,035,709	0 1,035,709	100 1,035,825	100 116
Expenditures				
Legislative Supervisor Fees Total Legislative	7,000 7,000	583 583	0	583 583
Financial & Administrative Accounting Services Administrative Services Arbitrage Rebate Calculation Assessment Roll Auditing Services Bank Fees Disclosure Report District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Miscellaneous Fees Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance, Backup & E Total Financial & Administrative	19,469 5,408 500 5,408 4,200 600 6,000 17,000 26,462 350 5,408 3,500 1,000 4,500 11,500 3,148	1,622 451 0 5,408 0 50 500 1,417 2,205 0 451 291 84 4,500 0 262	1,622 451 0 5,408 0 55 500 625 2,205 175 451 0 0 3,922 3,879 110	0 0 0 0 0 (5) 0 792 0 (175) 0 291 84 578 (3,879) 152
Legal Counsel District Counsel Total Legal Counsel	8,000 8,000	667 667	500 500	167 167
Electric Utility Services Utility - Recreation Facilities Utility - Street Lights Utility Services Total Electric Utility Services	16,275 162,750 4,200 183,225	1,356 13,562 350 15,268	292 13,781 326 14,399	1,064 (219) 24 869
Garbage/Solid Waste Control Services Garbage - Recreation Facility Total Garbage/Solid Waste Control Services	6,000 6,000	500 500	650 650	(150) (150)

Water-Sewer Combination Services

	Year Ending 09/30/2026	Through 10/31/2025	Year To D 10/31/20	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	6,000	500	1,000	(500)
Total Water-Sewer Combination Services	6,000	500	1,000	(500)
Stormwater Control				
Aquatic Maintenance	19,805	1,651	1,639	12
Aquatic Plant Replacement	500	41	0	42
Lake/Pond Bank Maintenance & Repair	1,500	125	0	125
Stormwater System Maintenance	15,000	1,250	0	1,250
Wetland Monitoring & Maintenance	500	42	0	41
Total Stormwater Control	37,305	3,109	1,639	1,470
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	417	0	417
Fire Ant Treatment	500	41	0	42
General Liability Insurance	5,195	5,195	4,634	561
Holiday Decorations	3,000	250	0	250
Irrigation Maintenance & Repair	5,000	417	80	336
Landscape - Mulch	10,000	833	2,240	(1,406)
Landscape Inspection Services	12,000	1,000	1,000	(1,100)
Landscape Maintenance	170,916	14,243	12,614	1,628
Landscape Replacement Plants,	15,000	1,250	0	1,250
Shrubs, Tr	. 5,555	.,=00	•	.,_00
Ornamental Lighting & Maintenance	1,000	84	0	83
Pressure Washing	5,000	416	0	417
Property Insurance	24,500	24,500	21,569	2,931
Total Other Physical Environment	257,111	48,646	42,137	6,509
Road & Street Facilities				
Parking Lot Repair & Maintenance	500	42	0	42
Street Sign Repair & Replacement	500	42	0	41
Total Road & Street Facilities	1,000	84	0	83
Parks & Recreation				
Capital Projects	5,000	416	0	417
Clubhouse Janitorial Services	15,000	1,250	1,000	250
Clubhouse Miscellaneous Expense	5,000	417	478	(61)
Computer Support, Maintenance & Re-	500	42	0	41
pair	000	72	· ·	7.1
Dog Waste Station Supplies & Mainte-	4,500	375	1,664	(1,289)
nance	,		,	(, ,
Facility A/C & Heating Maintenance &	8,810	734	794	(59)
Rep Fitness Equipment Maintenance & Re-	10,000	833	0	833
pair	10,000	033	U	000
Furniture Repair & Replacement	1,000	83	0	83
Holiday Decorations	750	0	0	0
Maintenance & Repairs	15,000	1,250	142	1,109
Management Contract	226,764	18,897	0	18,897
Office Supplies	1,500	125	136	(11)
Pest Control	2,016	168	83	84
Playground Equipment & Maintenance	1,500	125	379	(254)
Pool Permits	275	0	0	0
Pool Repair & Maintenance	7,500	625	159	467

	Year Ending 09/30/2026	Through 10/31/2025	Year To 10/31/	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	39,000	3,250	1,000	2,250
Security System Monitoring Services & Ma	6,000	500	400	100
Telephone, Internet, Cable	7,500	625	1,827	(1,203)
Tennis/Athletic Court/Park Maintenance	1,000	84	0	83
Total Parks & Recreation	358,615	29,799	8,062	21,737
Special Events	7,000	500	0	504
Special Events	7,000	583	0	584
Total Special Events	7,000	583	0	584
Contingency				
Miscellaneous Contingency	50,000	4,167	1,307	2,860
Total Contingency	50,000	4,167	1,307	2,860
Total Expenditures	1,035,709	121,147	89,097	32,050
•				
Total Excess of Revenues Over(Under) Ex-	0	914,562	946,728	32,166
penditures				
Fund Balance, Beginning of Period	0	0	110,179	110,179
Total Fund Balance, End of Period	0	914,562	1,056,907	142,345

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To 10/31/ YTD Actual	
Revenues				
Interest Earnings Interest Earnings	0	0	904	904
Special Assessments Tax Roll Total Revenues	120,000 120,000	120,000 120,000	120,000 120,904	0 904
Expenditures				
Contingency Capital Reserve Total Contingency Total Expenditures	120,000 120,000 120,000	120,000 120,000 120,000	0 0 0	120,000 120,000 120,000
Total Excess of Revenues Over(Under) Expenditures	0	0	120,904	120,904
Fund Balance, Beginning of Period	0	0	283,632	283,632
Total Fund Balance, End of Period	0	0	404,536	404,536

	Year Ending 09/30/2026	Through 10/31/2025	Year To 10/31/	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	676	676
Special Assessments Tax Roll Total Revenues	361,149 361,149	361,149 361,149	227,159 227,835	(133,990) (133,314)
Expenditures				
Debt Service Interest Principal Total Debt Service Total Expenditures	256,149 105,000 361,149 361,149	256,149 105,000 361,149 361,149	0 0 0 0	256,149 105,000 361,149 361,149
Total Excess of Revenues Over(Under) Expenditures	0	0	227,835	227,835
Fund Balance, Beginning of Period	0	0	200,490	200,490
Total Fund Balance, End of Period	0	0	428,325	428,325

