

***PANTHER TRACE I
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
October 26, 2021
7:30 p.m.***

***Location:
Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Panther Trace I Community Development District

DPFG Management & Consulting, LLC
1020 E. Brandon Blvd., Suite 207, Brandon, Florida 33511
Phone: 321-263-0132 x747

Board of Supervisors
**Panther Trace I Community
Development District**

Dear Board Members:

A Regular Meeting of the Board of Supervisors of the Panther Trace I Community Development District is scheduled for **October 26, 2021 at 7:30 p.m.** at the **Panther Trace I Clubhouse, 12515 Bramfield Drive, Riverview, Florida.**

The advanced copy of the agenda for the meeting is attached along with associated documentation.
Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Raymond J. Lotito
District Manager

cc: Attorney, Straley Robin Vericker
Engineer, Stantec
Clubhouse Manager
District Files

District: **PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, October 26, 2021

Time: 7:30 PM

Location: Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview, FL

Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual)*

IV. Administration Items

A. Consideration and Approval of Minutes of the September 28, 2021 Meeting Exhibit 1

B. Acceptance of the September 2021 Financial Statements Exhibit 2

V. Business Matters

A. Consideration and Approval of **Resolution 2022-01, Designating Officers** Exhibit 3

B. Consideration of Holiday Lighting Proposals Exhibit 4

C. Consideration of Pest Control Services Proposals – *To Be Distributed*

D. Consideration of Waste Removal Proposals Exhibit 5

VI. Staff Reports

A. District Manager

B. District Counsel

C. District Engineer

D. Facilities Director

1. Facilities Director's Report September 2021

Exhibit 6

➤ Discussion of Additional Insurance Issue

2. Review of the OLM Inspection Report, Grade Sheet and LMP
Weekly Summary Report

Exhibit 7

VII. Supervisors Requests

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

IX. Adjournment

EXHIBIT 1

1 **MINUTES OF MEETING**

2 **PANTHER TRACE I**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Panther Trace I Community Development
5 District was held on Thursday, September 23, 2021 at 7:42 p.m. at Panther Trace I Clubhouse, 12515
6 Bramfield Drive, Riverview, Florida 33579.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Jones called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Megan Jones	Board Supervisor, Chairwoman
11 Michael Staubitz	Board Supervisor, Vice Chairman
12 Dan O'Neill	Board Supervisor, Assistant Secretary
13 Michael Themar	Board Supervisor, Assistant Secretary

14 Also present were:

15 Raymond Lotito	District Manager, DPGF Management & Consulting
16 Monica Vitale	Facilities Director

17 *The following is a summary of the discussions and actions taken at the September 23, 2021 Panther Trace*
18 *I CDD Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

20 The Pledge of Allegiance was recited.

21 **THIRD ORDER OF BUSINESS – Audience Comments**

22 There being none, the next item followed.

23 **FOURTH ORDER OF BUSINESS – Administration Items**

24 A. Exhibit 1: Consideration and Approval of Minutes of the August 24, 2021 Meeting

25 On a MOTION by Mr. O'Neill, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board approved
26 the Minutes of the Board of Supervisors Regular Meeting held on August 24, 2021, for the Panther Trace I
27 Community Development District.

28 B. Exhibit 2: Acceptance of the August 2021 Unaudited Financial Statements

29 Mr. Lotito gave an overview of the financial statements. Ms. Jones noted that the CDD was in a
30 favorable position financially.

31 On a MOTION by Mr. O'Neill, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board accepted
32 the August 2021 Unaudited Financial Statements, as presented, for the Panther Trace I Community
33 Development District.

34 **FIFTH ORDER OF BUSINESS – Business Matters**

35 A. Exhibit 3: Consideration of Frosty's Air Conditioning Proposals

36 ➤ Drain Guard Proposal - \$299.00

On a MOTION by Mr. O'Neill, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board approved the Frosty's Air Conditional Proposal, in the amount not to exceed \$299.00 plus tax and fees, for the Panther Trace I Community Development District.

➤ Condensate Pump Replacement - \$595.00

Ms. Vitale stated that there was no need to fix this pump as it was not broken. The Board took no action on this item.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Manager

➤ Discussion of Additional Insurance Issue

This item was tabled to the next meeting. Mr. Themar stated he would get a quote.

B. District Counsel

The District Counsel was not present.

C. District Engineer

The District Engineer was not present.

D. Facilities Director

1. Exhibit 4: Facilities Director's Report September 2021

Ms. Vitale gave an overview of her report and discussed pool tile repairs.

2. Exhibit 5: Review of the OLM Inspection Report, Grade Sheet, and LMP Weekly Summary Report

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Adjournment

Ms. Jones asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. O'Neill made a motion to adjourn the meeting.

On a MOTION by Mr. O'Neill, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board adjourned the meeting for the Panther Trace I Community Development District.

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

72 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
73 meeting held on October 26,2021.

Signature

Printed Name

Signature

Printed Name

74 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2

Panther Trace Community Development District

Financial Statements

Period Ending
September 30, 2021

Panther Trace CDD
Balance Sheet
September 30, 2021

	<u>GENERAL FUND</u>	<u>DS2020</u>	<u>TOTAL</u>
<u>ASSETS:</u>			
CASH	\$ 29,286	\$ -	\$ 29,286
CASH - DEBIT CARD	1,572	-	1,572
MONEY MARKET ACCOUNT - BU	1,834,406	-	1,834,406
TRUST - REVENUE ACCT	-	54,351	54,351
DUE FROM OTHER GF	-	3,247	3,247
PREPAID	-	-	-
DEPOSITS- UTILITIES	16,860	-	16,860
TOTAL ASSETS	<u>1,882,125</u>	<u>57,598</u>	<u>1,939,723</u>
 <u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	3,170	-	3,170
GF DUE TO DS 2020	3,247	-	3,247
 <u>FUND BALANCE</u>			
NONSPENDABLE:			
PREPAID AND DEPOSITS	16,860	-	16,860
SPENDABLE:			
ASSIGNED: ONE QUARTER OPERATING CAPITAL	228,911	-	228,911
ASSIGNED: RENEWAL & REPLACEMENT	295,923	-	295,923
ASSIGNED: FY 2017 INC. IN RESERVES	115,806	-	115,806
ASSIGNED: FY 2018 INC. IN RESERVES	100,615	-	100,615
ASSIGNED: FY 2019 INC. IN RESERVES	70,900	-	70,900
ASSIGNED: FY 2020 INC. IN RESERVES	79,495	-	79,495
RESTRICTED:			
DEBT SERVICE	-	57,598	57,598
UNASSIGNED	967,198	-	967,198
 TOTAL LIABILITIES & FUND BALANCE	 <u>\$ 1,882,125</u>	 <u>\$ 57,598</u>	 <u>\$ 1,939,723</u>

Panther Trace CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period from October 1,2020- September 30, 2021

	<u>FY2021 ADOPTED BUDGET</u>	<u>BUDGET YEAR- TO-DATE</u>	<u>ACTUAL YEAR- TO-DATE</u>	<u>VARIANCE FAV(UNFAV)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 787,745	\$ 787,745	\$ 790,020	\$ 2,275
INTEREST REVENUE	2,000	2,000	1,999	(1)
MISCELLANEOUS REVENUE (FIELD USE, ACCESS CARDS, ETC)	300	300	23,320	23,020
CLUBHOUSE RENTALS	2,500	2,500	1,222	(1,278)
FUND BALANCE FORWARD	123,099	123,099	-	(123,099)
TOTAL REVENUE	<u>915,644</u>	<u>915,644</u>	<u>816,561</u>	<u>(99,083)</u>
EXPENDITURES				
FINANCIAL AND ADMINISTRATIVE:				
BOARD OF SUPERVISORS SALARIES	12,000	12,000	6,800	5,200
PAYROLL TAXES (BOS STAFF)	919	919	520	399
PAYROLL SERVICE FEES	650	650	497	153
MANAGEMENT CONSULTING SERVICES	45,000	45,000	45,000	-
OFFICE SUPPLIES	500	500	1,571	(1,071)
BANK FEES	200	200	474	(274)
MAILING	50	50	48	2
SCHOOL SPONSORSHIP	200	200	-	200
OTHER MISCELLANEOUS	250	250	794	(544)
AUDITING	3,450	3,450	3,450	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	700	700	1,412	(712)
ENGINEERING SERVICES	5,000	5,000	-	5,000
TECHNOLOGY SERVICES & WEBSITE ADMIN	1,650	1,650	2,134	(484)
LEGAL SERVICES	7,500	7,500	2,023	5,477
TOTAL FINANCIAL & ADMINISTRATIVE	<u>78,244</u>	<u>78,244</u>	<u>64,897</u>	<u>13,347</u>

Panther Trace CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period from October 1,2020- September 30, 2021

	<u>FY2021 ADOPTED BUDGET</u>	<u>BUDGET YEAR- TO-DATE</u>	<u>ACTUAL YEAR- TO-DATE</u>	<u>VARIANCE FAV(UNFAV)</u>
INSURANCE:				
INSURANCE (PUBLIC OFFICIALS & PROPERTY & CASUALTY)	14,131	14,131	15,535	(1,404)
TOTAL INSURANCE	14,131	14,131	15,535	(1,404)
DEBT SERVICE ADMINISTRATION:				
DISCLOSURE REPORT	1,000	1,000	-	1,000
ARBITRAGE REBATE	650	650	650	-
TRUSTEE FEES	4,041	4,041	4,041	-
TOTAL DEBT SERVICE ADMINISTRATION	5,691	5,691	4,691	1,000
UTILITIES:				
UTILITIES - ELECTRICITY	123,600	123,600	101,833	21,767
UTILITIES - WATER	12,000	12,000	9,749	2,251
UTILITIES - SOLID WASTE DISPOSAL	2,720	2,720	2,183	537
UTILITY IMPACT FEE	650	650	625	25
TOTAL UTILITIES	138,970	138,970	114,389	24,581
SECURITY:				
SECURITY SYSTEM - CONTRACT	120	120	124	(4)
SECURITY PATROL	25,000	25,000	4,123	20,877
SECURITY MISCELLANEOUS EXPENSE (REPAIRS & MAINT)	500	500	-	500
TOTAL SECURITY	25,620	25,620	4,247	21,373
PHYSICAL ENVIRONMENT:				
LAKE & POND MAINTENANCE	20,964	20,964	20,964	-
LAKE & POND MAINTENANCE - OTHER	5,500	5,500	6,200	(700)
ENTRY & WALLS MAINTENANCE	7,500	7,500	2,675	4,825
LANDSCAPE MAINTENANCE - CONTRACT	161,065	161,065	171,356	(10,291)

Panther Trace CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period from October 1,2020- September 30, 2021

	FY2021 ADOPTED BUDGET	BUDGET YEAR- TO-DATE	ACTUAL YEAR- TO-DATE	VARIANCE FAV(UNFAV)
LANDSCAPE CONSULTING (INSPECTION)	15,120	15,120	15,120	-
LANDSCAPE REPLACEMENT (PLANTS, SOD, MULCH, FERT)	40,000	40,000	29,487	10,514
TREE MAINTENANCE/REMOVAL	5,000	5,000	960	4,040
OTHER LANDSCAPE MISCELLANEOUS	5,000	5,000	17,762	(12,762)
IRRIGATION REPAIRS & MAINTENANCE	7,500	7,500	6,897	603
IRRIGATION USAGE REPORTING	2,400	2,400	4,787	(2,387)
DECORATIVE LIGHT MAINTENANCE	1,200	1,200	-	1,200
PAVEMENT REPAIRS	1,000	1,000	6,876	(5,876)
PEST CONTROL	960	960	880	80
FIELD CONTINGENCY	10,000	10,000	1,540	8,460
TOTAL PHYSICAL ENVIRONMENT	283,209	283,209	285,503	(2,294)
PARKS AND RECREATION:				
COMMUNICATIONS (TEL, CELL, INT)	2,640	2,640	2,430	210
CLUBHOUSE STAFF	70,103	70,103	82,066	(11,963)
CLUBHOUSE STAFF TAXES	5,363	5,363	5,571	(208)
UNEMPLOYMENT INSURANCE	1,200	1,200	-	1,200
CLUBHOUSE WORKMANS COMP INSURANCE	1,250	1,250	1,207	43
CLUBHOUSE STAFF PAYROLL FEES	3,000	3,000	2,851	149
CLUBHOUSE INTERIOR FURNISHINGS	1,500	1,500	-	1,500
CLUB FACILITY MAINTENANCE	18,000	18,000	16,598	1,402
POOL MAINTENANCE - CONTRACT	11,200	11,200	10,225	975
POOL MAINTENANCE - OTHER	6,000	6,000	4,070	1,930
POOL PERMIT	275	275	325	(50)
CLUBHOUSE SUPPLIES	2,500	2,500	391	2,109
PARK FACILITY MAINTENANCE	4,163	4,163	4,392	(229)
CAPITAL IMPROVEMENTS	135,000	135,000	129,014	5,986
SPECIAL EVENTS	25,000	25,000	16,243	8,757
DECORATIVE LIGHT/HOLIDAY	2,000	2,000	-	2,000

Panther Trace CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period from October 1,2020- September 30, 2021

	FY2021 ADOPTED BUDGET	BUDGET YEAR- TO-DATE	ACTUAL YEAR- TO-DATE	VARIANCE FAV(UNFAV)
STORAGE	984	984	-	984
OTHER AMENITY CENTER REPAIRS & MAINTENANCE (PATIO FURNITURE & CLUBHOUSE LIGHTING)	6,600	6,600	-	6,600
TOTAL PARKS AND RECREATION	296,778	296,778	275,383	21,395
TOTAL EXPENDITURES BEFORE CAPITAL RESERVES	842,644	842,644	764,646	77,997
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	73,000	73,000	51,915	21,085
CAPITAL RESERVES:				
CAPITAL ASSET RESERVES	73,000	-	-	-
TOTAL CAPITAL RESERVES	73,000	-	-	-
TOTAL EXPENDITURES	915,644	842,644	764,646	77,997
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	73,000	51,915	21,085
FUND BALANCE - BEGINNING	1,574,510	1,574,510	1,823,793	1,823,793
INCREASE IN RESERVES FOR RENEWAL	73,000	-	-	-
DECREASE FOR FUND BALANCE FORWARD	(123,099)	-	-	-
FUND BALANCE - ENDING	\$ 1,524,411	\$ 1,647,510	\$ 1,875,708	\$ 1,844,878

Panther Trace CDD
Debt Service Fund- Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period from October 1,2020- September 30, 2021

	ACTUAL
	YEAR-TO-DATE
INCOME	
SPECIAL ASSESSMENTS - ON ROLL	\$ 285,139
INTEREST	4
TOTAL INCOME	285,143
EXPENSE	
INTEREST EXPENSE	95,016
PRINCIPAL EXPENSE	190,000
TOTAL EXPENSE	285,016
EXCESS OF REVENUES OVER EXPENDITURES	127

Panther Trace CDD
Cash Reconciliation (GF)
September 30, 2021

	BankUnited (Operating Acct)
Balance Per Bank Statement	\$ 93,850.20
Add: Deposits in Transit	265.51
Less: Outstanding Checks	(48,053.33)
<i>Adjusted Bank Balance</i>	<u>\$ 46,062.38</u>
Beginning Bank Balance Per Books	\$ 100,029.06
Cash Receipts	265.51
Cash Disbursements	(54,232.19)
<i>Cash Balance Per Books</i>	<u>\$ 46,062.38</u>

