



Rizzetta & Company

Bobcat Trail Community Development District

**Board of Supervisors' Meeting
June 02, 2026**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.bobcatcdd.com

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT

Bobcat Trail Community Center, 1352 Bobcat Trail Blvd., North Port, FL 34288

www.bobcatcdd.com

Board of Supervisors	Steven Ball Jeffrey Brall Robert Branch Michael SanAntonio Paul Fisher	Chairperson Vice-Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Dan Lewis	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineers	Robert Dvorak	BDI Engineers

All cellular phones must be placed on mute while in the meeting room.

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 (239) 936-0913. 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.

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bobcatcdd.com

May 26, 2026

**Board of Supervisors
Bobcat Trail Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Bobcat Trail Community Development District will be held on **Tuesday, June 2, 2026, at 3:00 p.m.** at the Bobcat Trail Community Center located at 1352 Bobcat Trail Blvd., North Port, Florida 34288. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC COMMENTS – AGENDA ITEMS ONLY**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on May 5, 2026..... Tab 1
- 6. OLD BUSINESS**
 - A. Discussion Regarding Pool Deck Repainting Project
- 7. NEW BUSINESS**
 - A. Resident Concerns
 - B. Consideration of Resolution 2026-03, Reappointing an Assistant Treasurer Tab 2
 - C. Presentation of the Proposed Budget for Fiscal Year 2026-2027..... Tab 3
 1. Consideration of Resolution 2026-04, Approving the Proposed Budget(s) for Fiscal Year 2026-2027 and setting the Public Hearing Thereon Tab 4
 - D. Consideration of Elliott Custom Homes Proposal for Replacement of Clubhouse Flooring..... Tab 5
- 8. CONSENT ITEMS**

None
- 9. STAFF REPORTS**
 - A. Landscape Inspection Specialist
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
- 10. OTHER REPORTS**
 - A. Infrastructure/Asset Management Committee (Board Workshop)
 - B. Landscape Committee
 - C. Newsletter Supervisor

- D. Finance Supervisor
 - E. Lakes and Roads Supervisor
 - i. Solitude Waterway Inspection Report
 - ii. Solitude Monitoring Reports
 - F. Maintenance Supervisor
 - G. Facilities Supervisor
 - H. HOA Updates
 - I. Commercial Properties
- 11. PUBLIC COMMENTS**
- 12. SUPERVISOR REQUESTS**
- 13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Dan Lewis: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

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.

**BOBCAT TRAIL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bobcat Trail Community Development District was held on **Tuesday, May 05, 2026, at 3:00 p.m.** at the Bobcat Trail Community Center, 1352 Bobcat Trail Blvd., North Port, FL 34288.

Present and constituting a quorum:

Steven Ball	Board Supervisor, Chairman
Jeffrey Brall	Board Supervisor, Vice Chairman
Paul Fisher	Board Supervisor, Assistant Secretary
Michael SanAntonio	Board Supervisor, Assistant Secretary
Robert Branch	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Spencer Gonzales	Landscaping Inspection Services (via Teams)

Audience

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Blandon called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Board, Staff, and Audience recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS **Approval of Agenda**

Ms. Blandon presented the agenda and asked the Board if there were any additions.

On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the Board Approved the Agenda, as Presented, for the Bobcat Trail Community Development District

49
50 **FOURTH ORDER OF BUSINESS** **Public Comments – Agenda Items Only**
51

52 Ms. Blandon opened the floor to Public Comments on agenda items.
53

54 Ms. Gorges addressed the Board regarding Community Center use, cameras, and
55 supplies.
56

57 Ms. Donne commended the Board.
58

59 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
60 **Board of Supervisors’ Meeting held on**
61 **April 07, 2026**
62

63 Ms. Blandon presented the minutes of the Board of Supervisors’ meeting held on
64 April 07, 2026 and asked if there were any questions, comments, and/or changes to the
65 minutes as presented. There were none.
66

67 On a Motion by Supervisor Branch, seconded by Supervisor Brall, with all in favor, the
68 Board Approved the Minutes of the Board of Supervisors Meeting held on April 07, 2026, for
69 the Bobcat Trail Community Development District.