	Year Ending 09/30/2026	Through 10/31/2025	Year T 10/31	/2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	754	754
Special Assessments				
Tax Roll	227,159	227,159	176,075	(51,084)
Total Revenues	227,159	227,159	176,829	(50,330)
Expenditures				
Debt Service				
Interest	72,159	72,159	0	72,159
Principal	155,000	155,000	0	155,000
Total Debt Service	227,159	227,159	0	227,159
Total Expenditures	227,159	227,159	0	227,159
Total Excess of Revenues Over(Under) Ex-	0	0	176,829	176,829
penditures				
Fund Balance, Beginning of Period	0	0	224,183	224,183
Total Fund Balance, End of Period	0	0	401,012	401,012

	Year Ending 09/30/2026	Through 10/31/2025	Year To 10/31/	2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	2,443	2,443
Special Assessments				
Tax Roll	176,075	176,075	361,149	185,075
Total Revenues	176,075	176,075	363,592	187,518
Expenditures				
Debt Service				
Interest	91,075	91,075	0	91,074
Principal	85,000	85,000	0	85,000
Total Debt Service	176,075	176,075	0	176,074
Total Expenditures	176,075	176,075	0	176,074
Total Excess of Revenues Over(Under) Ex-	0	0	363,592	363,592
penditures		_	_	
Fund Balance, Beginning of Period	0	0	723,472	723,472
Total Fund Balance, End of Period	0	0	1,087,064	1,087,064

Panther Trails CDD Investment Summary October 31, 2025

Account	<u>Investment</u>	Balance as of ctober 31, 2025
Valley National Bank	Governmental Checking	\$ 3,548
	Total General Fund Investments	\$ 3,548
Valley National Bank	Governmental Checking/ ICS	\$ 284,536
	Total Reserve Fund Investments	\$ 284,536
US Bank Series S2015 Reserve	US Bank GCTS 0490	\$ 361,150
US Bank Series S2015 Revenue	US Bank GCTS 0490	364,714
US Bank Series S2015 Prepayment	US Bank GCTS 0490	52
Hancock Bank Series S2016 Reserve	Goldman Sachs Government Fund Class Inst 465	95,547
Hancock Bank Series S2016 Revenue	Goldman Sachs Government Fund Class Inst 465	72,379
Hancock Bank Series S2016 Interest	Goldman Sachs Government Fund Class Inst 465	33,200
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	63,053
US Bank Series S2018 Reserve A-2	US Bank GCTS 0490	26,278
US Bank Series S2018 Revenue	US Bank GCTS 0490	134,386
US Bank Series S2018 Prepayment A-1	US Bank GCTS 0490	836
US Bank Series S2018 Prepayment A-2	US Bank GCTS 0490	383
	Total Debt Service Fund Investments	\$ 1,152,018

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 10/01/2025 to 10/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
682, 2651							
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - Dallas	AR00002638	11510	06/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - Dallas	AR00002698	11510	07/01/2025	100.00
	682-001	682 General Fund		AR00002749	11510	08/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - Dallas	AR00002805	11510	09/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - Dallas	AR00002895	11510	10/01/2025	100.00
	682-001	682 General Fund	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	1,035,712.78
Sum for 682, 265	1						1,036,212.78
682, 2652	682-005	682 Reserve Fund	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	120,000.00
Sum for 682, 265	2						120,000.00
682, 2653	682-200	682 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	227,158.80
Sum for 682, 2653	3		loi				227,158.80
682, 2654	682-201	682 Debt Service Fund S2018	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	176,074.93
Sum for 682, 265	4		loi				176,074.93
682, 2655	682-202	682 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	361,149.23
Sum for 682, 265 Sum for 683 Sum Tota	2						361,149.23 1,920,595.74 1,920,595.7 4

Panther Trails Community Development District Summary A/P Ledger From 10/01/2025 to 10/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
682, 2651						
	682 General Fund	10/10/2025	ABM Building Ser- vices, LLC	19801899	A/C Monthly Mainte- nance Services 10/25	794.00
	682 General Fund	10/09/2025	Affordable Backflow Testing	10/09/25	Backflow Preventer Test	50.00
	682 General Fund	09/26/2025	Burr & Forman, LLP	1594335	Legal Services 06/25 and 08/25	552.50
	682 General Fund	10/01/2025	Clean Sweep Supply Co., Inc.	14134	Janitorial Supplies 08/25	91.35
	682 General Fund	10/24/2025	Cooper Pools Remodeling & Resurfacing Inc	- 2025-1334	Commercial Leak Detection	1,000.00
	682 General Fund	10/20/2025	Cooper Pools Remodeling & Resurfacing	- 2025-1321	Service Call 10-25	158.45
	682 General Fund	07/29/2025	David Karshick	35222-682	Dog Station Services 08/25	416.00
	682 General Fund	10/01/2025	David Karshick	35864	Dog Station Services 09/25	416.00
	682 General Fund	10/01/2025	David Karshick	36338	Dog Station Services 10/25	416.00
	682 General Fund	10/17/2025	David Karshick	36653	Dog Station Services 03/25	416.00
	682 General Fund	10/28/2025	DCSI, Inc.	34331	Service Call 10/25	74.97
	682 General Fund	10/15/2025	DCSI, Inc.	34266	Access Control Cards 10/24	325.00
	682 General Fund	10/14/2025	Landscape Mainte- nance Professionals, Inc.	362028	Replaced damaged valve box on 10-9-2025 Carriage	79.98
	682 General Fund	10/01/2025	Landscape Mainte- nance Professionals, Inc.	360038	#304367 - Panther Trails CDD (Includes Addendum #1 & #2) October 2025	12,614.58
	682 General Fund	09/30/2025	Landscape Mainte- nance Professionals, Inc.	358668	The ICore controller on Symmes Rd. has failed and mut be replaced	2,327.61
	682 General Fund	10/24/2025	Landscape Mainte- nance Professionals, Inc.	363125	Playground Mulch Fill In 10/25	2,240.00
	682 General Fund	08/01/2025	Pye-Barker Fire & Safety, Inc.	INV00467437 ADJ	Fire Safety Inspection -Adjustment 03/25	(16.74)
	682 General Fund	10/01/2025	Solitude Lake Man- agement, LLC	PSI207954	Monthly Lake & Pond Services 10/25	1,638.74
	682 General Fund	09/24/2025	Solitude Lake Man- agement, LLC	PSI204946	Lake, Pond & Wetland Application One-Time Service Site 2 Site 1 MOSQUITO CON- TROL Completed: 3 o 3 Midge Fly Treat- ments	
	682 General Fund	10/06/2025	Stantec Consulting Services, Inc.	2465342	District Engineering 09/25	525.00
	682 General Fund	10/16/2025	Terminix	465012595	Pest Control 10/25	83.44
Sum for 682, 2651 Sum for 682 Sum Total						24,702.88 24,702.88 24,702.88