**PANTHER TRACE CDD
CHECK REGISTER
FY 2021**

DATE	REF#	PAYEE	TRANSACTION	DEPOSITS	PAYMENTS	CASH BALANCE
BOY BALANCE						30,224.93
10/01/2020	2334	LANDSCAPE MAINTENANCE PROFESSIONALS, INC			14,382.00	15,842.83
10/01/2020	2335	REPUBLIC SERVICES	10/1-10/31 - Solid Waste		146.95	15,695.88
10/01/2020	2336	SUZANNE KIMBALL	CH Cleaning - 10/07		125.00	15,570.88
10/01/2020	2337	SUZANNE KIMBALL	CH Cleaning - 10/14		125.00	15,445.88
10/01/2020	2338	SUZANNE KIMBALL	CH Cleaning - 10/21		125.00	15,320.88
10/01/2020	2339	SUZANNE KIMBALL	CH Cleaning - 10/28		125.00	15,195.88
10/02/2020			Funds Transfer	50,000.00		65,195.88
10/02/2020	2340	CBM SERVICES GROUP	Security		175.50	65,020.38
10/02/2020	2341	Innersync	ADA Website Services		1,515.00	63,505.38
10/02/2020	2342	MHD COMMUNICATIONS	Tech Support 09/25/20 - AxTraax panel damaged by lighting		1,888.75	61,616.63
10/02/2020	2343	MONICA VITALE	9/1-9/30- Cell Phone		75.00	61,541.63
10/02/2020	2344	Top Line Recreation	Install Play Structure - 50% Deposit		58,596.99	2,944.64
10/02/2020	28	Megan Jones	BOS Mtg. - 9/22/20		184.70	2,759.94
10/02/2020	792738DD	Daniel J O'Neill	BOS Mtg. - 9/22/20		184.70	2,575.24
10/02/2020	ACH100220	Innovatige Employer Solutions	BOS Mtg. - 9/22/20		171.40	2,403.84
10/02/2020	29	Michael J. Staubitz	BOS Mtg. - 9/22/20		184.70	2,219.14
10/02/2020	792739DD	Michael A. Themar	BOS Mtg. - 9/22/20		184.70	2,034.44
10/05/2020			Funds Transfer	50,000.00		52,034.44
10/05/2020	2345	Alba Hoekstra	Pool Monitor -7.5 hrs - 10/3		75.00	51,959.44
10/05/2020	2346	CBM SERVICES GROUP	Security		175.50	51,783.94
10/05/2020	2347	Sadie Ann Vitale	Pool Monitor - 11.5 hrs - 10/2-10/4		115.00	51,668.94
10/07/2020	2348	CBM SERVICES GROUP	Security		249.75	51,419.19
10/08/2020	2349	Solitude Lake Management	Monthly Lake & Wetland Svc - October		1,747.00	49,672.19
10/08/2020	2350	Egis Insurance & Risk Advisors	Insurance FY 20/21 10/1/20-10/1/21		15,535.00	34,137.19
10/09/2020	ACH100920	Decision HR	9/20-10/3 P/R		2,998.89	31,138.30
10/09/2020			Funds Transfer		700.00	30,438.30
10/13/2020	ACH101320	BRIGHT HOUSE NETWORKS	9/26-10/25 - Internet		129.47	30,308.83
10/16/2020	ACH101620	ADT SECURITY SERVICES	10/14-11/13 - Monitoring		9.95	30,298.88
10/19/2020	ACH101920	TECO	Summary Bill - 8/15-9/15		9,445.07	20,853.81
10/20/2020	2351	Alba Hoekstra	Pool Monitor -8 hrs. - 10/10		80.00	20,773.81
10/20/2020	2352	CBM SERVICES GROUP	Security		391.50	20,382.31
10/20/2020	2353	DPFG M&C	CDD Mgmt - October		3,750.00	16,632.31
10/20/2020	2354	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 20/21		175.00	16,457.31
10/20/2020	2356	Sadie Ann Vitale			250.00	16,207.31
10/20/2020	2357	ZEBRA CLEANING TEAM, INC			1,950.00	14,257.31
10/20/2020	2358	SUZANNE KIMBALL	CH Cleaning - 11/4/20		125.00	14,132.31
10/20/2020	2359	SUZANNE KIMBALL	CH Cleaning - 11/11/20		125.00	14,007.31
10/20/2020	2360	SUZANNE KIMBALL	CH Cleaning - 11/18/20		125.00	13,882.31
10/20/2020	2361	SUZANNE KIMBALL	CH Cleaning - 11/25/20		125.00	13,757.31
10/20/2020	2362	J & A Lawn Services LLC	Repair/Replace Berkshire fence		787.00	12,970.31
10/23/2020	ACH102320	Decision HR	10/4-10/17 P/R		3,106.75	9,863.56
10/26/2020	2363	LANDSCAPE MAINTENANCE PROFESSIONALS, INC	Remove dead pine tree		275.00	9,588.56
10/26/2020	2364	Sadie Ann Vitale	Pool Monitor - 17.5 hrs. 10/20-10/25		175.00	9,413.56
10/26/2020	2365	Alba Hoekstra	Pool Monitor -8 hrs. - 10/24		80.00	9,333.56
10/29/2020			Funds Transfer		1,000.00	8,333.56
10/30/2020			Interest	3.93		8,337.49
11/03/2020	ACH93020	FLORIDA DEPARTMENT OF REVENUE	3rd Qtr 2020 Sales Tax		26.35	8,311.14
11/03/2020	2366	Alba Hoekstra	Pool Monitor -6.5 hrs - 10/31		65.00	8,246.14
11/03/2020	2367	Bright House Networks	10/26-11/25 - Internet		126.97	8,119.17
11/03/2020	2368	JIM VITALE	Equipment Rental - Fall Festival		300.00	7,819.17
11/03/2020	2369	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			14,649.00	-6,829.83
11/03/2020	2370	MONICA VITALE	10/1-10/31 - Cell Phone		75.00	-6,904.83
11/03/2020	2371	NVIROTECT PEST CONTROL SERVICES	Pest Control - October		80.00	-6,984.83
11/03/2020	2372	OLM, INC.	Landscape Insp - October		1,260.00	-8,244.83
11/03/2020	2373	REPUBLIC SERVICES	11/1-11/31 - Solid Waste		146.95	-8,391.78
11/03/2020	2374	Sadie Ann Vitale	Pool Monitor - 20 hrs - 10/26-11/01		200.00	-8,591.78
11/03/2020	2375	STRALEY ROBIN VERICKER	Legal Svcs thru 10/15/20		311.30	-8,903.08
11/03/2020	2376	Thomas Watson	bike rack repair, sick faucet, clean dumpster, patio area		800.00	-9,703.08
11/03/2020	2377	WAGNER EVENTS	Stilt Walker, Balloon Twisting for Fall Event		1,070.00	-10,773.08
11/03/2020	2378	ZEBRA CLEANING TEAM, INC.	Pump tank body, pvc pipe and plumbing parts		385.45	-11,158.53
11/03/2020			Funds Transfer	50,000.00		38,841.47
11/03/2020			Funds Transfer		2,000.00	36,841.47
11/03/2020			Funds Transfer	50,000.00		86,841.47
11/04/2020	2379	BANK UNITED	Commerical Loan #8676		47,508.00	39,333.47
11/05/2020			Deposit	100.00		39,433.47
11/06/2020	ACH110620.1	Innovatige Employer Solutions	BOS Mtg. - 10/27/20		171.40	39,262.07
11/06/2020	30	Megan Jones	BOS Mtg. - 10/27/20		184.70	39,077.37
11/06/2020	804007DD	Daniel J O'Neill	BOS Mtg. - 10/27/20		184.70	38,892.67
11/06/2020	31	Michael J. Staubitz	BOS Mtg. - 10/27/20		184.70	38,707.97
11/06/2020	804008DD	Michael A. Themar	BOS Mtg. - 10/27/20		184.70	38,523.27
11/06/2020	ACH110620	DELUXE BUSINESS CHECKS AND SOLUTION	Checks		157.98	38,365.29
11/06/2020	ACH110620	Decision HR	10/18-10/31 P/R		3,089.43	35,275.86
11/11/2020	2380	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Repair heat pump tripping breaker		425.17	34,850.69
11/11/2020	2381	CBM SERVICES GROUP	Security		182.25	34,668.44
11/11/2020	2382	Riverview Presure Cleaning	Pressure wash monuments, sidewalks, entry , curbs and parking spaces		2,675.00	31,993.44
11/11/2020	2383	Sadie Ann Vitale	Pool Monitor - 22 hrs - 11-3-11/8		220.00	31,773.44
11/16/2020	ACH111620	ADT SECURITY SERVICES	11/13-12/14 - Monitoring		9.95	31,763.49
11/17/2020	ACH111720	TECO			9,255.62	22,507.87
11/17/2020	2384	Alba Hoekstra	Pool Monitor -5 hrs - 11/14		50.00	22,457.87
11/17/2020	2385	BOCC	Folio # 077452.5028 - Water/Sewer Impact Fee		624.72	21,833.15
11/17/2020	2386	CBM SERVICES GROUP	Security		175.50	21,657.65
11/17/2020	2387	Illuminations Holiday Lighting	Deposit - Holiday Lights		2,625.00	19,032.65
11/17/2020	2388	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Well Meter Reading - November		200.00	18,832.65
11/17/2020	2389	MONICA VITALE	Petty Cash for Panther Trace Office		600.00	18,232.65
11/17/2020	2390	Sadie Ann Vitale	Pool Monitor - 11 hrs - 11/13-11/15		110.00	18,122.65
11/17/2020	2391	Solitude Lake Management	Monthly Lake & Wetland Svc - November		1,747.00	16,375.65
11/18/2020	ACH111820	Bright House Networks	10/26-11/25 - Internet - paid twice; one with check; one with ACH		126.97	16,248.68
11/20/2020	ACH112020	Decision HR	11/1-11/14 P/R		3,656.41	12,592.27
11/23/2020	2392	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	repair cut cord and replace bad cell		248.82	12,343.45
11/23/2020	2393	Alba Hoekstra	Pool Monitor -4 hrs - 11/21		40.00	12,303.45
11/23/2020	2394	CBM SERVICES GROUP	Security		141.75	12,161.70
11/23/2020	2395	DPFG M&C	CDD Mgmt - November		3,750.00	8,411.70
11/23/2020	2396	JIM VITALE	Equipment Rental - Holiday Party		400.00	8,011.70
11/23/2020	2397	MHD COMMUNICATIONS	Camera Replacement		585.00	7,426.70
11/23/2020	2398	NVIROTECT PEST CONTROL SERVICES	Pest Control - November		80.00	7,346.70
11/23/2020	2399	Sadie Ann Vitale	Pool Monitor - 14.5 hrs - 11/19-11/22		145.00	7,201.70
11/23/2020	2400	WAGNER EVENTS	Airbrush tattoos artist, balloon artist		1,320.00	5,881.70
11/23/2020	2401	ZEBRA CLEANING TEAM, INC.	Pool Maint - November		850.00	5,031.70
11/23/2020			Funds Transfer	50,000.00		55,031.70
11/23/2020			Funds Transfer		800.00	54,231.70
11/30/2020			Interest	4.64		54,236.34
12/01/2020	2402	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			13,422.00	40,814.34
12/04/2020	2410	CBM SERVICES GROUP	Security		351.00	40,463.34