70
71 **SIXTH ORDER OF BUSINESS** **Consideration of the Solitude Annual**
72 **Services Renewal Agreement**
73

74 Ms. Blandon presented the annual services renewal agreement from Solitude for
75 twenty ponds, and two preserve areas; she advised the total price is \$39,060.00 annually
76 or \$3,255.00 monthly.
77

78 On a Motion by Supervisor Brall, seconded by Supervisor Branch, with all in favor, the
79 Board Approved the Solitude Annual Services Renewal Agreement, Subject to Preparation
80 of an Agreement by Counsel, for the Bobcat Trail Community Development District.

81
82 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Community**
83 **Center Projects**
84

85 **EIGHTH ORDER OF BUSINESS** **Resident Concerns**
86

87 Ms. Blandon opened the floor to resident concerns.
88

89 Discussion was held regarding the issue of the televisions in the workout room; after
90 discussion and recommendations for instruction to be posted, Supervisor SanAntonio
91 advised that a remote was left in the room.
92

93 **NINTH ORDER OF BUSINESS** **Consideration of Barraco & Associates**
94 **Proposal for Project Management**

Services

Ms. Blandon advised that the Barraco & Associates proposal for Project Management related to the paving project has been executed by the Chairman and so a motion to ratify the execution would be appropriate.

On a Motion by Supervisor Ball, Seconded by Supervisor Brall, with all in Favor, the Board Ratified the Execution of the Barraco & Associates Proposal for Resurfacing Project Oversight, for the Bobcat Trail Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals to Paint the Pool Deck

Mr. Branch advised that five contractors bid on the project with varying methods and pricing. Mr. Ball further discussed the proposals.

On a Motion by Supervisor Branch, Seconded by Supervisor Ball, with all in Favor, the Board Approved the Seaside Coatings Proposal for Painting of the Pool Deck, totaling \$4,891.50, for the Bobcat Trail Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Liaison to the Golf Course

The Board discussed appointing a liaison to the Golf Course

On a Motion by Supervisor Ball, Seconded by Supervisor Fisher, with all in Favor, the Supervisor Brall will Serve as the Golf Course Liaison, for the Bobcat Trail Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Ms. Blandon advised that per Florida Statute, she is required to announce the number of registered voters residing within the district as of the immediately preceding April 15th and as of April 15, 2026 there were 741 registered voters residing within the Bobcat Trail Community Development District, per the Sarasota County Supervisor of Elections.

THIRTEENTH ORDER OF BUSINESS

Consideration of Sprinklermatic Proposal for Repairs

The Board discussed proposal as provided by Sprinklermatic Fire Protection.

On a Motion by Supervisor Brall, Seconded by Supervisor Branch, with all in Favor, the Board Approved the Sprinklermatic Proposal, totaling \$3,161.00, for the Bobcat Trail Community Development District.

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- B. Landscape Committee
Supervisor Brall reported that the Landscaping Committee meeting held with Mr. Spencer Gonzales and Artistree present was helpful to weigh options.
 - C. Newsletter Supervisor
Supervisor Fisher advised that the newsletter will be sent following the Infrastructure/Assets Meeting.
 - D. Finance Supervisor
Supervisor Fisher advised he had nothing to report.
 - E. Lakes and Roads Supervisor
Supervisor Ball reported that the paving project is progressing ahead of schedule. He advised that garbage pickup was coordinated with the Public Works Manager.