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

Balance Sheet

- 1. Trust statement activity has been recorded through 10/31/2025.
- 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.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

- 5. General Fund Payments for Invoice #AR00002924 totaling \$52,813.30 were received in November 2025.
- 6. Debt Service Fund 2016 Payments for Invoice #AR00002924 totaling \$10,380.61 were received in November 2025.
- 7. Debt Service Fund 2018 Payments for Invoice #AR00002924 totaling \$8,046.19 were received in November 2025.
- 8. Debt Service Fund 2015 Payments for Invoice #AR00002924 totaling \$16,503.64 were received in November 2025.



Financial Statements (Unaudited)

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

panthertrailscdd.org rizzetta.com

Balance Sheet As of 11/30/2025 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	89,289	0	40,770	130,059	0	0
Investments	3,559	285,378	851,509	1,140,445	0	0
Accounts Receivable	983,499	120,000	729,453	1,832,952	0	0
Refundable Deposits	22,662	0	0	22,662	0	0
Fixed Assets	0	0	0	0	10,700,839	0
Amount Available in Debt Service	0	0	0	0	0	1,610,336
Amount To Be Provided Debt Service	0	0	0	0	0	6,754,664
Total Assets	1,099,009	405,378	1,621,732	3,126,118	10,700,839	8,365,000
Liabilities						
Accounts Payable	107,974	0	11,395	119,369	0	0
Accrued Expenses	2,274	0	0	2,275	0	0
Other Current Liabilities	14	0	0	13	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,365,000
Deposits Payable	1,700	0	0	1,700	0	0
Total Liabilities	111,962	0	11,395	123,357	0	8,365,000
Fund Equity & Other Credits						
Beginning Fund Balance	110,179	283,631	1,148,144	1,541,955	0	0
Investment In General Fixed Assets	0	0	0	0	10,700,839	0
Net Change in Fund Balance	876,868	121,747	462,192	1,460,806	0	0
Total Fund Equity & Other Credits	987,047	405,378	1,610,336	3,002,761	10,700,839	0
Total Liabilities & Fund Equity	1,099,009	405,378	1,621,732	3,126,118	10,700,839	8,365,000

_	Year Ending 09/30/2026	Through 11/30/2025	Year To D 11/30/20	25
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	24	24
Special Assessments Tax Roll	1,035,709	1,035,709	1,035,713	4
Other Misc. Revenues Miscellaneous Revenue Total Revenues	1,035,709	1,035,709	246 1,035,983	246 274
Expenditures				
Legislative Supervisor Fees Total Legislative	7,000	1,167 1,167	600 600	567 567
Financial & Administrative Accounting Services Administrative Services Arbitrage Rebate Calculation Assessment Roll Auditing Services Bank Fees Disclosure Report District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Miscellaneous Fees Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance, Backup & E Total Financial & Administrative	19,469 5,408 500 5,408 4,200 600 6,000 17,000 26,462 350 5,408 3,500 1,000 4,500 11,500 3,148	3,244 901 0 5,408 0 100 1,000 2,833 4,411 350 901 583 167 4,500 1,928 525	3,245 901 0 5,408 0 138 1,000 1,025 4,411 175 901 1,060 377 3,922 3,879 220	(1) 0 0 0 (38) 0 1,808 0 175 0 (477) (210) 578 (1,951) 305
Legal Counsel District Counsel Total Legal Counsel	8,000 8,000	1,333 1,333	660 660	673 673
Electric Utility Services Utility - Recreation Facilities Utility - Street Lights Utility Services Total Electric Utility Services	16,275 162,750 4,200 183,225	2,713 27,125 700 30,538	3,336 26,661 809 30,806	(624) 465 (110) (269)
Garbage/Solid Waste Control Services Garbage - Recreation Facility Total Garbage/Solid Waste Control Services	6,000	1,000 1,000	1,508 1,508	(507) (507)

Water-Sewer Combination Services

Statement of Revenues and Expenditures
As of 11/30/2025
(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To D 11/30/20	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	6,000	1,000	1,327	(327)
Total Water-Sewer Combination Services	6,000	1,000	1,327	(327)
Stormwater Control				
Aquatic Maintenance	19,805	3,300	3,277	23
Aquatic Plant Replacement	500	84	0	84
Lake/Pond Bank Maintenance & Repair	1,500	250	0	250
Stormwater System Maintenance	15,000	2,500	0	2,500
Wetland Monitoring & Maintenance	500	83	0	83
Total Stormwater Control	37,305	6,217	3,277	2,940
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	833	0	833
Fire Ant Treatment	500	84	0	84
General Liability Insurance	5,195	5,195	4,634	561
Holiday Decorations	3,000	500	0	500
Irrigation Maintenance & Repair	5,000	833	80	753
Landscape - Mulch	10,000	1,667	2,240	(573)
Landscape Inspection Services	12,000	2,000	2,000	0 = 200
Landscape Maintenance	170,916 15,000	28,486 2,500	23,198 0	5,288 2,500
Landscape Replacement Plants, Shrubs, Tr	15,000	2,300	U	2,500
Ornamental Lighting & Maintenance	1,000	166	0	167
Pressure Washing	5,000	834	0	833
Property Insurance	24,500	24,500	21,569	2,931
Total Other Physical Environment	257,111	67,598	53,721	13,877
Road & Street Facilities				
Parking Lot Repair & Maintenance	500	83	0	83
Street Sign Repair & Replacement	500	83	0	84
Total Road & Street Facilities	1,000	166	0	167
Parks & Recreation				
Capital Projects	5,000	834	0	833
Clubhouse Janitorial Services	15,000	2,500	2,000	500
Clubhouse Miscellaneous Expense	5,000	833	1,114	(281)
Computer Support, Maintenance & Re-	500	83	0	83
pair Dog Waste Station Supplies & Mainte-	4,500	750	2,080	(1,330)
nance	4,500	750	2,000	(1,550)
Facility A/C & Heating Maintenance &	8,810	1,469	1,588	(119)
Rep Fitness Equipment Maintenance & Re-	10,000	1,666	0	1,666
pair	10,000	1,000	O	1,000
Furniture Repair & Replacement	1,000	167	0	167
Holiday Decorations	750	0	0	0
Maintenance & Repairs	15,000	2,500	141	2,359
Management Contract	226,764	37,794	16,081	21,713
Office Supplies	1,500	250	137	113
Pest Control Playground Equipment & Maintenance	2,016 1,500	336 350	166	169 (130)
Playground Equipment & Maintenance Pool Permits	1,500 275	250 0	379 0	(129)
Pool Permits Pool Repair & Maintenance	7,500	1,250	1,159	0 92
1 Joi Nopali & Maintenanoe	7,500	1,200	1,100	32