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12/04/2020	2412	LLS Tax Solutions Inc.	Arbitrage - Series 2007	650.00	39,813.34
12/04/2020	2413	MONICA VITALE	11/1-11/30 - Cell Phone	75.00	39,738.34
12/04/2020	2414	OLM, INC.	Landscape Insp - November	1,260.00	38,478.34
12/04/2020	2415	REPUBLIC SERVICES	12/1-12/31 - Solid Waste	146.95	38,331.39
12/04/2020	2416	Sadie Ann Vitale	11/23-11/29 Security Guard	40.00	38,291.39
12/04/2020	2417	STRALEY ROBIN VERICKER	Legal Svcs thru 11/15/20	258.50	38,032.89
12/04/2020	2418	Suzanna M. Kimball	CH Cleaning - 12/2	125.00	37,907.89
12/04/2020	2419	Suzanna M. Kimball	CH Cleaning - 12/6 - clean after Holiday party	125.00	37,782.89
12/04/2020	2420	Thomas Watson	Install and clean holiday set	207.60	37,575.29
12/04/2020	2421	Suzanna M. Kimball	CH Cleaning - 12/9	125.00	37,450.29
12/04/2020	2422	Suzanna M. Kimball	CH Cleaning - 12/16	125.00	37,325.29
12/04/2020	2423	Suzanna M. Kimball	CH Cleaning - 12/23	125.00	37,200.29
12/04/2020	2424	Suzanna M. Kimball	CH Cleaning - 12/30	125.00	37,075.29
12/04/2020	ACH120420	Decision HR	11/15-11/26 P/R	3,089.43	33,985.86
12/04/2020			Funds Transfer	50,000.00	83,985.86
12/13/2020	2425	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Electric repairs 12/4	199.20	83,786.66
12/13/2020	2426	Alba Hoekstra	Pool Monitor -4.5 hrs - 12/5	45.00	83,741.66
12/13/2020	2427	CBM SERVICES GROUP	Security	141.75	83,599.91
12/13/2020	2428	Sadie Ann Vitale	Pool Monitor and Office Assistance - 18.5 hrs. - 11/30-12/5	145.00	83,454.91
12/13/2020	2429	Solitude Lake Management	Monthly Lake & Wetland Svc - December	1,747.00	81,707.91
12/14/2020	2430	Sadie Ann Vitale	Office Assistance -12 hrs. - 12/8-12/10	120.00	81,587.91
12/16/2020	ACH121620	BOCC	11/13-12/14 - 13151 Waterleaf Vista Blvd	309.21	81,278.70
12/17/2020	ACH121720	ADT SECURITY SERVICES	12/15 - 1/14- Monitoring	9.95	81,268.75
12/18/2020	ACH21820	TECO	Summary Bill - 10/15-11/12	9,592.39	71,676.36
12/18/2020	32	Megan Jones	BOS Mtg. - 12/07/20	184.70	71,491.66
12/18/2020	817149DD	Daniel J O'Neill	BOS Mtg. - 12/07/20	184.70	71,306.96
12/18/2020	33	Michael J. Staubit	BOS Mtg. - 12/07/20	184.70	71,122.26
12/18/2020	ACH12182020	Innovatig Employer Solutions	BOS Mtg. - 12/07/20	140.80	70,981.46
12/18/2020	12/18/20	Decision HR	11/15-11/26 P/R	3,089.43	67,892.03
12/22/2020			Deposit	100.00	67,992.03
12/28/2020	2431	CBM SERVICES GROUP	Security	405.00	67,587.03
12/28/2020	2432	DPFG M&C		4,250.00	63,337.03
12/28/2020	2433	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Replace pump system in well 4	4,801.08	58,535.95
12/28/2020	2434	REPUBLIC SERVICES	01/01-01/31- Solid Waste	175.15	58,360.80
12/28/2020	2435	Sadie Ann Vitale	Pool Monitor and Office Assistance - 18.5 hrs. - 11/30-12/5	40.00	58,320.80
12/28/2020	2436	Suzanna M. Kimball	CH Cleaning - 1/27/21	125.00	58,195.80
12/28/2020	2437	ZEBRA CLEANING TEAM, INC.	Pool Maint - December	850.00	57,345.80
12/28/2020	2438	Suzanna M. Kimball	CH Cleaning - 01/20/20	125.00	57,220.80
12/28/2020	2439	Suzanna M. Kimball	CH Cleaning -1 /13/21	125.00	57,095.80
12/28/2020	2440	Suzanna M. Kimball	CH Cleaning - 01/06/21	125.00	56,970.80
12/31/2020	12/31/20	Decision HR	11/15-11/26 P/R	3,089.43	53,881.37
12/31/2020			Interest	6.53	53,887.90
01/01/2021	2441	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Landscape Maint - January 2021	13,222.00	40,665.90
01/05/2021	2442	CBM SERVICES GROUP	Security	742.50	39,923.40
01/05/2021	2443	Illuminations Holiday Lighting	Holiday Lighting and Removal	2,625.00	37,298.40
01/05/2021	2444	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Irrigation Repair 12/22/2020	133.85	37,164.55
01/05/2021	2445	MHD COMMUNICATIONS	Tech Support 12/15/20	33.75	37,130.80
01/05/2021	2446	MONICA VITALE	12/1-12/31/20 - Cell Phone	75.00	37,055.80
01/05/2021	2447	Thomas Watson	Repair toilet additional services	83.34	36,972.46
01/05/2021	2448	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.		6,086.75	30,905.71
01/05/2021	2449	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Well Meter Reading - January	200.00	30,705.71
01/05/2021	2450	NVIROTECT PEST CONTROL SERVICES	Pest Control - December	80.00	30,625.71
01/06/2021	2451	DPFG M&C	CDD Mgmt - January	3,750.00	26,875.71
01/06/2021	2452	OLM, INC.	Landscape Insp - December	1,260.00	25,615.71
01/11/2021	2453	CBM SERVICES GROUP	Security	411.75	25,203.96
01/12/2021	ACH01122021	Bright House Networks	12/26-01/25 - Internet	126.97	25,076.99
01/12/2021	2454	Solitude Lake Management	Monthly Lake & Wetland Svc - January	1,747.00	23,329.99
01/15/2021	ACH011521	Decision HR	12/27/2020 - 1/09/2021 P/R	3,233.86	20,096.33
01/15/2021	2455	ZEBRA CLEANING TEAM, INC.	Pool Maint - January	850.00	19,246.33
01/16/2021	ACH011621	ADT SECURITY SERVICES	01/15 - 02/14- Monitoring	9.95	19,236.38
01/19/2021	ACH01192021	BOCC	11/23-12/23 1215 Bramfield Road	1,211.38	18,025.00
01/19/2021	2456	CBM SERVICES GROUP	Security	155.25	17,869.75
01/20/2021	2457	DPFG M&C	Pass Through - December	40.02	17,829.73
01/20/2021	TAX12021	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2020 Sales tax	17.00	17,812.73
01/20/2021			Funds Transfer	50,000.00	67,812.73
01/22/2021	ACH012221	TECO	Summary Bill - 11/13-12/14	9,614.27	58,198.46
01/25/2021	2462	Blue Wave Lighting	Electrical Repairs on enclave and entry monuments	1,425.00	56,773.46
01/25/2021	2463	REPUBLIC SERVICES	02/01 - 02/28- Solid Waste	175.15	56,598.31
01/25/2021	2464	OLM, INC.	Landscape Insp - January	1,260.00	55,338.31
01/27/2021	2466	CBM SERVICES GROUP	Security	195.75	55,142.56
01/28/2021	2467	Hawkins Service Co	Went over Pump	115.00	55,027.56
01/29/2021	ACH01292021	Decision HR	01/10 - 01/23 P/R	3,233.66	51,793.90
01/31/2021			Interest	4.16	51,798.06
02/01/2021	2465	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.		13,422.00	38,376.06
02/01/2021	2468	NVIROTECT PEST CONTROL SERVICES	Pest Control - January	80.00	38,296.06
02/02/2021	2469	DPFG M&C	CDD Mgmt - February	3,250.00	35,046.06
02/02/2021	2470	MONICA VITALE	01/01 - 01/31 - Cell Phone	75.00	34,971.06
02/03/2021	2458	Suzanna M. Kimball	CH Cleaning - 02/03/21	125.00	34,846.06
02/05/2021	34	Megan Jones	BOS Mtg. - 01/26/21	184.70	34,661.36
02/05/2021	35	Michael J. Staubit	BOS Mtg. - 01/26/21	184.70	34,476.66
02/05/2021	833076DD	Daniel J O'Neill	BOS Mtg. - 01/26/21	184.70	34,291.96
02/05/2021	833077DD	Michael A. Themar	BOS Mtg. - 01/26/21	184.70	34,107.26
02/05/2021	ACH02052021	Innovatig Employer Solutions	BOS Mtg. - 01/26/2021	171.40	33,935.86
02/08/2021	2471	CBM SERVICES GROUP	Security	168.75	33,767.11
02/10/2021	2459	Suzanna M. Kimball	CH Cleaning - 02/10/21	125.00	33,642.11
02/12/2021	ACH021221	Bright House Networks	01/26 - 02/25 - Internet	126.97	33,515.14
02/12/2021	ACH021221.1	Decision HR	01/24 - 02/06 P/R	3,171.96	30,343.18
02/12/2021	2472	Top Line Recreation	Playground Mulch	2,874.38	27,468.80
02/16/2021	ACH02162021	ADT SECURITY SERVICES	02/15 - 03/14- Monitoring	9.95	27,458.85
02/16/2021			Deposit	100.00	27,558.85
02/16/2021			Deposit	47,508.00	75,066.85
02/17/2021	2460	Suzanna M. Kimball	CH Cleaning - 02/17/21	125.00	74,941.85
02/17/2021	ACH021721	BOCC	12/23 - 01/22 1215 Bramfield Road	1,663.56	73,278.29
02/17/2021	2473	CBM SERVICES GROUP	Security	270.00	73,008.29
02/17/2021	2474	Solitude Lake Management	Monthly Lake & Wetland Svc - February	1,747.00	71,261.29
02/17/2021	2475	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Irrigation Repair 02/09/21	106.58	71,154.71
02/18/2021	ACH021821	TECO	Summary Bill - 12/15/20 - 01/14/21	10,601.31	60,553.40
02/22/2021	2477	CBM SERVICES GROUP	Security	121.50	60,431.90
02/22/2021	2478	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 6 hrs.	60.00	60,371.90
02/22/2021	2479	Thomas Watson	Press Spray - Playground; Gazbo(s); Walk and Fence	1,650.00	58,721.90
02/23/2021	2480	OLM, INC.	Landscape Insp - February	1,260.00	57,461.90
02/24/2021	2461	Suzanna M. Kimball	CH Cleaning - 02/24/21	125.00	57,336.90
02/24/2021	2481	ZEBRA CLEANING TEAM, INC.	Pool Maint - February	850.00	56,486.90
02/25/2021	2488	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Landscape Maint - March 2021	13,222.00	43,264.90
02/25/2021			Funds Transfer	50,000.00	93,264.90
02/26/2021	ACH022621.1	Decision HR	02/7 - 2/20 P/R		90,175.47
02/28/2021			Interest	4.86	90,180.33
03/01/2021	2487	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Well Meter Reading - March	200.00	89,980.33
03/02/2021	2482	Suzanna M. Kimball	CH Cleaning - 03/03/2021 - 5 sequential checks for month of March	125.00	89,855.33
03/02/2021			Funds Transfer	50,000.00	139,855.33

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03/02/2021	2489	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Electric repairs 2/26/21- Breakers Tripping to Pool Equip	1,740.31	138,115.02
03/02/2021	2490	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.		8,637.55	129,477.47
03/02/2021	2491	MONICA VITALE	02/01 - 02/28 - Cell Phone	75.00	129,402.47
03/02/2021	2492	NVIROTECT PEST CONTROL SERVICES	Pest Control - February	80.00	129,322.47
03/02/2021	2493	REPUBLIC SERVICES	03/01 - 03/31- Solid Waste	175.15	129,147.32
03/02/2021	2494	Site Masters of Florida LLC	reset outfall control structure on pond	6,200.00	122,947.32
03/02/2021	2495	Thomas Watson		559.82	122,387.50
03/02/2021	2496	Top Line Recreation	Install Play Structure - Final Payment	58,784.88	63,602.62
03/02/2021			Deposit	100.00	63,502.62
03/02/2021	2497	Megan Jones	BOS Mtg. - 02/23	184.70	63,317.92
03/02/2021	2498	Michael J. Staubit	BOS Mtg. - 02/23	184.70	63,133.22
03/03/2021	2499	DPFG M&C	CDD Mgmt - March	3,750.00	59,383.22
03/05/2021	ACH03052021	Innovatige Employer Solutions	BOS Mtg. - 02/23/2021	172.40	59,210.82
03/05/2021	030521.1DD	Daniel J O'Neill	BOS Mtg. - 02/23/2021	184.70	59,026.12
03/05/2021	030521.2DD	Michael A. Themar	BOS Mtg. - 02/23/2021 (innovative down- no real backup)	184.70	58,841.42
03/08/2021	2500	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 16.5 hrs.	165.00	58,676.42
03/08/2021	2501	Solitude Lake Management	Monthly Lake & Wetland Svc - March	1,747.00	57,129.42
03/09/2021	2483	Suzanna M. Kimball	CH Cleaning - 03/10/2021 - 5 sequential checks for month of March	125.00	57,004.42
03/09/2021	2502	Suzanna M. Kimball	Pressure Washing Gazebo/Pool Desking/Furniture	665.00	56,339.42
03/12/2021	ACH03122021	Decision HR	2/21 - 03/06 P/R	3,089.43	53,249.99
03/12/2021			Deposit	20.00	53,269.99
03/15/2021	ACH03152021	Bright House Networks	02/25 - 03/25 - Internet	126.97	53,143.02
03/16/2021	2484	Suzanna M. Kimball	CH Cleaning - 03/17/2021- 5 sequential checks for month of March	125.00	53,018.02
03/16/2021			Funds Transfer	50,000.00	103,018.02
03/17/2021	2503	Alba Hoekstra	Pool Monitor - 6 hrs - 3/12/21	60.00	102,958.02
03/17/2021	2504	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 16 hrs.	160.00	102,798.02
03/17/2021	2505	Thomas Watson	Painted 3 coats of semi-glass on the gazebo (pool deck)	75.00	102,723.02
03/17/2021	2506	ZEBRA CLEANING TEAM, INC.		1,846.83	100,876.19
03/17/2021	2507	CBM SERVICES GROUP	Security	168.75	100,707.44
03/17/2021	2508	Panther Trace CDD C/O US Bank	FY20 Tax Distributions	5,012.11	95,695.33
03/17/2021	2509	Panther Trace CDD C/O US Bank	FY21 Tax Distributions	274,195.16	-178,499.83
03/17/2021	2510	ZEBRA CLEANING TEAM, INC.	Pool Chem Testing Kit	30.00	-178,529.83
03/17/2021			Funds Transfer	275,000.00	96,470.17
03/18/2021	ACH03182021	BOCC	01/22 - 02/22 - 1215 Bramfield Road	1,693.61	94,776.56
03/18/2021	2511	Thomas Watson	Painted shower stand/exit post. Put in 3 signs. Pressure sprayed back side of fence	135.00	94,641.56
03/19/2021	ACH03192021	TECO	Summary Bill - 01/15/21 - 02/15/21	10,150.73	84,490.83
03/19/2021	ACH031921.9	ADT SECURITY SERVICES	3/15 - 4/14- Monitoring	9.95	84,480.88
03/23/2021	2485	Suzanna M. Kimball	CH Cleaning - 03/24/2021- 5 sequential checks for month of March	125.00	84,355.88
03/23/2021	2512	Alba Hoekstra	Pool Monitor - 18 hrs - 3/18 - 3/20	180.00	84,175.88
03/23/2021	2513	OLM, INC.	Landscape Insp - March	1,260.00	82,915.88
03/23/2021	2514	REPUBLIC SERVICES	04/01 - 04/30- Solid Waste	175.15	82,740.73
03/23/2021	2515	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 25 hrs.	250.00	82,490.73
03/24/2021	2516	STRALEY ROBIN VERICKER	Legal Svcs thru 03/15/2021	91.50	82,399.23
03/24/2021	2517	Thomas Watson	Repaired Bench at BB Court	94.24	82,304.99
03/26/2021	ACH03262021	Decision HR	03/07 - 03/20 P/R	3,089.43	79,215.56
03/29/2021	2526	Alba Hoekstra	Pool Monitor - 6.258 hrs - 3/27	62.50	79,153.06
03/29/2021	2527	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 16.75hrs.	167.50	78,985.56
03/30/2021	2486	Suzanna M. Kimball	CH Cleaning - 03/31/2021- 5 sequential checks for month of March	125.00	78,860.56
03/30/2021	2525	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Winter 2020 Sports Field over-seeding	1,343.75	77,516.81
03/30/2021	2528	NVIROTECT PEST CONTROL SERVICES	Pest Control - March	80.00	77,436.81
03/31/2021	2529	MONICA VITALE	March - Cell Phone	75.00	77,361.81
03/31/2021			Deposit	50.00	77,411.81
03/31/2021			Interest	15.01	77,426.82
04/01/2021	2523	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.		13,422.00	64,004.82
04/02/2021	40	Megan Jones	BOS MTG 03/24/2021	184.70	63,820.12
04/02/2021	850278DD	Michael A. Themar	BOS MTG 03/24/2021	184.70	63,635.42
04/02/2021	850277DD	Daniel J O'Neill	BOS MTG 03/24/2021	184.70	63,450.72
04/02/2021	ACG04022021	Innovatige Employer Solutions	BOS Mtg. - 03/24/2021	141.80	63,308.92
04/02/2021			Funds Transfer	1,100.00	62,208.92
04/06/2021	2518	Suzanna M. Kimball	CH Cleaning -for week of 04/07/2021 (4 sequential checks for April)	125.00	62,083.92
04/06/2021	2530	DPFG M&C	CDD Mgmt - April	3,750.00	58,333.92
04/07/2021	2531	Alba Hoekstra	Pool Monitor - 6 hrs - 4/3	60.00	58,273.92
04/07/2021	2532	MHD COMMUNICATIONS	Tech Support 3/29/21	67.50	58,206.42
04/07/2021	2533	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 19 hrs.	190.00	58,016.42
04/07/2021	2534	Solitude Lake Management	Monthly Lake & Wetland Svc - April	1,747.00	56,269.42
04/09/2021	ACH04092021	Decision HR	03/21 - 04/03 P/R	3,089.43	53,179.99
04/12/2021	04122021	Bright House Networks	03/26 - 04/25 - Internet	126.97	53,053.02
04/12/2021	2535	Alba Hoekstra	Pool Monitor - 5.75 hrs - 4/10	57.50	52,995.52
04/12/2021	2536	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 13.75 hrs.	137.50	52,858.02
04/13/2021	2519	Suzanna M. Kimball	CH Cleaning -for week of 04/14/2021 (4 sequential checks for April)	125.00	52,733.02
04/15/2021			Deposit	100.00	52,833.02
04/15/2021			Deposit	20.00	52,853.02
04/15/2021			Deposit	20.00	52,873.02
04/16/2021	ACG04162021	ADT SECURITY SERVICES	4/15 - 5/14- Monitoring	9.95	52,863.07
04/16/2021	ACH04162021	BOCC	02/22 - 03/24 - 12515 Bramfield Road	1,315.40	51,547.67
04/16/2021	2537	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Irrigation Repairs	1,106.50	50,441.17
04/19/2021	2538	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Spring Annual Rotation	2,923.00	47,518.17
04/19/2021	2539	Alba Hoekstra	Pool Monitor - 19hrs 4/16 - 4/18	190.00	47,328.17
04/19/2021	2540	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 2 hrs.on 4/16	20.00	47,308.17
04/20/2021	2520	Suzanna M. Kimball	CH Cleaning -for week of 04/21/2021 (4 sequential checks for April)	125.00	47,183.17
04/20/2021	ACH042021.1	TECO	Summary Bill - 02/16 - 3/16	9,739.95	37,443.22
04/20/2021	ACH42021	FLORIDA DEPARTMENT OF REVENUE	1st Qtr 2021 Sales Tax	21.25	37,421.97
04/22/2021	2541	Suzanna M. Kimball	CH Cleaning -for week of 05/5/2021 (4 sequential checks for May)	125.00	37,296.97
04/22/2021	2542	Suzanna M. Kimball	CH Cleaning -for week of 05/12/2021 (4 sequential checks for May)	125.00	37,171.97
04/22/2021	2543	Suzanna M. Kimball	CH Cleaning -for week of 05/19/2021 (4 sequential checks for May)	125.00	37,046.97
04/22/2021	2544	Suzanna M. Kimball	CH Cleaning -for week of 05/26/2021 (4 sequential checks for May)	125.00	36,921.97
04/23/2021	ACH04232021	Decision HR	4/4 - 4/17 P/R	3,089.43	33,832.54
04/26/2021	2545	Alba Hoekstra	Pool Monitor - 17hrs 4/23 - 4/25	170.00	33,662.54
04/26/2021	2546	REPUBLIC SERVICES	05/01 - 05/31- Solid Waste	175.15	33,487.39
04/27/2021	2521	Suzanna M. Kimball	CH Cleaning -for week of 04/28/2021 (4 sequential checks for April)	125.00	33,362.39
04/27/2021			Deposit	100.00	33,462.39
04/27/2021	2547	OLM, INC.	Landscape Insp - April	1,260.00	32,202.39
04/30/2021	2549	MONICA VITALE	April 2021 - Cell Phone	75.00	32,127.39
04/30/2021			Interest	4.51	32,131.90
05/01/2021	2548	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.		13,422.00	18,709.90
05/03/2021	2550	Alba Hoekstra	Pool Monitor - 20.5 hrs 4/30 - 5/2	205.00	18,504.90
05/03/2021	2551	Sadie Ann Vitale	Pool/Playground Monitor and Office Assistance - 3.75 hrs.on 4/28	37.50	18,467.40
05/03/2021	2552	NVIROTECT PEST CONTROL SERVICES	Pest Control - April	80.00	18,387.40
05/04/2021	2553	DPFG M&C	CDD Mgmt - May	3,750.00	14,637.40
05/07/2021	ACH05072021	Decision HR	4/18 - 5/1 P/R	3,089.43	11,547.97
05/07/2021	861557DD	Daniel J O'Neill	BOS MTG 04/27/2021	184.70	11,363.27
05/07/2021	41	Megan Jones	BOS MTG 04/27/2021	184.70	11,178.57
05/07/2021	42	Michael J. Staubit	BOS MTG 04/27/2021	184.70	10,993.87
05/07/2021	ACH050721.1	Innovatige Employer Solutions	BOS MTG 04/27/2021	141.80	10,852.07
05/07/2021	2554	US BANK	Trustee Fees - Series 2020	4,040.63	6,811.44
05/07/2021	2555	FROSTY'S AIR CONDITIONING, LLC	Replaced Belt and Checked AC	120.00	6,691.44
05/10/2021	2556	Solitude Lake Management	Monthly Lake & Wetland Svc - May	1,747.00	4,944.44
05/10/2021	2557	Alba Hoekstra	Pool Monitor - 5.5 hrs - 5/7/21	55.00	4,889.44
05/10/2021	2558	Andrew Lozano	Pool Monitor 16hrs 5/7 - 5/9	160.00	4,729.44