The Board was informed that the overgrown swale at Palmetto Palm and Bobcat Trail was cleared by Solitude; the debris was removed to ensure storm-season flow. Pond repairs: Lake M (inside Coconut Palm Circle) and Lake C are scheduled for repairs by Finn Outdoor on May 26, 2026 with completion targeted by end of May before rainy season.
 - F. Maintenance Supervisor
Supervisor Branch reported the pool furniture was delivered three weeks early, versus the May 22, 2026 expectation; he advised that one table short-shipped, delivery date TBD. Supervisor Branch reported that PRV #12 was replaced and is operational. No additional issues reported.
 - G. Facilities Supervisor
Supervisor SanAntonio reported on the Butterfly implementation; he advised that informational meetings would take place late May/early June.
 - H. HOA Updates
Supervisor SanAntonio advised that he had nothing to report.
 - I. Commercial Properties
Supervisor Brall reported a commercial area signage issue; the entrance monument sign not lighting at night. He requested that Supervisor Branch review this.

228 **EIGHTEENTH ORDER OF BUSINESS** **Public Comments**

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230 Ms. Blandon opened the floor for public comments.
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232 Comments from the public were entertained.
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NINETEENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Blandon opened the floor to Supervisor requests. There were none.

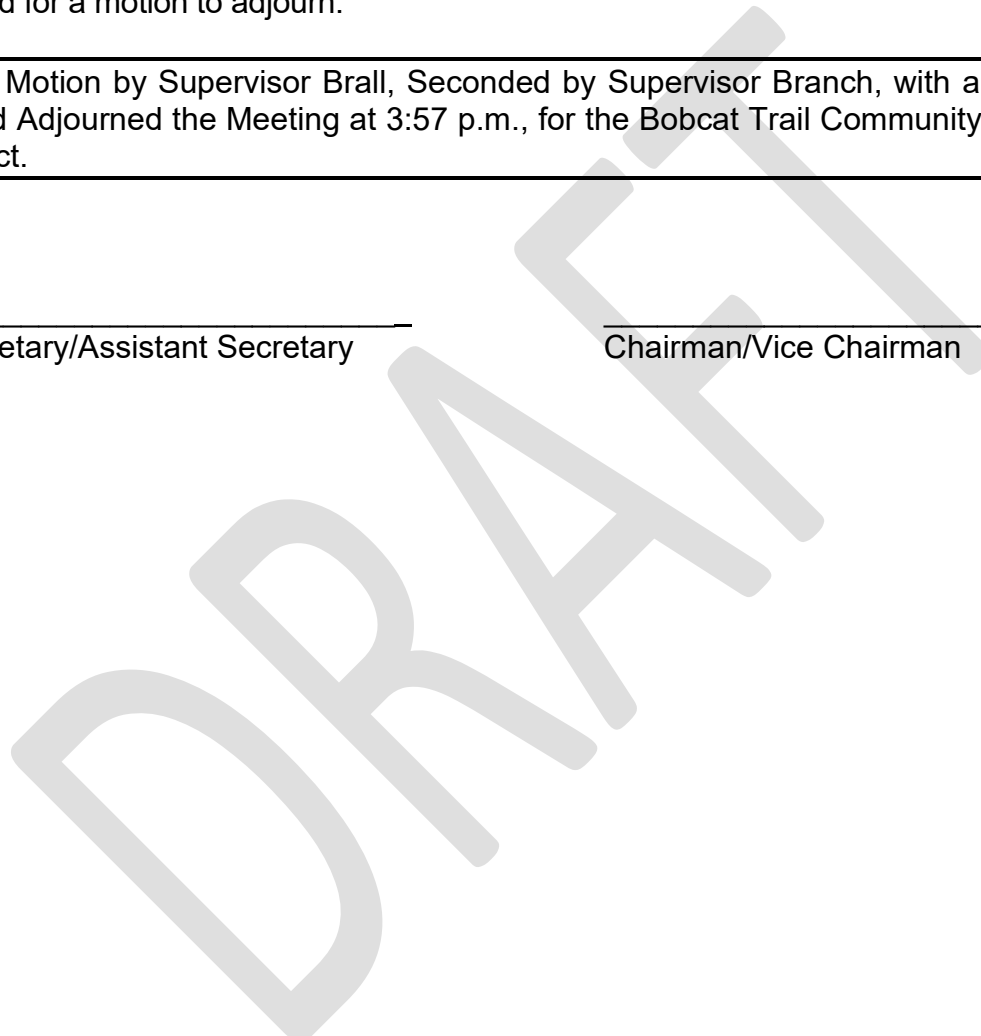
TWENTIETH ORDER OF BUSINESS **Adjournment**

Ms. Blandon stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Supervisor Brall, Seconded by Supervisor Branch, with all in Favor the Board Adjourned the Meeting at 3:57 p.m., for the Bobcat Trail Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Tab 2

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2024-07; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

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

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2026.