	Year Ending 09/30/2026	Through 11/30/2025	Year To 11/30/	
•	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	39,000	6,500	5,820	680
Security System Monitoring Services & Ma	6,000	1,000	989	11
Telephone, Internet, Cable	7,500	1,250	2,762	(1,512)
Tennis/Athletic Court/Park Maintenance	1,000	167	0	167
Total Parks & Recreation	358,615	59,599	34,416	25,182
Special Events				
Special Events	7,000	1,166	3,525	(2,359)
Total Special Events	7,000	1,166	3,525	(2,359)
Contingency				
Miscellaneous Contingency	50,000	8,334	2,613	5,721
Total Contingency	50,000	8,334	2,613	5,721
Total Expenditures	1,035,709	204,969	159,115	45,854
•				
Total Excess of Revenues Over(Under) Ex-	0	830,740	876,868	46,128
penditures				
Fund Balance, Beginning of Period	0	0	110,179	110,179
Total Fund Balance, End of Period	0	830,740	987,047	156,307

	Year Ending 09/30/2026	Through 11/30/2025	Year To I 11/30/20	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	1,746	1,746
Special Assessments Tax Roll Total Revenues	120,000 120,000	120,000 120,000	120,000 121,746	0 1,746
Expenditures				
Contingency Capital Reserve Total Contingency Total Expenditures	120,000 120,000 120,000	120,000 120,000 120,000	0 0 0	120,000 120,000 120,000
Total Excess of Revenues Over(Under) Expenditures		0	121,746	121,746
Fund Balance, Beginning of Period	0	0	283,632	283,632
Total Fund Balance, End of Period	0	0	405,378	405,378

	Year Ending 09/30/2026	Through 11/30/2025	Year To 11/30/	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	1,368	1,368
Special Assessments Tax Roll Total Revenues	361,149 361,149	361,149 361,149	227,159 228,527	(133,991) (132,623)
Expenditures	301,149	301,149		(132,023)
Debt Service Interest	256,149	256,149	33,200	222,950
Principal	105,000	105,000	00,200	105,000
Total Debt Service	361,149	361,149	33,200	327,950
Total Expenditures =	361,149	361,149	33,200	327,950
Total Excess of Revenues Over(Under) Expenditures	0	0	195,327	195,327
Fund Balance, Beginning of Period	0	0	200,490	200,490
Total Fund Balance, End of Period	0	0	395,817	395,817

	Year Ending 09/30/2026	Through 11/30/2025	Year Te 11/30	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	1,512	1,512
Special Assessments Tax Roll Total Revenues	227,159 227,159	227,159 227,159	176,075 177,587	(51,084) (49,572)
Expenditures				
Debt Service Interest Principal Total Debt Service Total Expenditures	72,159 155,000 227,159 227,159	72,159 155,000 227,159 227,159	43,430 0 43,430 43,430	28,729 155,000 183,729 183,729
Total Excess of Revenues Over(Under) Expenditures	0	0	134,157	134,157
Fund Balance, Beginning of Period	0	0	224,182	224,182
Total Fund Balance, End of Period	0	0	358,339	358,339

	Year Ending 09/30/2026	Through 11/30/2025	Year To 11/30/	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	4,897	4,897
Special Assessments Tax Roll	176,075	176,075	361,149	185,074
Total Revenues	176,075	176,075	366,046	189,971
Expenditures				
Debt Service				
Interest	91,075 85,000	91,075	123,337	(32,262)
Principal Total Debt Service	176,075	85,000 176,075	110,000 233,337	(25,000) (57,262)
Total Expenditures	176,075	176,075	233,337	(57,262)
Total Excess of Revenues Over(Under) Ex-	0	0	132,709	132,709
penditures				
Fund Balance, Beginning of Period	0	0	723,471	723,471
Total Fund Balance, End of Period	0	0	856,180	856,180

Panther Trails CDD Investment Summary November 30, 2025

Account	<u>Investment</u>	nce as of ber 30, 2025
Valley National Bank	Governmental Checking	\$ 3,559
	Total General Fund Investments	\$ 3,559
Valley National Bank	Governmental Checking/ ICS	\$ 285,378
	Total Reserve Fund Investments	\$ 285,378
US Bank Series S2015 Reserve	US Bank GCTS 0490	\$ 361,151
US Bank Series S2015 Revenue	US Bank GCTS 0490	133,829
US Bank Series S2015 Prepayment	US Bank GCTS 0490	52
Hancock Bank Series S2016 Reserve	Goldman Sachs Government Fund Class Inst 465	95,876
Hancock Bank Series S2016 Revenue	Goldman Sachs Government Fund Class Inst 465	72,735
Hancock Bank Series S2016 Interest	Goldman Sachs Government Fund Class Inst 465	7
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	63,266
US Bank Series S2018 Reserve A-2	US Bank GCTS 0490	26,367
US Bank Series S2018 Revenue	US Bank GCTS 0490	96,966
US Bank Series S2018 Prepayment A-1	US Bank GCTS 0490	836
US Bank Series S2018 Prepayment A-2	US Bank GCTS 0490	384
	Total Debt Service Fund Investments	\$ 851,509