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05/10/2021			Funds Transfer	50,000.00			54,729.44
05/11/2021	2559	ZEBRA CLEANING TEAM, INC.			1,475.00		53,254.44
05/13/2021	ACH05132021	Bright House Networks	4/26 - 5/25 - Internet		127.97		53,126.47
05/17/2021	ACH05172021	ADT SECURITY SERVICES	05/15 - 06/14- Monitoring		9.95		53,116.52
05/17/2021	2560	Alba Hoekstra	Pool Monitor - 21 hrs - 5/14 - 5/16		210.00		52,906.52
05/17/2021	2561	Frederick R Hoekstra	Pool Monitor - 5/15 for 7.75 hrs		77.50		52,829.02
05/18/2021	2562	Panther Trace CDD C/O US Bank	FY21 Tax Distributions		7,696.80		45,132.22
05/19/2021	ACH05192021	BOCC	3/24 - 4/22 - 12515 Bramfield Road		794.30		44,337.92
05/19/2021	ACH051921.7	TECO	Summary Bill - 03/17-4 /15		9,492.38		34,845.54
05/19/2021	2563	CLEAN SWEEP SUPPLY COMPANY, INC	Supplies - bags/TP/Liner		181.15		34,664.39
05/21/2021	ACH05212021	Decision HR	05/02 - 05/15 P/R		3,089.43		31,574.96
05/24/2021	2564	MHD COMMUNICATIONS	Tech Support 4/30/21		281.18		31,293.78
05/24/2021	2565	Thomas Watson	Repairs in Pool area		160.00		31,133.78
05/24/2021	2571	Alba Hoekstra	Pool Monitor - 15 hrs - 5/21 - 5/22		130.00		31,003.78
05/24/2021	2572	Andrew Lozano	Pool Monitor 5 hrs 5/22		50.00		30,953.78
05/24/2021	2573	Frederick R Hoekstra	Pool Monitor - 5/23 for 7.5 hrs		75.00		30,878.78
05/24/2021	2574	STRALEY ROBIN VERICKER	Legal Svcs thru 05/15/2021		901.45		29,977.33
05/26/2021	2575	NVIROTECT PEST CONTROL SERVICES	Pest Control - May		80.00		29,897.33
05/26/2021	2576	OLM, INC.	Landscape Insp - May		1,260.00		28,637.33
05/26/2021	2577	REPUBLIC SERVICES	06/01 - 06/30- Solid Waste		175.15		28,462.18
05/28/2021	5/28/21	DELUXE BUSINESS CHECKS AND SOLUTION	Checks		157.98		28,304.20
05/31/2021			Interest	3.61			28,307.81
06/01/2021	2578	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			13,422.00		14,885.81
06/02/2021	2566	Suzanna M. Kimball	CH Cleaning -for week of 06/02/2021		125.00		14,760.81
06/02/2021	2579	Alba Hoekstra	Pool Monitor - 32.5 hrs - 5/26- 5/30		322.50		14,438.31
06/02/2021	2580	Andrew Lozano	Pool Monitor 5 hrs 5/30		50.00		14,388.31
06/02/2021	2581	Frederick R Hoekstra	Pool Monitor - 5/24 - 5/30 for 18.75 hrs		187.50		14,200.81
06/02/2021	2582	MONICA VITALE	May 2021 - Cell Phone		75.00		14,125.81
06/02/2021	2586	Thomas Watson	Fence Repairs		384.88		13,740.93
06/04/2021	ACH06042021	Decision HR	05/16 - 05/29 P/R		3,089.43		10,651.50
06/04/2021	060421ACH1	Daniel J O'Neill	BOS 6/4/21		184.70		10,466.80
06/04/2021	060421ACH2	Innovatig Employer Solutions	BOS MTG 6/4/21		141.80		10,325.00
06/04/2021	43	Megan Jones	BOS 6/4/21		184.70		10,140.30
06/04/2021	44	Michael J. Staubit	BOS 6/4/21		184.70		9,955.60
06/07/2021	2583	Alba Hoekstra	Pool Monitor - 26 hrs - 5/31 - 6/5 + holiday		376.25		9,579.35
06/07/2021	2584	Andrew Lozano	Pool Monitor 5 hrs 6/5 + Holiday		162.50		9,416.85
06/07/2021	2585	Frederick R Hoekstra	Pool Monitor - 6/1 - 6/6 for 13 hrs		130.00		9,286.85
06/09/2021	2567	Suzanna M. Kimball	CH Cleaning -for week of 06/09/2021		125.00		9,161.85
06/10/2021			Deposit	160.00			9,321.85
06/12/2021	ACH061221	Bright House Networks	05/26-06/25/21 - Internet		127.97		9,193.88
06/15/2021			Funds Transfer	100,000.00			109,193.88
06/15/2021	ACH061621	ADT SECURITY SERVICES	06/15 - 07/14- Monitoring		9.95		109,183.93
06/16/2021	2568	Suzanna M. Kimball	CH Cleaning -for week of 06/16/2021		125.00		109,058.93
06/17/2021	ACH061721	BOCC	04/22-05/21-21 - 1215 Bramfield Road		708.60		108,350.29
06/17/2021	2587	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Repair GFICI		489.41		107,860.88
06/17/2021	2588	Alliance Fire & Safety	Fire extinguisher (annual)		230.00		107,630.88
06/17/2021	2590	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			2,587.37		105,043.51
06/17/2021	2591	REMSON AQUATICS	Brazilian Peper Removal		16,230.00		88,813.51
06/17/2021	2592	Soltitude Lake Management	Monthly Lake & Wetland Svc - (6/1-6/30/21)		1,747.00		87,066.51
06/17/2021	2593	ZEBRA CLEANING TEAM, INC.	Puke & fecal clean up		322.50		86,744.01
06/18/2021	061821ACH	TECO	Summary Bill - 04/16-5/14/21		9,529.01		77,215.00
06/18/2021	ACH061821	Decision HR	5/30-6/12 P/R		3,089.43		74,125.57
06/22/2021	2595	DPFG M&C	CDD Mgmt - June		3,750.00		70,375.57
06/23/2021	2569	Suzanna M. Kimball	CH Cleaning -for week of 06/23/2021		125.00		70,250.57
06/24/2021	2596	Alba Hoekstra	Pool Monitor		305.00		69,945.57
06/24/2021	2597	Andrew Lozano	Pool Monitor		250.00		69,695.57
06/24/2021	2598	Frederick R Hoekstra	Pool Monitor		155.00		69,540.57
06/24/2021	2599	Alba Hoekstra	Pool Monitor 6/16-6/19		225.00		69,315.57
06/24/2021	2600	Frederick R Hoekstra	Pool Monitor 6/14-6/20		185.00		69,130.57
06/28/2021	062821ACH1	Daniel J O'Neill	BOS 6/28/21		184.70		68,945.87
06/28/2021	062821ACH2	Innovatig Employer Solutions	BOS MTG 6/28/21		149.80		68,796.07
06/28/2021	062821ACH3	Michael A. Themar	BOS 6/28/21		184.70		68,611.37
06/28/2021	45	Michael J. Staubit	BOS 6/28/21		184.70		68,426.67
06/29/2021	2601	DPFG M&C	CDD Mgmt - July		3,750.00		64,676.67
06/30/2021	2570	Suzanna M. Kimball	CH Cleaning -for week of 06/30/2021		125.00		64,551.67
06/30/2021			Interest	4.92			64,546.75
06/30/2021			Interest	4.92			64,541.83
06/30/2021			Interest	4.92			64,536.91
07/02/2021	ACH070221	Decision HR	6/13-6/26 P/R		3,089.43		61,447.48
07/06/2021	2602	Alba Hoekstra	Pool Monitor 6/30-7/2/21		145.00		61,302.48
07/06/2021	2603	Andrew Lozano	Pool Monitor 7/3-7/4		187.50		61,114.98
07/06/2021	2604	Frederick R Hoekstra	Pool Monitor 6/28-7/4		245.00		60,869.98
07/09/2021	2605	Alba Hoekstra	Pool Monitor 6/23-6/26		260.00		60,609.98
07/09/2021	2606	Frederick R Hoekstra	Pool Monitor 6/21-6/27/21		187.50		60,422.48
07/09/2021	2612	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			28,397.00		32,025.48
07/09/2021	2613	MONICA VITALE	June 2021 - Cell Phone		75.00		31,950.48
07/09/2021	2614	NVIROTECT PEST CONTROL SERVICES	Pest Control - June		80.00		31,870.48
07/09/2021	2615	OLM, INC.	Landscape Insp - June		1,260.00		30,610.48
07/09/2021	2616	REPUBLIC SERVICES	Solid Waste 7/1 - 7/31		175.15		30,435.33
07/09/2021	2617	Thomas Watson	Bench repairs, installation of swing mats and graded area, pressure wash patios		265.00		30,170.33
07/09/2021	2618	ZEBRA CLEANING TEAM, INC.	Pool Maint - June and oil enzyme remover		1,115.00		29,055.33
07/13/2021	ACH071321	Bright House Networks	Internet 6/26 - 7/25		127.97		28,927.36
07/14/2021	2619	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			2,612.26		26,315.10
07/14/2021	2620	Soltitude Lake Management	Monthly Lake & Wetland Svcs (7/1/21 - 7/31/21)		1,747.00		24,568.10
07/14/2021	2621	STRALEY ROBIN VERICKER	Legal Svcs thru 06/15/2021		375.45		24,192.65
07/14/2021	2622	TAMPA BAY TIMES	Legal Ad 7/7/21		844.50		23,348.15
07/14/2021	2624	ZEBRA CLEANING TEAM, INC.	Pool Maint - July and oil enzyme remover		1,115.00		22,233.15
07/14/2021	2625	Alba Hoekstra	Pool Monitor 7/5-7/10/21		260.00		21,973.15
07/14/2021	2626	Andrew Lozano	Pool Monitor 7/5/21		75.00		21,900.15
07/14/2021	2627	Frederick R Hoekstra	Pool Monitor 07/07-07/11/21		132.50		21,767.65
07/16/2021			Funds Transfer	75,000.00			21,800.17
07/16/2021	ACH071621	Decision HR	7/16/2021		3,089.43		93,710.74
07/17/2021	ACH071721	ADT SECURITY SERVICES	Monitoring 7/15 - 8/14		9.95		93,700.79
07/19/2021			Deposit	1,800.00			95,500.79
07/19/2021	2628	TAMPA BAY TIMES	Legal Ad 7/14/21 Budget Hearing		420.50		95,080.29
07/19/2021	2633	Alba Hoekstra	Pool Monitor 7/14-7/18/21		240.00		94,839.79
07/19/2021	2634	Frederick R Hoekstra	Pool Monitor 07/12-07/17/21		185.00		94,654.79
07/20/2021	ACH072021	TECO	Summary Bill 5/15 - 6/15		9,599.60		85,055.19
07/21/2021	ACH072121	BOCC	12515 Bramfield Road 5/21 - 6/22		334.37		84,720.82
07/21/2021	2635	Suzanna M. Kimball	CH Cleaning for week of 7/7/21 (4 sequential checks for July)		125.00		84,595.82
07/21/2021	2636	Suzanna M. Kimball	CH Cleaning for week of 7/14/21 (4 sequential checks for July)		125.00		84,470.82
07/21/2021	2637	Suzanna M. Kimball	CH Cleaning for week of 7/21/21 (4 sequential checks for July)		125.00		84,345.82
07/21/2021	2638	Suzanna M. Kimball	CH Cleaning for week of 7/28/21 (4 sequential checks for July)		125.00		84,220.82
07/21/2021			Deposit	110.00			84,330.82
07/22/2021	2639	Thomas Watson			325.00		84,005.82
07/22/2021	2640	Thomas Watson	Cleaned Clubhouse roof area blocking drainage, struping and cleaning parking lots		530.00		83,475.82
07/22/2021	2641	Precision Sidewalk Safety Corp.	Sidewalk repairs - clean up 106 trip hazards		6,876.00		76,600.32
07/22/2021	ACH072221	FLORIDA DEPARTMENT OF REVENUE	1st Qtr 2021 Sales Tax		29.75		76,570.57
07/26/2021	2642	Alba Hoekstra	Pool Monitor 7/21-7/23		167.50		76,403.07
07/26/2021	2643	Andrew Lozano	Pool Monitor 7/24-7/25		150.00		76,253.07