**BOBCAT TRAIL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 3



Rizzetta & Company

Bobcat Trail

Community Development District

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Proposed Budget Fiscal Year 2026/2027

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2026/2027	1
Reserve Fund Budget for Fiscal Year 2026/2027	5
Debt Service Fund Budget for Fiscal Year 2026/2027	6
Assessments Charts for Fiscal Year 2026/2027	7
General Fund Budget Account Category Descriptions	9
Reserve Fund Budget Account Category Descriptions	15
Debt Service Fund Budget Account Category Descriptions	16



Rizzetta & Company

Proposed Budget
Bobcat Trail Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
69 Utility - Pool	\$ 134	\$ 268	\$ 300	\$ 32	\$ 250	\$ (50)
70 Water-Sewer Combination Services						
71 Utility - Pool	\$ 3,414	\$ 6,828	\$ 6,695	\$ (133)	\$ 7,000	\$ 305
72 Utility - Recreation Facilities	\$ 6,453	\$ 12,906	\$ 10,000	\$ (2,906)	\$ 15,000	\$ 5,000
73 Utility Services - Guard House	\$ 442	\$ 884	\$ 800	\$ (84)	\$ 1,000	\$ 200
74 Stormwater Control						
75 Aquatic Maintenance	\$ 23,889	\$ 47,778	\$ 42,000	\$ (5,778)	\$ 44,000	\$ 2,000
76 Lake/Pond Bank Maintenance & Repair	\$ 685	\$ 1,370	\$ 10,000	\$ 8,630	\$ -	\$ (10,000)
77 Stormwater System Maintenance	\$ 4,300	\$ 8,600	\$ 15,000	\$ 6,400	\$ 13,000	\$ (2,000)
78 Wetland Invasive Areas Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
79 Other Physical Environment						
80 Holiday Decorations	\$ 2,511	\$ 5,022	\$ 1,000	\$ (4,022)	\$ 15,000	\$ 14,000
81 Irrigation Maintenance & Repair	\$ 7,966	\$ 15,932	\$ 15,000	\$ (932)	\$ 15,000	\$ -
82 Landscape - Miscellaneous	\$ 1,036	\$ 2,072	\$ 5,000	\$ 2,928	\$ 10,000	\$ 5,000
83 Landscape Maintenance	\$ 76,572	\$ 153,144	\$ 198,390	\$ 45,246	\$ 205,272	\$ 6,882
84 Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000
85 Commercial Side Phase 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
86 Ornamental Lighting & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
87 Tree Trimming Services	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
88 Road & Street Facilities						
89 Miscellaneous Maintenance & Repair	\$ 4,942	\$ 9,884	\$ 3,000	\$ (6,884)	\$ 3,000	\$ -
90 R&M - Sealcoating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91 Roadway Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000
92 Sidewalk Maintenance & Repair	\$ 10,560	\$ 21,120	\$ 10,000	\$ (11,120)	\$ 10,000	\$ -
93 Street/Sidewalk Cleaning	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
94 Misc. Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000
95 Parks & Recreation						
96 Amenity Facility Janitorial Services Contract	\$ 5,078	\$ 10,156	\$ 16,900	\$ 6,744	\$ 14,000	\$ (2,900)
97 Employee - Payroll Taxes	\$ 1,590	\$ 3,180	\$ 2,500	\$ (680)	\$ 2,500	\$ -
98 Employee - Salaries	\$ 16,170	\$ 32,340	\$ 28,080	\$ (4,260)	\$ 38,000	\$ 9,920
99 Employee - Worker's Compensation	\$ 4,000	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000
100 Fitness Equipment Maintenance & Repairs	\$ 3,269	\$ 6,538	\$ 1,200	\$ (5,338)	\$ 3,000	\$ 1,800
101 Independent Contractor Services	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
102 Janitorial Service	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 12,000	\$ 10,000