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 11/01/2025 to 11/30/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
682, 2651							
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - Dallas	AR00002638	11510	06/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - Dallas	AR00002698	11510	07/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - 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
	682-001	682 General Fund		AR00002895	11510	10/01/2025	100.00
	682-001	682 General Fund	Carriage Pointe Homeowners Asso- ciation - Dallas	AR00003141	11510	11/01/2025	100.00
	682-001	682 General Fund	Hillsborough County Tax Collector	AR00002924	12110	10/01/2025	982,899.48
Sum for 682, 265	i1		101				983,499.48
682, 2652	682-005	682 Reserve Fund	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	120,000.00
Sum for 682, 265	62		toi				120,000.00
682, 2653	682-200	682 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	216,778.19
Sum for 682, 265	i 3		toi				216,778.19
682, 2654	682-201	682 Debt Service Fund S2018	Hillsborough County Tax Collec-	AR00002924	12110	10/01/2025	168,028.74
Sum for 682, 265 682, 2655	54		tor				168,028.74
·	682-202	682 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002924	12110	10/01/2025	344,645.59
Sum for 682, 265 Sum for 68 Sum Tota	32						344,645.59 1,832,952.00 1,832,952.00

Panther Trails Community Development District Summary A/P Ledger From 11/01/2025 to 11/30/2025

-	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
682, 2651	682 General Fund	11/01/2025	ABM Building Ser-	19825942	A/C Monthly Mainte-	794.00
	682 General Fund	10/10/2025	vices, LLC ABM Building Ser-	19801899	nance Services 11/25 A/C Monthly Mainte-	794.00
	682 General Fund	10/09/2025	vices, LLC Affordable Backflow	10/09/25	nance Services 10/25 Backflow Preventer	50.00
	682 General Fund	11/26/2025	Testing BOCC Hillsborough County Public Utilities	6919533420 11/25	Test 8535 CARRIAGE POINTE DR 11/25	526.57
	682 General Fund	11/01/2025	Burr & Forman, LLP	1610687	Legal Services 10/25	260.00
	682 General Fund	09/26/2025	Burr & Forman, LLP	1594335	Legal Services 06/25 and 08/25	552.50
	682 General Fund	11/01/2025	Charter Communica- tions	2358442112525 12/25 ACH	Clubhouse Phone/Internet/Cable 12/25	291.99
	682 General Fund	11/30/2025	Classic Reflections Carriages, LLC	1911	Holiday Events 12/25	2,875.00
	682 General Fund	10/01/2025	Clean Sweep Supply Co., Inc.	14134	Janitorial Supplies 08/25	91.35
	682 General Fund	11/01/2025	Cooper Pools Inc.	2025-1394	Monthly Commercial Maintenance 11/25	2,410.00
	682 General Fund	11/01/2025	Cooper Pools Inc.	2025-1334	Commercial Leak Detection Pool 10/25	1,000.00
	682 General Fund	11/01/2025	Cooper Pools Inc.	2025-1517	Monthly Commercial Maintenance 12/25	2,410.00
	682 General Fund	10/24/2025	Cooper Pools Remodeling & Resurfacing Inc	- 2025-1334	Commercial Leak Detection	1,000.00
	682 General Fund	10/20/2025	Cooper Pools Remodeling & Resurfacing Inc	- 2025-1321	Service Call 10-25	158.45
	682 General Fund	07/29/2025	David Karshick	35222-682	Dog Station Services 08/25	416.00
	682 General Fund	10/17/2025	David Karshick	36653	Dog Station Services 03/25	416.00
	682 General Fund	11/11/2025	David Karshick	36741	Dog Station Services 11/25	416.00
	682 General Fund	10/01/2025	David Karshick	36338	Dog Station Services 10/25	416.00
	682 General Fund	11/01/2025	David Karshick	35221	Dog Station Services 03/25	416.00
	682 General Fund	10/01/2025	David Karshick	35864	Dog Station Services 09/25	416.00
	682 General Fund	11/01/2025	DCSI, Inc.	34410	Access Control Cards 10/25	589.00
	682 General Fund	10/28/2025	DCSI, Inc.	34331	Service Call 10/25	74.97
	682 General Fund	10/15/2025	DCSI, Inc.	34266	Access Control Cards 10/24	325.00
	682 General Fund	11/01/2025	Gladymari Feliciano	GF110625	Board of Supervisors Meeting 11/06/25	200.00
	682 General Fund	11/01/2025	Higginbotham Insurance Agency, Inc.	423496	Renewal of Utility Bond - TECO- \$5,655 Effective 12/6/25	170.00
	682 General Fund	11/01/2025	Jennifer L. Murray	JM110625	Board of Supervisors Meeting 11/06/25	200.00
	682 General Fund	11/01/2025	Kaymas, LLC dba Fastsigns 178301	2448-3392-B	Final (2of2)for Installation of Sign 10/25	- 1,306.32
	682 General Fund	10/01/2025	Landscape Mainte- nance Professionals, Inc.	360038	#304367 - Panther Trails CDD (Includes Addendum #1 & #2) October 2025	12,614.58
	682 General Fund	11/01/2025	Landscape Mainte- nance Professionals, Inc.	370446	Landscape Mainte- nance 12/25	12,993.00
	682 General Fund	09/30/2025	Landscape Mainte- nance Professionals, Inc.	358668	The ICore controller on Symmes Rd. has failed and mut be replaced	2,327.61
	682 General Fund	10/24/2025	Landscape Mainte- nance Professionals,	363125	Playground Mulch Fill In 10/25	2,240.00