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07/26/2021	2644	Frederick R Hoekstra	Pool Monitor 07/19-7/20/21		102.50	76,150.57
07/26/2021	2645	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			13,422.00	62,728.57
07/26/2021	2646	REPUBLIC SERVICES	Solid Waste 8/1 - 8/31		180.15	62,548.42
07/27/2021	2647	OLM, INC.	Landscape Insp - July		1,260.00	61,288.42
07/28/2021	2648	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit FY 2020		3,450.00	57,838.42
07/28/2021	2649	STRALEY ROBIN VERICKER	Legal Svcs thru 07/15/2021		274.50	57,563.92
07/29/2021	2650	Thomas M. Flynn	Replaced motion-activated lavatory faucet in women's restroom		705.00	56,858.92
07/30/2021	2651	MHD COMMUNICATIONS	Tech Support 7/29/21		236.25	56,622.67
07/30/2021	ACH073021	Decision HR	07/30/2021		3,089.43	53,533.24
07/31/2021	2652	NVIROTECT PEST CONTROL SERVICES	Pest Control - July		80.00	53,453.24
07/31/2021			Interest	7.04		53,460.28
07/31/2021			Interest	7.04		53,467.32
07/31/2021			Interest	7.04		53,474.36
08/02/2021	2653	Andrew Lozano	Pool Monitor 7/26-8/1		370.00	53,104.36
08/02/2021	2654	MONICA VITALE	July 2021 - Cell Phone		75.00	53,029.36
08/02/2021			Funds Transfer - Debit Card Replenishment		800.00	52,229.36
08/04/2021	2629	Suzanna M. Kimball	CH Cleaning - for week of 8/4/2021 (4 sequential checks for Aug)		125.00	52,104.36
08/04/2021	2655	DPFG M&C	CDD Mgmt - Aug	3,750.00		48,354.36
08/06/2021	2656	Solitude Lake Management	Monthly Lake & Wetland Svcs (8/1/21 - 8/31/21)		1,747.00	46,607.36
08/06/2021	080621ACH1	Daniel J O'Neill	BOS 8/6/21		184.70	46,422.66
08/06/2021	080621ACH2	Innovatige Employer Solutions	BOS MTG 8/6/21		172.40	46,250.26
08/06/2021	080621ACH3	Michael A. Themar	BOS 8/6/21		184.70	46,065.56
08/06/2021	46	Megan Jones	BOS 8/6/21		184.70	45,880.86
08/06/2021	47	Michael J. Staubit	BOS 8/6/21		184.70	45,696.16
08/09/2021	2657	Alba Hoekstra	Pool Monitor 0804 to 0808		225.00	45,471.16
08/09/2021	2658	Andrew Lozano	Pool Monitor 0807-0808		110.00	45,361.16
08/09/2021	2659	Frederick R Hoekstra	Pool Monitor 0802-0807		225.00	45,136.16
08/11/2021	2630	Suzanna M. Kimball	CH Cleaning - for week of 8/11/2021 (4 sequential checks for Aug)		125.00	45,011.16
08/11/2021	2660	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Replace 2 inch irrigation control valve failing to close		491.26	44,519.90
08/12/2021	ACH081221	Bright House Networks	Phones & Internet 7/26 - 8/25		127.97	44,391.93
08/13/2021	2661	Affordable Backflow Testing	Backflow Test		40.00	44,351.93
08/13/2021	081321ACH	Decision HR	Payroll 8/13/21	3,005.43		41,346.50
08/15/2021			Deposit	16,505.00		57,851.50
08/16/2021	ACH081621	ADT SECURITY SERVICES	Monitoring 8/15 - 9/14		9.95	57,841.55
08/17/2021	2662	Alba Hoekstra	Pool Monitor 08/11 to 08/14		187.50	57,654.05
08/17/2021	2663	Andrew Lozano	Pool Monitor 08/15		55.00	57,599.05
08/17/2021	2664	Frederick R Hoekstra	Pool Monitor 08/09 - 08/15		240.00	57,359.05
08/17/2021	2665	ZEBRA CLEANING TEAM, INC.	Pool Maint - August and oil enzyme remover	1,115.00		56,244.05
08/18/2021	2631	Suzanna M. Kimball	CH Cleaning - for week of 8/18/2021 (4 sequential checks for Aug)		125.00	56,119.05
08/18/2021	ACH081821	BOCC	12515 Bramfield Road 6/22 - 7/22		345.94	55,773.11
08/18/2021	ACH08182021	TECO	Summary Bill 6/16 - 7/15		9,495.35	46,277.76
08/18/2021	ACHIT4DADZS	FL Dept of Health in Hillsborough County	Panther Trace I Bramfield Community Pool Permit		325.35	45,952.41
08/18/2021	2671	DPFG M&C	Pass Through - July		188.64	45,763.77
08/25/2021	2632	Suzanna M. Kimball	CH Cleaning - for week of 8/25/2021 (4 sequential checks for Aug)		125.00	45,638.77
08/26/2021	2672	Alba Hoekstra	Pool Monitor 08/19 and 08/21		117.50	45,521.27
08/26/2021	2673	Andrew Lozano	Pool Monitor 08/21 & 08/22		110.00	45,411.27
08/26/2021	2674	Frederick R Hoekstra	Pool Monitor 08/16 - 08/21		257.50	45,153.77
08/26/2021	2676	OLM, INC.	Landscape Insp - August	1,260.00		43,893.77
08/26/2021	2677	REPUBLIC SERVICES	Solid Waste 9/1 - 9/30		175.15	43,718.62
08/26/2021	2678	Thomas Watson	Maint & Repairs - Clubhouse Interior and Restrooms		137.96	43,580.66
08/27/2021	082721ACH	Decision HR	Payroll 08/27/21 - waiting on invoice to attached		3,089.43	40,491.23
08/30/2021			Funds Transfer	50,000.00		90,491.23
08/30/2021			Deposit	260.00		90,751.23
08/31/2021	2679	Alba Hoekstra	Pool Monitor 08/25 - 08/28		165.00	90,586.23
08/31/2021	2680	Andrew Lozano	Pool Monitor 08/28 - 08/29		115.00	90,471.23
08/31/2021	2681	Frederick R Hoekstra	Pool Monitor 08/23 - 08/29		215.00	90,256.23
08/31/2021	2682	MONICA VITALE	August 2021 - Cell Phone		75.00	90,181.23
08/31/2021	2683	NVIROTECT PEST CONTROL SERVICES	Pest Control - August		80.00	90,101.23
08/31/2021			Interest	5.08		90,106.31
08/31/2021			Interest	5.08		90,111.39
09/01/2021	2666	Suzanna M. Kimball	CH Cleaning - for week of 9/1/2021 (5 sequential checks for Sep)		125.00	89,986.39
09/02/2021	2675	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			13,422.00	76,564.39
09/02/2021	2684	DPFG M&C	CDD Mgmt - Sept		3,750.00	72,814.39
09/03/2021	090321ACH1	Daniel J O'Neill	BOS MTG 8/24/21		184.70	72,629.69
09/03/2021	090321ACH2	Innovatige Employer Solutions	BOS MTG 8/24/21		141.80	72,487.89
09/03/2021	48	Megan Jones	BOS MTG 8/24/21		184.70	72,303.19
09/03/2021	49	Michael J. Staubit	BOS MTG 8/24/21		184.70	72,118.49
09/07/2021	2685	Andrew Lozano	Pool Monitor 9/5 - 9/6		187.50	71,930.99
09/07/2021	2686	BUSINESS OBSERVER	Legal Ad 9/3/21 - Notice of Meeting Schedule FY 2021		78.75	71,852.24
09/07/2021	2687	Frederick R Hoekstra	Pool Monitor 8/30 - 9/6		427.50	71,424.74
09/08/2021	2667	Suzanna M. Kimball	CH Cleaning - for week of 9/8/2021 (5 sequential checks for Sep)		125.00	71,299.74
09/09/2021	2688	Solitude Lake Management	Monthly Lake & Wetland Svcs (9/1/21 - 9/30/21)		1,747.00	69,552.74
09/10/2021	091021ACH	Decision HR	Payroll 9/10/21		3,089.43	66,463.31
09/12/2021	ACH091221	Bright House Networks	Phones & Internet 8/26 - 9/25		127.97	66,335.34
09/14/2021	2689	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Seasonal annual installation - Coleus 4" Pot		2,923.00	63,412.34
09/15/2021	2668	Suzanna M. Kimball	CH Cleaning - for week of 9/15/2021 (5 sequential checks for Sep)		125.00	63,287.34
09/15/2021	2691	Frederick R Hoekstra	Pool Monitor 9/11 - 9/12		150.00	63,137.34
09/15/2021	2690	ZEBRA CLEANING TEAM, INC.	Pool Maint - September and oil enzyme remover	1,115.00		62,022.34
09/16/2021	ACH091621	ADT SECURITY SERVICES	Monitoring 9/15 - 10/14		9.95	62,012.39
09/16/2021	ACH09162021	BANK UNITED	Business Checks		157.98	61,854.41
09/16/2021	2696	Park Warehouse LLC	Trailside Benches (2)		3,686.55	58,167.86
09/17/2021	ACH091721	BOCC	12515 Bramfield Road 7/22 - 8/21		247.15	57,920.71
09/17/2021	ACH09172021	TECO	Summary Bill 7/16 - 8/13		9,549.50	48,371.21
09/17/2021	2697	BUSINESS OBSERVER	Legal Ad 9/17/21 - Notice of BOS Meeting & Audit Committee Meeting		67.81	48,303.40
09/21/2021	2698	Alba Hoekstra	Pool Monitor 9/18/21		60.00	48,243.40
09/21/2021	2699	Frederick R Hoekstra	Pool Monitor 9/19		75.00	48,168.40
09/22/2021	2669	Suzanna M. Kimball	CH Cleaning - for week of 9/22/2021 (5 sequential checks for Sep)		125.00	48,043.40
09/23/2021	2700	JIM VITALE	Equipment Rental - Movie Night 10/9/21		200.00	47,843.40
09/24/2021	2701	REPUBLIC SERVICES	Solid Waste 10/1 - 10/31		175.15	47,668.25
09/24/2021	092421ACH	Decision HR	Payroll 9/24/21 - waiting on invoice to attached		3,089.43	44,578.82
09/27/2021	2703	Alba Hoekstra	Pool Monitor 9/25/21		15.00	44,563.82
09/27/2021	2704	Frederick R Hoekstra	Pool Monitor 9/26/21		75.00	44,488.82
09/27/2021	2706	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			13,422.00	31,066.82
09/28/2021			Deposit	150.00		31,216.82
09/28/2021	2707	OLM, INC.	Landscape Insp - September		1,260.00	29,956.82
09/28/2021	2708	FROSTY'S AIR CONDITIONING, LLC	12515 Bramfield Drive - AC		274.00	29,682.82
09/28/2021	2709	CLEAN SWEEP SUPPLY COMPANY, INC	Supplies 9/17		51.90	29,630.92
09/29/2021	2670	Suzanna M. Kimball	CH Cleaning - for week of 9/29/2021 (5 sequential checks for Sep)		125.00	29,505.92
09/30/2021	2710	Thomas Watson	Pool Tile Repairs		225.00	29,280.92
09/30/2021			Interest	5.51		29,286.43

EXHIBIT 3

RESOLUTION 2022-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, A TREASURER, AN ASSISTANT TREASURER, AND ASSISTANT SECRETARIES OF THE PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Panther Trace I Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. _____ is appointed Chair.
2. _____ is appointed Vice Chair.
3. Raymond Lotito is appointed Secretary.
4. Patricia Thibault is appointed Treasurer.
5. Howard McGaffney is appointed Assistant Treasurer.
6. _____ is appointed Assistant Secretary.
7. _____ is appointed Assistant Secretary.
8. _____ is appointed Assistant Secretary.
9. _____ is appointed Assistant Secretary.
10. This Resolution shall become effective immediately upon its adoption.

Adopted this 26th day of October, 2021.

ATTEST:

**PANTHER TRACE I COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chair

EXHIBIT 4



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

◆ 12515 Bramfield Drive ◆ Riverview, Florida 33579 ◆ (813) 671-8023

To: Board of Supervisors
From: Monica Vitale
Date: October 26, 2021
Re: Holiday Lighting Proposals

Dear Board,
I have secured two proposals for Holiday Lighting. Please review and advise. Thank you.

Monica Vitale
Facilities Director

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Panther Trace I
12515 Bramfield Dr
Riverview, FL 33579

(813) 671-8023

JOB DESCRIPTION
Holiday Lighting and Decorations for Panther Trace I community

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Village Signs - 10 Signs Install (2 x 36") lighted wreath with bow on each entrance sign Install clear C9s over the top of each entrance sign	4,000.00
Entrance Signs - US301 Install (2 x 60") lighted wreaths with bows - one each on entrance tower column Install warm white, LED C9s over the top of both entrance signs	1,000.00 250.00
Requires 50% deposit	
TOTAL ESTIMATED JOB COST	5,250.00

- * Price includes rental of materials, lift, labor, installation and service.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available.
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

9/29/2021
DATE

AUTHORIZED SIGNATURE FOR THE PANTHER TRACE II CDD

DATE

Accept

Decline

Estimate

Date: Oct 1, 2021

No. 567

Xcellent Lighting

-A Division of Xcellent Xteriors
3821 Progress Dr
Lakeland, FL 33811
(863) 838-6850 Office

Presented To:

Panther Trace CDD Phase 1
12515 Bramfield Drive
Riverview, FL 33579

Description of Service	Qty	Each	Amount
Christmas Lights Hanging: Tier 1: Lights framing 11 enclave monuments and lights framing 2 entryway monuments. Includes timer for the lights.	1	4,982.00	4,982.00
Christmas Lights Hanging: Tier 2: Lights framing 11 enclave monuments, lights framing 2 entryway monuments, PLUS FOUR 48" Bows or 48" Wreaths on entryway monuments. Includes timer for the lights.	1	6,182.00	6,182.00
Christmas Lights Hanging: Tier 3: Lights framing 11 enclave monuments, lights framing 2 entryway monuments, Wrapping 4 holly trees in front of entryway monuments, PLUS FOUR 48" Bows or 48" Wreaths on entryway monuments. Includes timer for the lights.	1	6,782.00	6,782.00
Additional Details: Price Includes: Commercial grade 'warm white' LED lights, Extension Cords, Installation, Maintenance, Take-down, and Storage. We are fully licensed, insured, and carry \$1Mill in liability and workers compensation. **WE ALSO OFFER** Garland, 60" Wreaths, Ground Lighting etc. Thank you so much Miss.Vitale for giving me the opportunity of designing your community for the holidays, it has been such a pleasure! I hope you can hear the jingle bells ringing as you're reading through these packages and hope to hear from you soon! :D —Esperanza J. Macedo			

Thank you for allowing us the opportunity to present our service to you!