Estimated budget costs provided were less than projected.
Estimated budget costs provided were less than projected.
Estimated budget costs provided were less than projected.
Solitude Lake Management Contract
Reserve Item
For discussion
For discussion as District is trending higher
Reserve expenditure
New line item
Should be \$ 3000

Proposed Budget
Bobcat Trail Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
103 Maintenance & Repairs	\$ 18,807	\$ 37,614	\$ 10,000	\$ (27,614)	\$ 25,000	\$ 15,000
104 Miscellaneous Contingency	\$ 4,359	\$ 8,718	\$ 5,000	\$ (3,718)	\$ 10,000	\$ 5,000
105 Miscellaneous Operating Supplies	\$ 1,509	\$ 3,018	\$ 2,000	\$ (1,018)	\$ 10,000	\$ 8,000
106 Pest Control	\$ 345	\$ 690	\$ 650	\$ (40)	\$ 650	\$ -
107 Property Insurance	\$ 25,704	\$ 25,704	\$ 23,200	\$ (2,504)	\$ 25,000	\$ 1,800
108 Telephone	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000
109 Tennis Court Maintenance & Supplies	\$ 3,790	\$ 7,580	\$ 1,000	\$ (6,580)	\$ 2,500	\$ 1,500
110 Pools & Maintenance						
111 Capital Reserve - Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
112 Capital Reserve - Vehicles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
113 Employee - Payroll Taxes	\$ 750	\$ 1,500	\$ 2,500	\$ 1,000	\$ 2,060	\$ (440)
114 Employee - Salaries	\$ 7,844	\$ 15,688	\$ 28,000	\$ 12,312	\$ 28,840	\$ 840
115 Landscape - Pest Control/OTC Injections	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,180	\$ 180
116 Maintenance & Repairs	\$ 26,804	\$ 53,608	\$ 10,300	\$ (43,308)	\$ 12,000	\$ 1,700
117 Pool Repair & Maintenance	\$ 1,140	\$ 2,280	\$ 5,665	\$ 3,385	\$ 5,834	\$ 169
118 Pool Service Contract	\$ 4,188	\$ 8,376	\$ 10,300	\$ 1,924	\$ 10,609	\$ 309
119 R&M - Pressure Reducing Valve	\$ 775	\$ 1,550	\$ 7,500	\$ 5,950	\$ 5,304	\$ (2,196)
120 Vehicle Maintenance	\$ -	\$ -	\$ 2,060	\$ 2,060	\$ 2,121	\$ 61
121 Well Maintenance	\$ 9,462	\$ 18,924	\$ 7,500	\$ (11,424)	\$ 7,725	\$ 225
122 Contingency						
123 Golf Course Irrigation Well Maintenance	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
124 Golf Course Monument Maintenance	\$ -	\$ -	\$ 7,430	\$ 7,430	\$ 7,430	\$ -
125						
126 Field Operations Subtotal	\$ 373,446	\$ 713,188	\$ 655,770	\$ (57,418)	\$ 770,075	\$ 114,305
127						
128 TOTAL EXPENDITURES	\$ 463,318	\$ 885,466	\$ 822,302	\$ (85,807)	\$ 938,104	\$ 115,802
129						
130 EXCESS OF REVENUES OVER EXPENDITURES	\$ 351,286	\$ (60,898)	\$ -	\$ (83,541)	\$ -	\$ -
131						

For discussion with Board this is trending higher

Moved to reserve

Moved to reserve

Bobcat Trail Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2017	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$232,373.62	\$232,373.62
TOTAL REVENUES	\$232,373.62	\$232,373.62
EXPENDITURES		
Administrative		
Debt Service Obligation	\$232,373.62	\$232,373.62
Administrative Subtotal	\$232,373.62	\$232,373.62
TOTAL EXPENDITURES	\$232,373.62	\$232,373.62
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Sarasota County Collection Costs (1.5%) and Early Payment Discounts (4%):

5.5%

GROSS ASSESSMENTS

\$245,898.01

Notes:

Tax Roll Collection Costs for Sarasota County are 5.5% of Tax Roll. Budgeted net of tax roll assessments.