Panther Trails Community Development District Summary A/P Ledger From 11/01/2025 to 11/30/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
682 General Fund	10/14/2025	Inc. Landscape Mainte- nance Professionals,	362028	Replaced damaged valve box on	79.98
682 General Fund	11/01/2025	Inc. Landscape Mainte- nance Professionals, Inc.	365923	10-9-2025 Carriage #365105 - Panther Trails CDD 2025/2026 Landscape Mainte- nance Renewal November 2025	12,993.00
682 General Fund	11/11/2025	Nick Knows LLC	PTCDD227	Clubhouse Cleaning 11/25	1,000.00
682 General Fund	11/01/2025	Phil Lentsch	00041423	Books Copied and Bound 10/25	207.05
682 General Fund	08/01/2025	Pye-Barker Fire & Safety, Inc.	INV00467437 ADJ	Fire Safety Inspection -Adjustment 03/25	(16.74)
682 General Fund	11/01/2025	Rizzetta & Company, Inc.	INV0000104781	Cell Phone 11/25	50.00
682 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104537	District Management Services 11/25	1,622.42
682 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104537	District Management Services 11/25	450.67
682 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104537	District Management Services 11/25	500.00
682 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104537	District Management Services 11/25	450.67
682 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104537	District Management Services 11/25	1,000.00
682 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104537	District Management Services 11/25	2,205.17
682 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104537	District Management Services 11/25	110.00
682 General Fund	11/11/2025	Rizzetta & Company, Inc.	INV0000104587	Amenity Management & Personal Reimbursement 11/25	8,658.10
682 General Fund	11/21/2025	Rizzetta & Company, Inc.	INV0000105080	Personnel Reimburse- ment 11/25	7,372.89
682 General Fund	09/24/2025	Solitude Lake Man- agement, LLC	PSI204946	Lake, Pond & Wetland Application One-Time Service Site 2 Site 1 MOSQUITO CON- TROL Completed: 3 of 3 Midge Fly Treat- ments	
682 General Fund	10/01/2025	Solitude Lake Man- agement, LLC	PSI207954	Monthly Lake & Pond Services 10/25	1,638.74
682 General Fund	11/01/2025	Solitude Lake Man- agement, LLC	PSI222394	Monthly Lake & Pond Services 12/25	1,638.74
682 General Fund	11/01/2025	Solitude Lake Man- agement, LLC	PSI215471	Monthly Lake & Pond Services 11/25	1,638.74
682 General Fund	10/06/2025	Stantec Consulting Services, Inc.	2465342	District Engineering 09/25	525.00
682 General Fund	11/05/2025	TECO	110525-21100522657 9 ACH	Carriage Pointe Phase 2A Blvd 10/25	402.84
682 General Fund	11/05/2025	TECO	110525-21100522584 5 ACH	8109 Symmes Road Well 10/25	157.18
682 General Fund	11/05/2025	TECO	110525-21100522642 1 ACH	Carriage Pointe Ph 2A 10/25	421.62
682 General Fund	11/05/2025	TECO	4 ACH	Carriage Pointe PH 2E 10/25	395.19
682 General Fund	11/05/2025	TECO	110525-21100522543 1 ACH	Well Pump 10/25	119.61
682 General Fund	11/05/2025	TECO	2 ACH	Carriage Pointe PH 20 DR 10/25	
682 General Fund	11/05/2025	TECO	7 ACH	8405 Symmes Rd. Entry Lights	
682 General Fund	11/05/2025	TECO	110525-21100522714 8 ACH		41.25
682 General Fund	11/05/2025	TECO	110525-21100522624 9 ACH	11796 Ekker Road Club House 10/25	1,516.98

Panther Trails Community Development District Summary A/P Ledger From 11/01/2025 to 11/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	682 General Fund	11/05/2025	TECO	110525-21100522694 2 ACH	Carriage Pointe Blvd 10/25	4,083.52
	682 General Fund	11/05/2025	TECO		Carriage Pointe Phase 1 10/25	4,128.07
	682 General Fund	10/16/2025	Terminix	465012595	Pest Control 10/25	83.44
	682 General Fund	11/30/2025	Terminix	466209312	Pest Control 11/25	83.44
	682 General Fund	11/01/2025	Theresa M Lovelace	TL110625	Board of Supervisors Meeting 11/06/25	200.00
	682 General Fund	11/01/2025	Times Publishing Company	103125-TB117454	egal Advertising - Customer Account #TB117454 10/25	- 530.00
	682 General Fund	11/30/2025	Times Publishing Company	TB117454-113025	Legal Advertising - Customer Account #TB117454 11/25	530.00
	682 General Fund	11/01/2025	Valley National Bank	CC113025-682 ACH	Miscellaneous Expenses 11/25	142.99
	682 General Fund	11/01/2025	Valley National Bank	CC113025-682 ACH	Miscellaneous Expenses 11/25	280.74
Sum for 682, 2651 682, 2655					•	107,973.99
·	682 Debt Service Fund S2015	11/01/2025	U.S. Bank	111825	Debt Service Portion of Funds Collected for S2015	11,395.24
Sum for 682, 2655 Sum for 682 Sum Total	!					11,395.24 119,369.23 119,369.23

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

Balance Sheet

- 1. Trust statement activity has been recorded through 11/30/2025.
- 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.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

- 5. General Fund Payment for Invoice #AR00002924 in the amount of \$882,470.41 was received in December 2025.
- 6. Reserve Fund Payment for Invoice #AR00002924 in the amount of \$120,000.00 was received in December 2025.
- 7. Debt Service Fund 2016 Payment for Invoice #AR00002924 in the amount of \$197,038.55 was received in December 2025.
- 8. Debt Service Fund 2018 Payment for Invoice #AR00002924 in the amount of \$152,728.18 was received in December 2025.
- 9. Debt Service Fund 2015 Payment for Invoice #AR00002924 in the amount of \$313,262.45 was received in December 2025.

Tab 9

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida · (813) 994-1001</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

www.panthertrailscdd.org

Operations and Maintenance Expenditures October 2025 For Board Approval

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

Approval of Expenditures:

Chairperson

Assistant Secretary

\$63,229.29

Paid Operation & Maintenance Expenditures October 1, 2025 Through October 31, 2025

Vendor Name	Check Number Invoice Number Invoice Description		Invoice Amount		
ABM Building Services, LLC	100956	19787229	A/C Monthly Maintenance Services 09/25	\$	794.00
BOCC Hillsborough County Public Utilities	100957	6919533420 09/25 ACH	11796 Ekker Rd and Lift Station 09/25	\$	1,185.67
Charter Communications	20251014-1	2358442092525 ACH	11796 Ekker Rd-Account 8337-12-028- 2358442 10/25	\$	291.99
Cooper Pools Remodeling & Resurfacing Inc	100948	2025-1084	Monthly Commercial Maintenance & Service Call 09/25	\$	2,532.06
Fastsigns 178301	100959	2448-3392	Deposit for Installation of Sign	\$	1,306.32
Florida Department of Commerce	100961	92894	Special District Fee FY 25/26	\$	175.00
Landscape Maintenance Professionals, Inc.	100949	353563	Landscape Maintenance 09/25	\$	12,614.59
Nick Knows LLC	100952	PTCDD215-B	Clubhouse Pressure Washing 9/25	\$	700.00
Nick Knows LLC	100960	PTCDD220	Clubhouse Cleaning 10/25	\$	1,000.00
Republic Services	20251008-1	0696-001291115 10/25 ACH	Disposal Services #3-0696-0016352 10/25	\$	753.77
Rizzetta & Company, Inc.	100947	INV0000103516	Personnel Reimbursement 08/25	\$	6,897.92
Rizzetta & Company, Inc.	100955	INV0000103625	District Management Fees 10/25	\$	6,338.93