EXHIBIT 5



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

◆ 12515 Bramfield Drive ◆ Riverview, Florida 33579 ◆ (813) 671-8023

To: Board of Supervisors
From: Monica Vitale
Date: October 26, 2021
Re: Consideration of New Waste Removal Services

Dear Board,
Our current waste service contract will expire next year. We are able to rebid that contract. I have attached three bids for the Board to review and advise. Thank you.

Monica Vitale
Facilities Director

Contractor	Container size/Pickups	Monthly Rate	New Container Fee
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FCC	4 CU YD 1	\$104.64	Waived
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Environmental Services

Republic	4 CU YD 1	\$147.80	None
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Services (Current provider)

Waste	4 CU YD 1	\$167.08	\$185.00
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Management



Site Name Panther Trace CDD- Phase 1
Street Address
City, State Zipcode
(000) 000-0000

FCC Agreement #
Customer ID
Acct. Name Panther Trace CDD- Phase 1
Salesperson Scott Ward
Effective Date

Non-Hazardous Waste Summary Front Load Dumpster

Service Information				Billing Information			
Name	Panther Trace CDD- Phase 1	Contact		Name	Panther Trace CDD- Phase 1	Contact	Monica Vitale
Address	12515 Bramfield Dr	Telephone #		Address		Telephone #	(813) 671-8023
City State Zip	Riverview	Fax #		City State Zip		Fax #	
	FL 33579	Email				Email	monicavitalecam@gmail.com
Customer Comments:				PO#:			

Service Description & Recurring Rates					
Quantity	Equipment	Material Stream	Frequency		
1	4 yd	MSW	1	Collection Rate	\$ 62.78
				Disposal	\$ 41.85
				Lock Bar	\$
				Casters	\$
				Maintenance/Rental	\$
				Delivery	\$.00
Current rate for Extra Pickup (per lift): \$ 125.00				TOTAL:	\$ 104.64

SPECIAL INSTRUCTIONS

Non-Hazardous Waste Summary Roll Off Dumpster

Service Information				Billing Information			
Name	Panther Trace CDD- Phase 1	Contact		Name	Panther Trace CDD- Phase 1	Contact	Monica Vitale
Address	12515 Bramfield Dr	Telephone #		Address		Telephone #	(813) 671-8023
City State Zip	Riverview	Fax #		City State Zip		Fax #	
	FL 33579	Email				Email	monicavitalecam@gmail.com
Customer Comments:				PO#:			

Service Description & On Demand Rates*					
Quantity	Equipment	Material Stream	Frequency		
				Haul Rate	\$
				Disposal Rate Per Ton	\$.00
				Maintenance/Rental	\$
				Minimum Haul/Day (over 30 days)	\$
				Delivery	\$

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature	Monica Vitale	Facility Director	Date
	Printed Name	Title	
FCC Environmental Services	Jason Harman	Director of Sales	Date
	Printed Name	Title	

Collection Service Agreement

Non-Hazdarous Waste

TERMS AND CONDITIONS

A. **SERVICES RENDERED; WASTE AND RECYCLING MATERIALS.** Customer grants to Company the exclusive right, and Company shall furnish equipment and services, to collect and dispose of and/or recycle all of Customer's Waste Materials. Customer represents and warrants that the materials to be collected under this Agreement shall be only "Waste Materials" as defined herein. For purposes of this Agreement, "Waste Materials" means all non-hazardous solid waste and Recyclable materials generated by Customer or at Customer's Location. "Excluded Materials" specifically excludes waste tires, Radioactive, volatile, corrosive, flammable, explosive, bio-Medical, infectious, biohazardous, regulated medical, or Hazardous waste, toxic substance, or material, as defined by, Characterized or listed under applicable federal, state, or local laws or regulation. Title to and liability for Excluded Materials shall remain with Customer at all times.

B. **TERM.** The term of this agreement shall be for 36 months from the effective date of service. At the end of the initial term, the contract may be renewed and extended one time for a maximum duration of one year, if the Franchise Collector and the Commercial Customer provide their written consent to the extension. Upon the expiration of the initial or renewal term (if any), the contract shall be extended automatically on a month-to-month basis until the Commercial Customer notifies the Franchise Collector that the Commercial Customer wishes to terminate the contract. The month-to-month contract may be cancelled by the Commercial Customer at any time, without penalty, after the Commercial Customer provides thirty (30) Days' notice to the Franchise Collector.

C. **CHARGES, PAYMENT, ADJUSTMENTS.** Customer shall pay for the services and/or equipment (including repair and maintenance) furnished by Company in accordance with the charges on the reverse side, as adjusted hereunder, within thirty (30) days of the date of Company's invoice. Customer shall pay interest on all past due amounts at a rate of 18% per annum or the maximum rate allowable by law, plus a service charge in the amount of \$25.00. In the event Customer fails to pay Company's invoice within thirty (30) days of receipt of the invoice, Company may, at its sole discretion and without notice to Customer, suspend the provision of services to Customer without terminating this Agreement.

D. **RATE ADJUSTMENT.** Company may, from time to time by notice to Customer, increase the rates provided in this Agreement to adjust for any increase in: (a) disposal costs; (b) transportation costs due to a change in location of Customer or the disposal or recyclable facility used by Company; (c) the Consumer Price Index for the municipal or regional area in which the Service Address is located or, If Customer fails under Franchise pricing, the franchised rate is increased; (d) recycling, sorting, processing, and related costs; (f) costs related to Customer's failure to separate Recyclable Materials from Waste Materials, the contamination of the Recyclable Materials, or other decreases in the value of the Recyclable Materials; or (g) Company's costs due to changes in applicable laws, including, without limitation, the imposition of taxes, fees, or surcharges. Company may increase rates for reasons other than those set forth above with Customer's consent, which may be evidenced verbally, in writing or by the parties' actions and practices.

E. **EQUIPMENT ACCESS.** All equipment furnished by Company (the "Equipment") shall remain the property of Company, however, Customer shall have care, custody, and control of the Equipment and shall bear responsibility and liability for all loss or damage to the Equipment and for its contents while at Customer's location. If Equipment is damaged or lost while in Customer's care, custody or control, Customer shall, at its sole option, either recover and/or repair such Equipment to the same condition as when it was first received by Customer without costs to Company, or pay the new replacement cost of such Equipment. Customer shall not overload, move or alter the Equipment, and shall use the Equipment only for its intended purpose. At the termination of this Agreement, Customer shall return the Equipment to Company in the condition in which it was provided, with normal wear and tear expected. Customer shall provide unobstructed access to the Equipment on the scheduled collection day. Customer shall pay, if charged by the Company, an additional fee for any service modifications caused by or resulting from Customer's failure to provide access. Company shall not be responsible for any damage to Customer's property, including pavement, subsurface or curbing resulting from Company's provisions of services hereunder. Customer warrants that Customer's right of way is sufficient to bear the weight and size of the Company's Equipment and vehicles.

F. **LIQUIDATED DAMAGES.** In the event Customer terminates this Agreement prior to the expiration of any term for any reason other than for Cause, or in the event Company terminates this Agreement for Cause. Customer shall pay the following liquidated damages in addition to the Company's legal fees: 1) if the remaining initial term under this Agreement is six or more months, Customer shall pay its most recent monthly charges multiplied by twelve 2) if the remaining initial term under this Agreement is less than six months, Customer shall pay its most recent monthly charges multiplied by the number of months remaining in the Term; 3) if the remaining renewal term under this Agreement is three or more months, Customer shall pay its most recent monthly charges multiplied by three; or 4) if the remaining renewal term under this Agreement is less than three months, Customer shall pay its most recent monthly charges multiplied by the number of months remaining in the renewal term. Customer shall pay liquidated damages of \$100 for every Customer waste tire that is found at the disposal facility.

G. **INDEMNITIES.** CUSTOMER AGREES TO AND SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS COMPANY, COMPANY'S OTHER CONTRACTORS AND SUBCONTRACTORS, CONSULTANTS, INVITEES, AND ALL DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL CLAIMS, DEMANDS, CAUSES OF ACTION AND LIABILITY (INCLUDING CLAIMS, DEMANDS, CAUSES OF ACTION AND LIABILITY RESULTING OR ARISING FROM EQUIPMENT WHILE IN CUSTOMER'S

CARE, CUSTODY OR CONTROL) OF EVERY KIND AND CHARACTER ON ACCOUNT OF PERSONAL INJURY, DEATH, AND PROPERTY DAMAGE (INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEYS' FEES), ARISING OUT OF, RESULTING FROM THE EXCLUDED MATERIALS OR IN ANY WAY INCIDENTAL TO, DIRECTLY OR INDIRECTLY THIS AGREEMENT (INCLUDING BUT NOT LIMITED TO THOSE ACTUALLY OR ALLEGEDLY CAUSED BY THE FAULT OR STRICT LIABILITY OF THE COMPANY, OR THE SOLE OR CONCURRENT NEGLIGENCE OF THE COMPANY).

H. **MAINTENANCE OF INSURANCE.** To support the indemnification provisions contained in this Agreement and as a separate and independent obligation, Customer shall at its own expense maintain, with an insurance company or companies authorized to do business in the state where the services and/or Equipment are to be performed or provided, insurance coverages, naming Company as an additional insured, of the kind and in the minimum amounts as follows:

- a. Commercial (or Comprehensive) General Liability Insurance, including coverage for Customer's contractual obligations pursuant to this Agreement and all other obligations assumed in this Agreement. The limit should not be less than \$1,000,000 per occurrence, and \$3,000,000 general aggregate.
- b. Property Damage Insurance with a full replacement cost basis and any deductible to be for the account of the Customer.
- c. Customer shall cause its underwriter to waive all rights of subrogation.
- d. All required insurance shall be maintained in full force and effect during the term of this Agreement, and shall not be cancelled, altered or amended without thirty (30) days prior written notice to Company.

I. **RIGHT OF FIRST REFUSAL.** If Customer's pricing is not set under a Franchise agreement, Customer grants to Company a right of first refusal to match any offer relating to services similar to those provided hereunder which Customer receives, or intends to make, upon termination of this Agreement for any reason and Customer shall give Company prompt written notice of any such offer and a reasonable opportunity to respond to it.

J. **MISCELLANEOUS.** This Agreement shall inure to the benefit of, and be binding upon, the successors and permitted assigns of each of the parties. Customer may not assign its rights or obligations hereunder without the prior written consent of Company.

K. **FORCE MAJEURE.** Except for the obligation to make payments hereunder, neither party shall be in default for its failure to perform or delay in performance cause by events beyond its reasonable control, including, but not limited to, strikes, riots, imposition of laws or governmental orders, fires, acts of God, pandemic, natural disaster, and inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events.

K. (a) **CHARGES; ADDITIONAL SERVICES; CHANGES.** The initial charges, fees and other amounts payable by Customer ("Charges") for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, container overages and overflows; and equipment repair and maintenance, all at such standard prices or rates that company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/ or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer's failure to object to such changes, which shall be deemed to be Customer's affirmative consent to such changes.

L. **GOVERNING LAW.** This agreement and any disputes between the parties will be construed and enforced in accordance with the laws of the State of Texas, in each case, without regard to conflicts-of-law rules that would require the application of another jurisdiction's laws. Should any litigation be commenced between the parties or their respective successors, affiliates, agents or assigns, relating to or concerning the services, Equipment, Waste Materials, or this Agreement, or the rights and obligations of the parties hereunder, or to interpret or enforce this Agreement, such litigation shall be commenced and each party parties submits to the jurisdiction of the state and federal courts of the state where the services are performed, and the prevailing party in such litigation shall be entitled, in addition to such other relief as may be granted, to recover their reasonable and necessary attorneys' fees and costs in an amount, which, if not agreed to or stipulated by the Parties, shall be determined in the same action.

Initials of Customer's Authorized Representative

Commercial Solid Waste Collection Information Form

Hillsborough County has three Franchise Collectors that are authorized to collect solid waste in unincorporated Hillsborough County. Beginning Jan. 31, 2022, the Franchise Collectors are:

- FCC Environmental Services FL LLC: (813) 999-0078
- Republic Services of Florida: (813) 265-0292
- Waste Management of Tampa: (813) 621-3055

As a commercial business that operates in Hillsborough County, you are required to adhere to Hillsborough County, Florida - Code of Ordinances and Laws, Part B, Public Utilities, Chapter 130 – Solid Waste Collection, and Disposal, Article II – Collection Disposal Services. Please note that the following rules and regulations are part of the ordinance, as mentioned above:

- Commercial collection service shall be provided at least once per week unless the County approves an alternate collection schedule.
- Commercial collection service shall be sufficient to ensure that the commercial container is not overfilled, and solid waste is not placed outside the commercial container between collection days.
- The commercial customer shall ensure that the commercial container meets all County setbacks and is not placed on the County's right of way.
- The term of a commercial collection service contract shall not be longer than three (3) years.

Business Name: Panther Trace CDD- Phase 1

Service Address: 12515 Bramfield Dr Riverview FL 33579

Frequency of Service: 1 || Container Size/Quantity: 4 / 1 || /

Disposal Cost: 41.85 Collection Cost: 62.78 Contract Term: 36

Facility Director

Signature - Commercial Business Representative and Title

Date

Jason Harman - Director of Sales

Print Name of Franchise Collector and Representative

Date



If you have questions that you cannot resolve with the Franchise Collector, contact Hillsborough County Solid Waste Management at (813) 272-5680.



PROPOSAL

10/19/2021

Monica Vitale
PANTHER TRACE COMMUNITY
12515 BRAMFIELD DR
RIVERVIEW, FL33579
Quote: A217836530

PANTHER TRACE PH 1:

Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 813-265-0292. It's that easy.

Service Details
SMALL CONTAINERS

Price Adjustment

Equipment Qty/Type/Size:	1 - 4.0 yard Container	Base Rate:	\$141.85 per month
Frequency:	1/week		
Material Type:	Solid Waste		

Estimated Monthly Amount *	
Small Container Base Rates	\$141.85
Administrative Fee**	\$5.95
Total Estimated Amount	\$147.80

JACQUELINE MILLS
Republic Services

JMills6@republicservices.com
www.republicservices.com

* The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.

** FRF, ERF & ADMIN: The Fuel Recovery Fee (FRF) is a variable charge that changes monthly. For more information on the FRF, Environmental Recovery Fee (ERF) and Administrative Fee, please visit the links available on the Bill Pay page of our website, www.republicservices.com. The proposed rates above are valid for 60 days. This proposal is not a contract or agreement or an offer to enter into a contract or agreement. The purpose of this proposal is to set forth the proposed framework of service offerings and rates and fees for those offerings. Any transaction based upon this proposal is subject to and conditioned upon the execution by both parties of Republic Services' Customer Service Agreement.