See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service.

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Net Assessment:		\$1,007,304.00	2025/2026 O&M Budget:	\$964,502.00
Collection Cost:	1.5%	\$15,988.95	2026/2027 O&M Budget:	\$1,007,304.00
Early Payment Discount:	4.0%	\$42,637.21		
2026/2027 Total:		\$1,065,930.16	Total Difference:	\$42,802.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Villas	Series 2017 Debt Service	\$363.03	\$363.03	\$0.00	0.00%
	Operations/Maintenance	\$1,587.28	\$1,658.40	\$71.12	4.48%
	Total	\$1,950.31	\$2,021.43	\$71.12	3.65%
Single Family	Series 2017 Debt Service	\$457.77	\$457.77	\$0.00	0.00%
	Operations/Maintenance	\$1,587.28	\$1,658.40	\$71.12	4.48%
	Total	\$2,045.05	\$2,116.17	\$71.12	3.48%
Single Family 2	Series 2017 Debt Service	\$169.43	\$169.43	\$0.00	0.00%
	Operations/Maintenance	\$1,587.28	\$1,658.40	\$71.12	4.48%
	Total	\$1,756.71	\$1,827.83	\$71.12	4.05%
Golf ⁽¹⁾	Series 2017 Debt Service	\$1,170.08	\$1,170.08	\$0.00	0.00%
	Golf Course	\$976.72	\$976.72	\$0.00	0.00%
	Operations/Maintenance	\$1,587.28	\$1,658.40	\$71.12	4.48%
	Total	\$3,734.08	\$3,805.20	\$71.12	1.90%
Commercial ⁽²⁾	Operations/Maintenance	\$3,492.55	\$3,649.04	\$156.49	4.48%
	Total	\$3,492.55	\$3,649.04	\$156.49	4.48%

⁽¹⁾ Assessments shown for the Golf Course are per unit. See Assessment Table for total assessment amount for the Property.

⁽²⁾ Assessments shown for commercial product types are per acre. See Assessment Table for total O&M amounts per commercial property.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



Rizzetta & Company

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



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Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 4

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bobcat Trail Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	September 01, 2026
HOUR:	3:00 p.m.
LOCATION:	Bobcat Trail Community Center 1352 Bobcat Trail Blvd. North Port, Florida 34288

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to The City of North Port at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd DAY OF JUNE, 2026.

ATTEST:

**BOBCAT TRAIL COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Fiscal Year 2026/2027 Proposed Budgets

Exhibit A
Fiscal Year 2026/2027 Proposed Budgets

Tab 5

ESTIMATE



Prepared For

Michael San Antonio
Club House
North Port, Fl
(401) 309-2392

Elliott Custom Homes & Contracting Inc.

1121 W Price Blvd #1126
North Port, Fl 34288
Phone: (941) 786-7973
Email: Tom@echcinc.com
Web: www.Elliottcustomhomesinc.com

Estimate # 648
Date 11/30/2025
Business / Tax # CRC1333575

Description	Rate	Quantity	Total
Removal Remove glue down carpet in main area and office Remove wood dance floor Disposal included Minor prep for new floor included	\$2,140.00	1	\$2,140.00
Install Install new lvp flooring Add 20mil plastic barrier	\$15,675.00	1	\$15,675.00
Lvp budget Commercial lvp budget \$3.50 to \$5.00 per sq ft 5325 sq ft 10% waste 533 sq ft Total 5858 sq ft	\$5.00	5,858	\$29,290.00

Subtotal	\$47,105.00
Total	\$47,105.00

By signing this document, the customer agrees to the services and conditions outlined in this document.