Paid Operation & Maintenance Expenditures October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Rizzetta & Company, Inc.	100954	INV0000103714	Assessment Roll FY 25-26	\$	5,906.00
Rizzetta & Company, Inc.	100953	INV0000103734	Assessment Roll FY 25-26	\$	5,408.00
Solitude Lake Management, LLC	100950	PSI204540	Lake, Pond & Wetland Application One- Time Service Site 2 Site 1 MOSQUITO	\$	500.25
Spectrum	20251020-2	2467771100125 ACH	8040 Carriage Pointe Dr Internet 10/25	\$	180.00
Spectrum	20251020-3	2467789100125 10/25 ACH	8310 Carriage Pointe Dr Cameras 10/25	\$	170.00
Stantec Consulting Services, Inc.	100951	2449126	District Engineering 08/25	\$	552.70
TECO	20251027-4	100325-211005225431 ACH	11705 Ekker Road Well Pump 09/25	\$	123.34
TECO	20251027-11	100325-211005225647 ACH	Carriage Pointe Phase 1 09/25	\$	4,128.07
TECO	20251027-3	100325-211005225845 ACH	8109 Symmes Road Well 09/25	\$	65.71
TECO	20251027-1	100325-211005226017 ACH	8405 Symmes Road Entry Lights 09/25	\$	29.17
TECO	20251027-8	100325-211005226249 ACH	11796 Ekker Road Club House 09/25	\$	1,691.74
TECO	20251027-6	100325-211005226421 ACH	Carriage Pointe Ph 2A 09/25	\$	421.62

Paid Operation & Maintenance Expenditures October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
TECO	20251027-7	100325-211005226579 ACH	Carriage Pointe PH 2A Blvd 09/25	\$	402.84
TECO	20251027-10	100325-211005226942 ACH	Carriage Pointe Blvd 09/25	\$	4,093.78
TECO	20251027-2	100325-211005227148 ACH	1830 North Str PMP 09/25	\$	39.61
TECO	20251027-9	100325-211005227312 ACH	Carriage Pointe PH 2C DR 09/25	\$	3,454.41
TECO	20251027-5	100325-211005227494 ACH	Carriage Pointe PH 2E 09/25	\$	395.19
Terminix	100958	464244993	Pest Control 09/25	\$	83.44
Valley National Bank	20251028-1	CC093025-682 ACH	Credit Card Expenses 09/25	\$	993.17
Report Total				\$	63,229.29

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida</u>

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total nome of	mg procented.	
Approval of Expe	nditures:	\$14,690.31
	Chairperson	
	Vice Chairper	son
	Assistant Sec	retary

The total items being presented:

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
			Debt Service Portion of Funds		
Hancock Bank	100963	Hancock111825-682	Collected for S2016	\$	7,167.48
o			Debt Service Portion of Funds	•	
Panther Trails CDD	100962	111825S2018	Collected for S2018 11/25	\$	5,555.64
Republic Services	20251117-1	0696-001311567 ACH	Disposal Services #3-0696-0016352 12/25	\$	753.77
Republic Cervices	20201117	0000 001011001 11011	8040 Carriage Pointe Dr Cameras	Ψ	700.77
Spectrum	20251120-2	2467771110125 ACH	11/25	\$	180.00
Spectrum	20251120-1	2467789110125 ACH	8310 Carriage Pointe Dr Cameras 11/25	\$	170.00
Opeotrum	20201120 1	240770311012371011	11723	Ψ	170.00
Valley National Bank	20251126-1	CC103125-682 10/25 ACH	Miscellaneous Expense 10/25	\$	863.42
Total				\$	14,690.31

Tab 10

MINUTES OF MEETING 1 2 Each person who decides to appeal any decision made by the Board with respect to any 3 matter considered at the meeting is advised that the person may need to ensure that a 4 verbatim record of the proceedings is made, including the testimony and evidence upon 5 which such appeal is to be based. 6 7 PANTHER TRAILS 8 COMMUNITY DEVELOPMENT DISTRICT 9 10 The regular meeting of the Board of Supervisors of the Panther Trails Community 11 Development District was held on Thursday, November 6, 2025, at 5:30 p.m. at the 12 Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534. The 13 following is the agenda for the meeting: 14 15 Present and constituting a quorum: 16 17 Jennifer Murray **Board Supervisor, Vice Chairman** 18 **Board Supervisor, Assistant Secretary** Theresa Lovelace 19 Gladvmari Feliciano **Board Supervisor, Assistant Secretary** 20 21 Also present were: 22 23 Matt O'Nolan District Manager, Rizzetta & Company Inc. 24 Cyndi Beasley Amenities Manager, Rizzetta & Company Inc. 25 Paula Means Representative, LMP 26 Scott Steady, DC **Burr Forman LLP (via phone)** 27 John Fowler Field Service Manager, Rizzetta & Company Inc. 28 29 30 FIRST ORDER OF BUSINESS Call to Order 31 32 Mr. O'Nolan called the meeting to order and read the roll call. 33 34 SECOND ORDER OF BUSINESS **Audience Comments** 35 36 Audience present. 37 38 The Board heard comments on fishing in ponds and unauthorized towing. 39 40 41 THIRD ORDER OF BUSINESS **Staff Reports** 42 43 44

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46 47	Α.	Presentation of Month September and October	ly Maintenance Inspection Reports for er 2025
48 49		Mr. Fowler went over his	s report.
50 51	В.	Consideration of LMP	Proposals
525354		The Board tabled all LM January meeting.	P proposals except for pruning proposal to the
555657		Ms. Murray asked LMP Ekker.	to address Ekker fairy Beach weeds and bushes on
58 59	C.	Consideration of LMP	Renewal Proposal
60	Supervisors		ed by Ms. Lovelace, with all in favor, the Board of lal renewal in the amount of \$155,916.00, for the lent District.
61 62	D.	Solitude Pond report	
63 64 65 66		The Board stated that picked up and address of	Solitude needs to provide pictures of trash being during each visit.
67	FOURTH OF	RDER OF BUSINESS	District Engineer Report
68 69 70		'Nolan advised the District forward.	et Engineer did reach out to inlet jetting company to
71 72 73	FIFTH ORDI	ER OF BUSINESS	District Counsel
	Supervisors requested	s approved terminating a	ed by Ms. Lovelace, with all in favor, the Board of my towing agreement that may be in place and let proposal for new towing company, for the lent District.
74 75	SIXTH ORD	ER OF BUSINESS	Clubhouse Manager Report
76 77 78	Ms. B	seasley presented her rep	ort.
78 79 80 81 82 83		rvisor Murray requested p ouse and entry monumen	roposals for track lighting for all four sides of the ts.