INVOICE TO	
CUSTOMER NAME	PANTHER TRACE PH 1
ATTN	Monica Vitale
ADDRESS	250 INTERNATIONAL PKWY STE 280
CITY	LAKE MARY, FL
STATE	
ZIP CODE	32746-5018
TEL. NO.	(321) 263-0132FAX NO.

SITE LOCATION		
SITE NAME	PANTHER TRACE COMMUNITY	
ADDRESS	12515 BRAMFIELD DR	
CITY	RIVERVIEW, FL	
STATE		
SUITE		
ZIP CODE	33579	
TEL. NO.	(813) 671-8023	FAX NO.
AUTHORIZED BY	Monica Vitale	TITLE
CONTACT	Monica Vitale	TITLE



Customer Service Agreement

AGREEMENT NUMBER	A217836530
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ACCOUNT NUMBER	696-1014497
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EMAIL : monicavitalecam@gmail.com

N/O	CONT. GRP	TYPE	SIZE	C	QTY	ACCT. TYPE	C/O	SERV. FREQUENCY	EST. LIFTS	S	P.O. REQ	RECPT. REQ	L/F CODE	OPEN/ CLOSE DATE	LIFT CHARGE	MONTHLY SERVICE	EXTRA LIFT	DISP RATE	ADDITIONAL CHARGES	SUPPLEMENTAL CHARGES	TC/RC CMP
N	1	FL	4.0 Yd(s)	N	1	P	N	1/ 1/W				N	SO01	10/31/2021		\$141.85	\$199.74			Delivery \$219.71 Exchange \$200.00 Extra Yds \$80.00 Relocate \$219.71 Removal \$199.65	
O	1	FL	4.0 Yd(s)	N	1	P	N	1/ 1/W				N	SO01	10/30/2021		\$169.20	\$199.74				

Republic Services of Florida, Limited Partnership DBA Republic Services of Tampa
HEREINAFTER REFERRED TO AS THE "COMPANY"

The undersigned individual signing this Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer.

BY :

TITLE:

(AUTHORIZED SIGNATURE)

CUSTOMER NAME (PLEASE PRINT)

DATE OF AGREEMENT

BY: _____
(AUTHORIZED SIGNATURE)

TITLE: _____

COMMENTS:

Fuel Recovery Fee - No, Environmental Recovery Fee - No, Administrative Fee - Yes,
Exempt from: Fuel Recovery Fee, Environmental Recovery Fee

See reverse for Terms and Conditions

TERMS AND CONDITIONS

AGREEMENT. This Customer Service Agreement consists of the service details above, including the Comments ("Service Details"), and these Terms and Conditions (together, the "Agreement"). If Customer's Site is located within a franchised service area and the Terms and Conditions in this Agreement conflict with the applicable franchise agreement with respect to the Services covered by such franchise agreement, the terms and conditions in the franchise agreement shall control.

TERM (SCHEDULED AND ON-CALL SERVICES). FOR ALL SCHEDULED AND ON-CALL SERVICES, THE INITIAL TERM OF THIS AGREEMENT SHALL BEGIN ON THE DATE WHEN SERVICE COMMENCES AND CONTINUE FOR 12 MONTHS MONTHS. UNLESS OTHERWISE SPECIFIED, THIS AGREEMENT SHALL AUTOMATICALLY AND SUCCESSIVELY RENEW FOR 12 MONTH MONTH UNLESS EITHER PARTY GIVES WRITTEN NOTICE OF TERMINATION TO THE OTHER AT LEAST 60 DAYS, BUT NOT MORE THAN 180 DAYS, BEFORE THE END OF THE THEN-CURRENT TERM.

TERM (TEMPORARY SERVICES). FOR ALL TEMPORARY SERVICES, THE TERM SHALL BEGIN ON THE EFFECTIVE DATE AND CONTINUE THROUGH THE FINAL LIFT OF THE TEMPORARY CONTAINER(S).

WASTE DEFINITIONS. "Waste Material" means all non-hazardous solid waste and Recyclable Material. Waste Material excludes all radioactive, volatile, flammable, corrosive, explosive, regulated medical, infectious, biomedical, biohazardous, pollutants, contaminates, or hazardous waste, toxic substance or material, each as defined by, characterized or listed under Applicable Law (collectively, "Excluded Waste"). "Recyclable Material" is material that Company determines can be recycled such as aluminum, used beverage containers, cardboard (free of wax), ferrous metal cans, mixed office paper, newspaper, and plastics containers.

SCOPE OF SERVICES. Customer grants to Company the exclusive right to collect and dispose of and/or recycle all of Customer's Waste Material on a scheduled and/or temporary basis as set forth in the Service Details ("Services"), and Company agrees to furnish such Services in compliance with all applicable international, federal, state, or local laws or regulations ("Applicable Laws"). Customer represents and warrants that all material to be collected under this Agreement shall be only acceptable Waste Material. Customer agrees not to deposit, or permit the deposit for collection of, any Excluded Waste. Title to and liability for any Excluded Waste shall remain with Customer and shall at no time pass to Company. Company shall acquire title to conforming Waste Materials when they are collected or received by Company.

PAYMENT AND CHARGES. Customer shall pay Company all rates, fees, taxes and other amounts payable under this Agreement for the Services ("Charges") within 20 days after the date of Company's invoice. Any invoiced amounts not received by their due date are subject to a late payment fee, and any payment returned for insufficient funds is subject to an insufficient funds fee, both in an amount at Company's discretion up to the maximum amount allowed by Applicable Law. Customer acknowledges that any late or insufficient funds fees charged by Company are not to be considered a penalty or interest but are a reasonable charge for late or insufficient payments. If indicated in the Service Details, Customer shall pay administrative fees ("ADMIN"), fuel recovery fees ("FRF") environmental recovery fees ("ERF") and a recycling processing charge ("RPC") in the amounts shown on each of Company's invoices, which fees Company may change from time to time by showing the amount on Customer's invoice (additional information regarding these fees is available on the "Understanding Our Fees" page of Company's website, www.republicservices.com). ADMIN, FRF and ERF are not associated with any explicit cost to service Customer's account but are designed to help Company recover certain costs and achieve an acceptable operating margin. If applicable, Company may impose additional Charges at its prevailing rates for extra service, extra yards, minimum lift, contamination, service attempts and container delivery, relocation, removal and exchange, and other additional services not listed in the Service Details. If Company becomes concerned about Customer's creditworthiness and/or Customer makes any late payment, Company may require Customer to pay a deposit in an amount equal to two months' Charges under this Agreement if allowed by Applicable Law. The rates set forth in the Service Details do not include taxes or franchise and/or local fees, which shall be separately itemized on Customer's invoice where applicable.

ADJUSTMENTS TO CHARGES. Notwithstanding any information contained in the Service Details, Company may, from time to time by notice to Customer (on its invoice), add a surcharge, fee or increase any Charges provided in this Agreement to account for: (a) increased Company costs due to uncontrollable events including, but not limited to, changes in Applicable Laws, imposition of taxes, fees or surcharges, or acts of God such as fires, weather, disease, strikes or terrorism; (b) increased disposal or processing costs; (c) increased transportation costs; (d) costs or fees due to the inclusion of Excluded Waste and/or contamination; (e) decreased value of Recyclable Material or changes in commodity markets; or (f) actual Services or equipment that differ from those listed in the Service Details. Subject to any Comments in the Service Details, Company may, from time to time by notice to Customer (on its invoice), increase any Charges provided in this Agreement to achieve or maintain an acceptable operating margin as determined in Company's sole discretion. Company may also increase Charges for any other reason with Customer's consent, which may be evidenced verbally, in writing, or by the parties' actions and practices.

SERVICE CHANGES. The parties may change the type, size or amount of equipment, the type or frequency of Service, and correspondingly the Charges by mutual agreement, which may be evidenced verbally, in writing, by payment of the invoice, or by the parties' actions and practices. In the event there are changes to Services and/or Charges, or Customer changes its Site Location within the area in which Company provides collection and disposal (or processing) services, the parties agree that this Agreement shall continue in full force and effect as so adjusted.

RESPONSIBILITY FOR EQUIPMENT; ACCESS. Any equipment furnished by Company shall remain Company's property. Customer shall be liable for all loss or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Company's handling of the equipment). Customer shall use the equipment only for its proper and intended purpose and shall not overload (by weight or volume), move, or alter the equipment. If a Company container is moved from Customer's Site Location by anyone other than Company, Customer agrees to pay Company \$250 per moved container, which amount is a reasonable estimate of the damage Company will incur from the unauthorized moving of its container. After the Initial Term, Company may increase the fee for the unauthorized moving of its container at its discretion. Customer shall provide safe, unobstructed access to the equipment on the scheduled collection day. Company may charge an additional fee for any additional collection service required by Customer's failure to provide access. Company shall not be responsible for any damages to Customer's pavement, curbing, or other driving surfaces resulting from Company providing service at Customer's Site Location.

INDEMNIFICATION. COMPANY SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS CUSTOMER FROM AND AGAINST ANY LOSSES TO THE EXTENT ARISING FROM (A) COMPANY'S BREACH OF THIS AGREEMENT; OR (B) COMPANY'S NEGLIGENCE OR WILLFUL MISCONDUCT. THE OBLIGATIONS SET FORTH IN THIS SECTION SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT. CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW COMPANY, ITS PARENT, AND CORPORATE AFFILIATES FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS' FEES) (COLLECTIVELY, "LOSSES") ARISING FROM (A) CUSTOMER'S BREACH OF THIS AGREEMENT; (B) CUSTOMER'S NEGLIGENCE OR WILLFUL MISCONDUCT; (C) EXCLUDED WASTE CONTAINED IN CUSTOMER'S WASTE MATERIAL; AND (D) CUSTOMER'S USE, OPERATION, OR POSSESSION OF COMPANY'S EQUIPMENT.

SUSPENSION; TERMINATION. If any amount due from Customer is not paid within 60 days after the date of Company's invoice, Company may, without notice and without terminating this Agreement, suspend collecting and disposing of Waste Material until Customer has paid such amount to Company. If Company suspends service, Customer shall pay Company a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. Either party may terminate this Agreement upon 30 days prior written notice to the other party if the other party breaches a material obligation of the Agreement (including non-payment) and fails to cure such breach within 10 days after receiving written notice of the breach. Company may terminate this Agreement for its convenience upon 30 days prior written notice to Customer.

LIQUIDATED DAMAGES. If Customer terminates this Agreement before its expiration for any reason other than Company's breach (or if Company terminates this Agreement due to Customer's non-payment), Customer shall pay Company an amount equal to the average Charges from Customer's last 6 invoices multiplied by the lesser of (a) six months or (b) the number of months remaining in the Term. Customer acknowledges that in the event of such a termination, actual damages to Company would be uncertain and difficult to ascertain, such amount is the best, reasonable and objective estimate of the actual damages to Company, such amount does not constitute a penalty, and such amount is reasonable under the circumstances. Any amount payable under this paragraph shall be in addition to amounts already owing under this Agreement.

RIGHT OF FIRST REFUSAL. Customer agrees to notify Company in writing of any offer that Customer receives from any third party relating to the provision of any permanent or temporary collection, disposal or recycling services during any term of this Agreement ("Offer") and agrees to give Company the right of first refusal and reasonable opportunity to match such Offer prior to acceptance.

COMMUNICATIONS. To ensure timely and accurate receipt of communications, all communications to Company regarding this Agreement and/or the Services must come directly from Customer. Customer acknowledges that Company will not accept any communications from any third parties acting as the Customer's agent or representative (absent proof of medical necessity as reasonably determined by Company). All written notices to Company pertaining to this Agreement shall be sent prepaid certified or overnight mail, return receipt requested, and must be received by Company. Any notice related to this Agreement will be deemed effective no less than 60 days from the certified mail return receipt date.

DISPUTE RESOLUTION-ARBITRATION; CLASS ACTION WAIVER. (a) Except for Excluded Claims (defined below), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules with a single arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. (b) Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company or its parent or corporate affiliates. (c) The following claims constitute "Excluded Claims" and are not subject to mandatory binding arbitration: (i) either party's claims against the other in connection with bodily injury or real property damage; (ii) claims for indemnity pursuant to the Indemnification Section of this Agreement; and (iii) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise), or any other amounts due or payable to Company by Customer under this Agreement.

MISCELLANEOUS. (a) This Agreement shall be governed by and construed in accordance with the internal laws of the State where the Services are provided, without giving effect to any conflict of law provision. (b) This Agreement represents the entire agreement between the parties and supersedes all prior agreements, whether written or verbal, that may exist between the parties for the same Services. (c) Except for Customer's obligation to pay amounts due to Company, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, compliance with Applicable Laws or governmental orders, fires and acts of God, shall not constitute a breach of this Agreement. (d) Company shall have no confidentiality obligation with respect to any waste or recyclable materials. (e) Company may assign this Agreement without Customer's consent. This Agreement shall be binding upon and inure solely to the benefit of the parties and their permitted successors and assigns. (f) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (g) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (h) If any litigation or arbitration is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation and arbitration related expenses, and court or other costs incurred in such litigation, arbitration or proceeding. (i) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

The following Terms and Conditions apply to Customer only if Customer is receiving the applicable Service from Company.

CONTAINER REFRESH. If the Services include Container Refresh, Customer is limited to one (1) exchange of each participating container every 12 months of paid enrollment; any additional exchange is subject to Company's standard container exchange fee. Customer agrees that during any enrollment year in which Customer receives an exchange under the program, any request by Customer to cancel Container Refresh will not be effective until Customer completes payment for 12 consecutive months of enrollment in the program. The Charge for Container Refresh will be itemized on Customer's invoice, which Charge may be changed by Company by showing the amount of the new Charge on Customer's invoice. Company reserves the right to suspend or cancel the Container Refresh program at any time.

RECYCLABLE MATERIAL. If the Services include recycling, Customer shall comply with all Applicable Laws regarding the separation of solid waste from Recyclable Material and not place items in any recycling container that may make the Recyclable Material unsuitable for recycling or decrease the value of the Recyclable Material. Customer agrees that Company in its sole discretion may determine whether any load of Recyclable Material is contaminated and may refuse to collect it or may collect it but charge Customer for any additional costs, fees or surcharges associated with sorting, processing, contamination, transportation, and/or disposal. ROLL-OFF. Republic may charge rent or a minimum lift charge if a roll-off container is not lifted or hauled at least once per month. The following additional terms shall apply to any roll-off service: (a) Company will not accept: white goods, tires, drums, paint, solvents, chemicals, or other such materials that would be considered flammable or explosive, or other materials not permitted to be disposed of at the designated disposal facility. (b) If the roll-off is loaded with extremely heavy material, such as block concrete, asphalt, dirt or roofing material, such material must be evenly distributed at the bottom of the roll-off and shall not exceed three feet in depth. (c) Customer shall not load materials above the top of the rolloff. (d) Customer shall close and latch the back door of the roll-off before service. The driver cannot load a roll-off with an open or unlatched back door. (e) If Company is unable to safely haul a roll-off, Customer shall off-load the impermissible overage or type of materials or otherwise improve any conditions necessary to enable safe hauling. Customer will be charged a dry run fee for each attempted trip where hauling does not occur. (f) If Company hauls an overloaded roll-off, Customer shall be responsible for all service charges based on the actual tonnage hauled, plus any tickets, fines, penalties or damages incurred by Republic due to the overweight container.