84 SEVENTH ORDER OF BUSINESS **District Manager Report** 85 86 Mr. O'Nolan stated that the next meeting is January 8, 2025, at 5:30 p.m. 87 88 On a Motion by Ms. Lovelace, seconded by Ms. Murray, with all in favor, the Board of Supervisors cancelled the December 11, 2025, meeting, for the Panther Trails Community Development District. 89 **EIGHTH ORDER OF BUSINESS** Presentation of the Financial Statement 90 for July, August, and September 2025 91 92 The Board reviewed the financial statements for July, August, and September 2025. 93 94 **NINTH ORDER OF BUSINESS** Consideration of Operation and 95 96 Maintenance **Expenditures** for July, August, and September 2025 97 98 The Board reviewed the Operation and Maintenance Expenditures for July, 99 August, and September 2025. 100 101 Supervisor Murray requested further details on Cooper Pools August 25 invoice for 102 \$688 and details on LMP proposals #350424, 351097 and 352065. 103 104 TENTH ORDER OF BUSINESS Consideration of the Board of 105 Supervisors Meeting Minutes from 106 August 14, 2025 107 108 On a Motion by Ms. Murray, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors approved the July (\$80,921.20), August (62,872.33)and September (82,432.83) Operation and Maintenance Expenditures and the Board of Supervisors Meeting Minutes for August 14, 2025, as presented, for the Panther Trails Community Development District. 109 **ELEVENTH ORDER OF BUSINESS** Ratification of Continuing Engineering 110 **Services Agreement** 111 112 On a Motion by Ms. Murray, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors ratified continuing Engineering Service agreement, District Manager Addendum, Consideration of Amenity Management Addendum and Professional Technology Agreement, for the Panther Trails Community Development District. 113

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TWELFTH ORDER OF BUSINESS	Ratification of District Managemen Addendum
On a Motion by Ms. Murray, seconded by M Supervisors approved the District Manage Panther Trails Community Development Dis	ement Addendum as presented, for the
THIRTEENTH ORDER OF BUSINESS	Consideration of Amenity Managemen Addendum
On a Motion by Ms. Lovelace, seconded by of Supervisors approved the Amenity Mana Panther Trails Community Development Dis	agement Addendum as presented, for the
FOURTEENTH ORDER OF BUSINESS	Ratification of the Professional Technology Agreement
On a Motion by Ms. Lovelace, seconded by Supervisors approved the Professional Tec Panther Trails Community Development Dis	chnology Agreement as presented, for the
FIFTEENTH ORDER OF BUSINESS	Consideration of resolution 2026-01 Amending the Fiscal Year 2024-2025 Budget
On a Motion by Ms. Murray, seconded by M Supervisors adopted Resolution 2026-01, Budget, for the Panther Trails Community D	, Amending the Fiscal Year 2024-2025
SIXTEENTH ORDER OF BUSINESS	Consideration of the 3 rd Quarte Website Audit
On a Motion by Ms. Lovelace, seconded by Supervisors approved the 3rd Quarter wel Trails Community Development District.	
SEVENTEETH ORDER OF BUSINESS	Consideration of Goals and Objective for FY 2024-2025
On a Motion by Ms. Murray, seconded by M Supervisors determined that they met the G 2025, for the Panther Trails Community Dev	Goals and Objectives for Fiscal Year 2024-

EIGHTEENTH ORDER OF BUSINESS Ratification of EGIS Proposal On a Motion by Ms. Murray, seconded by Ms. Lovelace, with all in favor, the Board of Supervisors ratified the EGIS Proposal as presented, for the Panther Trails Community Development District. **NINETEENTH ORDER OF BUSINESS Supervisor Requests** No requests were made. TWENTYITH 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. Murray, seconded by Ms. Feliciano, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:33 p.m., for the Panther Trails Community Development District.

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5 Secretary/Assistant Secretary	Chairman/Vice Chairman
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Tab 11

8606 Herons Cove PI Tampa, FL 33647 Tim Gay

(813) 334-4827

Panther Trails CDD 2700 S Falkenburg Rd; Suite 2745 Riverview, FL 33578



JOB DESCRIPTION

Track Lighting Proposal for Panther Trails CDD Amenity Center

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Amenity Center	
Install permanent track lighting outlining roof edge - entire front and 5' both sides	\$5,995.00
or	
Install permanent track lighting outlining roof edge - entire front and north side and 5' south side	\$7,895.00
or	
Install permanent track lighting outlining roof edge - entire front, north and south side	\$9,650.00
Center Median Sign	
Install LED track lighting outlining both sides of entrance sign and column caps	\$3,150.00
Entrance / Exit (includes both sides)	
Install LED track lighting outlining 4 sides of upper and lower column caps	\$5,345.00
Note: Lights will be spaced at 9"	
Track will be powder coated to match as closely as possible	
Lights: Includes every color in the color palette.	
·	
Includes amazing, easy to use preset color patterns and animations.	
Preset colors, patterns and animations for all of the holidays.	
Facility avademinable	
Easily customizable	
Can set to beautiful, architectural downlighting effects	
Install control box and power supply with effects controller	
Warranties:	
Life-time warranty on LED lights	
1 Year service warranty	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	ТВІ

 $^{^{\}star}$ Price includes labor, lights, controllers, lift and any other material needed to complete project

TIM Gay	<u>1</u>	2/15/2025
PREPARED BY		DATE
AUTHORIZED SIGNATURE FOR PANTHER TRAILS CDD		DATE

^{*} Remaining balance of project due upon receipt of invoice after installation.