EQUIPMENT RENTAL. Rented equipment shall remain at Customer's Site Location at all times, except when handled by Company. Customer shall not make any changes, alterations, additions, or improvements in or to the equipment or move or relocate the equipment without Company's prior written consent. Customer shall allow Company and/or its designee to enter the Site to examine or inspect the equipment, perform preventative maintenance and repairs, or for any other purpose permitted by this Agreement. Customer agrees that the installation of the equipment is for the primary benefit of Company to provide services, and that Company has the right, at any time and at its sole discretion, to substitute the equipment for similar equipment of make and size, or of a make and size that provides for more efficient or economical service.

MAINTENANCE. Company shall maintain the equipment in good operating condition and make repairs necessitated only by normal wear and tear. Customer shall be responsible for repairs, replacement parts, and labor necessitated by abuse or negligent operation or care of the equipment. Once installed, Customer shall have the care, custody, and control of the equipment. Customer assumes all risks of loss, damage, destruction or interference with the use of, and accepts responsibility for, the equipment and the supervision and operation of the equipment, accessories and contents during the term of this Agreement. Company will not be responsible for installation of utility service necessary to operate the equipment or any utility service charges attributable to the equipment's operation. If electrical or any other installment requirements are not satisfied prior to delivery of the equipment, Company may charge Customer all costs incurred by Company for its inability to complete the installation of the equipment. Customer shall be responsible for (a) connecting the equipment to the electrical service and any other utility services in conformance with all applicable building and zoning codes and regulations, (b) providing the necessary electrical power to operate the equipment, and (c) all costs of electrical wiring, and/or other utility hook-up and inspection thereof necessary for use of the equipment.

CUSTOMER'S OBLIGATIONS. Customer shall operate the equipment solely for its intended purpose and in strict conformance with this Agreement, the manufacturer's and Company's instructions, and shall not allow the equipment to be used by any person other than Customer's employees without Company's written consent. Customer shall comply with all reporting and operating requirements related to the operation, maintenance, and management of the equipment as required by Company or as otherwise mandated by Applicable Laws. Any Site-related licenses and permits concerning the equipment shall be obtained and maintained by Customer at Customer's sole cost and expense. Customer shall take all action necessary to ensure that the equipment is not abused, misused, or otherwise harmed by Customer or its employees, agents, and representatives or any other persons. Customer shall immediately notify Company of any damage to the equipment, or any injuries relating to the use or operation of the equipment. Customer shall keep the equipment free from any and all liens and claims and shall not do or permit any act whereby Company's title or rights might be encumbered or impaired.

DISCLAIMER OF WARRANTIES; DAMAGES. COMPANY MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, AND COMPANY HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES THEREFOR. COMPANY EXPRESSLY DISCLAIMS ALL INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES ARISING IN CONNECTION WITH THIS AGREEMENT OR THE EQUIPMENT, INCLUDING, WITHOUT LIMITATION, LOST SALES AND PROFITS AND OTHER BUSINESS INTERRUPTION DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, OR OTHERWISE), AND CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES COMPANY FROM AND AGAINST ANY SUCH DAMAGES.

ELECTRONIC MATERIAL AND/OR BULB & BATTERY (UNIVERSAL) RECYCLING SERVICES. Electronic Material Services and/or Bulb & Battery (Universal) Recycling Services are provided only within the continental United States (not available in Alaska or Hawaii). Company or its subcontractor shall collect, transport, or receive via mail, treat, recycle, and/or dispose of Electronic Material and/or Bulbs & Batteries as provided in the Service Details. Customer acknowledges and understands that due to a variety of factors, including without limitation market conditions and processing costs, some or all of the Electronic Material and Bulbs & Batteries may be disposed of in a disposal facility and not recycled. Weights and/or unit counts of all Electronic Material and Bulbs & Batteries shall be determined upon receipt by Company or its subcontractor. All references to "Company" in this section of the Agreement shall also include Company's subcontractor(s).

ADDITIONAL DEFINITIONS. The following additional definitions apply to Electronic Material Services and Bulb & Battery Recycling Services only:

"Box Mail-Back Services" means services in which Company delivers boxes or containers designated for the packing and shipping of Electronic Material or Bulbs & Batteries by Customer (hereinafter "Box") to the designated processing facility.

"Bulbs & Batteries" means those materials included in the Environmental Protection Agency's Universal Waste regulations set forth in 40 C.F.R. 273, including bulbs, batteries, TSCA-exempt ballasts and non-PCB ballasts, lamps, and other mercury-containing items and materials.

"Bulb & Battery Recycling Services" includes Box Mail-Back Services as a means to recycle or dispose of Bulbs & Batteries.

"Electronic Material" consists of any High Grade, Low Grade and Video Display Devices that are not excluded by these provisions relating to Electronic Material Services. Electronic Material does not include any solid waste, non-electronic Recyclable Material or Excluded Waste.

"Electronic Material Services" includes Box Mail-Back, Pack-Up and Pick-Up and/or Full Service as a means to recycle or dispose of Electronic Material. "Excluded Waste" means any material other than Electronic Material or Bulbs & Batteries. Electronic Material and Bulbs & Batteries may not be commingled. If Electronic Material is commingled with Bulbs & Batteries for a Bulb & Battery Recycling Service, the Electronic Material will be treated as Excluded Waste, and vice versa.

"Full Service" means services in which Company provides all necessary containers, packaging, removal, loading and shipping of the Electronic Material to the designated processing facility.

"High Grade" means electronic items that contain gold, silver and/or large circuit boards including, but not limited to, computers, switching equipment, telephones (cellular, cordless, wireless), and telephone carrier switching equipment.

"Low Grade" means electronic items that consist mostly of plastic and metal including, but not limited to, printers, keyboards/mice, countertop appliances with cords, media storage devices, and video games and accessories.

"Pack Up & Pick Up Services" means services in which pre-packaged or palletized Electronic Material are collected by Company from a Site Location and transported directly to the designated processing facility. "Video Display Device" means computer terminal, oscilloscope, TV (CRT, LCD, plasma, rear projection), IT equipment, E-waste containing glass, monitor (CRT, LCD, plasma), and tablets.

BOX MAIL-BACK SERVICES. In connection with Box Mail-Back Services, the following additional terms shall apply:

Pre-Payment; No Refunds. With respect to Electronic Material, payment for Box Mail-Back Services is made in advance and if Customer returns an unused Box, Customer will receive a refund of up to 50% of the purchase price. If Customer subsequently requests a Box for Electronic Material, Customer will be responsible for full pre-payment. With respect to Bulbs & Batteries, payment for Box Mail-Back Services is made in advance and will not be refunded after a Box has been shipped to Customer. If Customer returns an unused Box, Customer will be responsible for its shipping cost to return the Box plus a restocking fee, which is \$14 for a lamp box and \$12 for a battery/ballast box (restocking fees for other types of Boxes may vary). If Customer subsequently decides they require a Box, Customer will be responsible for the cost of re-shipping the Box.

Expiration of Boxes. Each Box must be received by Company or its subcontractor by the expiration date printed on the prepaid return shipping label, which is typically twelve (12) months (the "Expiration Date"). If Customer ships a Box (for Electronic Material only) after its original Expiration Date or requests up to a one-year extension of the Expiration Date, Customer shall pay Company an additional fee in the amount of 50% of the original Box purchase price. Company has no obligation after the Expiration Date (original or extended, if applicable) to process materials sent in for recycling and may return such materials to Customer at Customer's expense.

Safe Packaging Obligation. Customer is responsible for complying with all packaging (including safely packaging contents), sealing, and shipping instructions included with each Box.

Electronic Material Specifications. With respect to Electronic Material Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any Box exceeding its specified maximum weight in the amount of up to \$0.83 per pound; (ii) shipping materials in the wrong Box or mixing materials in a Box; (iii) shipping materials that require additional labor for unpacking or disassembly up to \$0.37 per pound; (iv) processing electronics containing wood up to \$0.23 per pound; (v) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (vi) return shipping charges for any Excluded Waste or Boxes received with expired labels.

Bulbs & Batteries Specifications. With respect to Bulb & Battery Recycling Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any Box exceeding its specified maximum weight up to \$1.50 per pound; (ii) shipping materials in the wrong Box or mixing materials in a Box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (v) return shipping charges for any Excluded Waste or boxes with expired labels received by Company.

Automatic Reordering. For automatic reordering of Box Mail-Back Services, the following provisions will apply:

- Upon receipt of a Box from Customer, Company will automatically send Customer a Box identical to the one returned by Customer. Any Box must be used by Customer within twelve (12) months of receipt or an additional charge may apply.
- Company may increase rates to cover increases in shipping, recycling, refurbishment, reuse, and/or disposal rates upon notice to Customer.
- Customer shall have 30 days following the expiration or termination of the Electronic Material Services or Bulb & Battery Recycling Services, as applicable, to use and return all of the Boxes in Customer's possession. Company reserves the right to bill Customer for any Boxes not received by Company within 30 days following the expiration or termination of the Electronic Material Services or Bulb & Battery Recycling Services, as applicable.

PACK-UP & PICK UP SERVICES. In connection with Pack Up & Pick Up Services, the following additional terms shall apply:

- **Safe Packaging Obligation.** Customer is responsible for complying with all safety, packaging, sealing, and loading/palletizing instructions (including removing materials from their original packaging and/or not individually wrapping all materials) included with each order, and shall ensure such is completed prior to the scheduled pickup date.
- **Electronic Material Specifications.** With respect to Electronic Material Pack-Up and Pick-Up Services, Customer shall ensure that Electronic Material is sorted into the following categories: (1) Video Display Devices; (2) High Grade; (3) Low Grade. A full list of Video Display Devices, High Grade and Low Grade Electronic Material is available upon request. If the Electronic Material is not properly sorted, Customer shall pay Company a sorting charge of up to \$0.22 per pound. If Electronic Material are not removed from their original packaging, an additional unpacking fee in the amount of up to \$0.37 per pound will apply. If Electronic Material are not properly loaded and palletized, an additional unsafe load conditions fee in the amount of up to \$0.37 per pound will apply.

FULL SERVICE. There is a minimum charge for Full Service. For loads of Electronic Material up to 466 pounds, the minimum charge for Full Service will be \$660. For loads of Electronic Material over 466 pounds, the charge for Full Service will the weight of the load multiplied by the per pound charge quoted in the Service Details.

CUSTOMER'S INITIAL: DATE:

Commercial Solid Waste Collection Information Form

Hillsborough County has three Franchise Collectors that are authorized to collect solid waste in unincorporated Hillsborough County. Beginning Jan. 31, 2022, the Franchise Collectors are:

- FCC Environmental Services FL LLC: (813) 999-0078
- Republic Services of Florida: (813) 265-0292
- Waste Management of Tampa: (813) 621-3055

As a commercial business that operates in Hillsborough County, you are required to adhere to Hillsborough County, Florida - Code of Ordinances and Laws, Part B, Public Utilities, Chapter 130 – Solid Waste Collection, and Disposal, Article II – Collection Disposal Services. Please note that the following rules and regulations are part of the ordinance, as mentioned above:

- Commercial collection service shall be provided at least once per week unless the County approves an alternate collection schedule.
- Commercial collection services shall be sufficient to ensure that the commercial container is not overfilled, and solid waste is not placed outside the commercial container between collection days.
- The commercial customer shall ensure that the commercial container meets all County setbacks and is not placed on the County's right of way.
- The term of a commercial collection service contract shall not be longer than three (3) years.

In Process

Business Name: Panther Trace Community

Service Address:: 12515 BRAMFIELD DR, RIVERVIEW, FL, 33579-7713

Frequency of Service : 1xPer Week

Container Size/Quantity: 4 Yard FEL – 1

Collection Cost : \$ 70.71

Contract Term: 36 months

Frequency of Service : 1xOn Call

Container Size/Quantity: Miscellaneous Products – 1

Collection Cost : \$ 76.62

Contract Term: 36 months

Summer Sullivan

Signature - Commercial Business Representative and Title

Date

Waste Management of Tampa

Print Name of Franchise Collector and Representative

Date



Waste Management Inc. of Florida
8801 NW 91st Street
Medley, FL, 33178
(866) 339-1697

WM Agreement #
Customer ID
Acct. Name
Salesperson
Effective Date
Last PI Date

S0015068326

Panther Trace Community
Jose Proano
1/31/2022

Service Agreement

Non-Hazardous Waste Service Summary

Service Information

Name	Panther Trace Community	Contact	Summer Sullivan
Address	12515 BRAMFIELD DR	Telephone #	(813) 671-8023
City State Zip	RIVERVIEW, FL 33579-7713	Fax #	
County/Parish	HILLSBOROUGH	Email	monicavitalecam@gmail.com

Customer Comments:

Billing Information

Name	Panther Trace Community	Contact	Summer Sullivan
Address	12515 BRAMFIELD DR	Telephone #	(813) 671-8023
City State Zip	RIVERVIEW, FL 33579-7713	Fax #	
County/Parish	HILLSBOROUGH	Email	monicavitalecam@gmail.com

PO#

Service Description & Recurring and Per Service Rates

Quantity	Equipment	Material Stream	Frequency	Base Rate	
1	4 Yard FEL	MSW Commercial	1xPer Week	Container Service Plan	\$ 70.71
				Fuel & Environmental/RCR	\$ 19.75
					\$ 0.00 *

Current rate for Extra Pickup (per Lift): \$ 150.00

Current FSC 0.00%, EVC 0.00%, RCR 0.00%

MONTHLY TOTAL : \$ 90.46 *

Quantity	Equipment	Material Stream	Frequency	\$76.62 Per Service (Non-Recurring)	
1	Miscellaneous Products	MSW Commercial	1xOn Call	-Estimated 1x svc/month	\$ 76.62
				Fuel & Environmental/RCR	\$ 0.00 *

Current FSC 0.00%, EVC 0.00%, RCR 0.00%

MONTHLY TOTAL : \$ 76.62 *

Customer's Waste Materials not to exceed an average weight of lbs./yard.

MONTHLY GRAND TOTAL \$ 167.08 *

Initial One Time Service Charges*

Initial Delivery \$ 185.00

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*Fuel Surcharge ("FSC"), Environmental Charge ("EVC"), and Regulatory Cost Recovery Charge ("RCR") apply to all other Charges whether or not listed on this summary. Any FSC, EVC and RCR amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about these charges and their calculation can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments.

This Agreement does not provide for a fixed price during the Contract Term. Unless specifically provided otherwise herein, Customer should expect Company to increase Charges as allowed by Section 4(b) and Company to seek other price increases subject to Customer's consent under Section 4(c) of this Agreement. Consent to price increases may be given orally, in writing, or by notice and Customer's payment of, or failure to object to, the price increase.

Contract Term is for 3 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 36 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature	Summer Sullivan	Title	Date
	Printed Name		
		Waste Management Sales Rep.	
Company Waste Management Inc. of Florida	Printed Name	Title	Date

Terms and Conditions on following page(s)

Initial One Time Or As Needed Services

Unless otherwise specified on the Service Agreement Summary, the below initial one time or as needed charges will apply to commercial and industrial MSW (municipal solid waste) customers in Hillsborough County:

Commercial

Service Description	Per Can or Occurrence
Container Delivery	\$ 200.00
Container Relocate	\$ 200.00
Container Exchange	\$ 200.00
Container Removal	\$ 200.00
Trip Charge	\$ 200.00
Overage	\$ 150.00
Locking Container - Monthly	\$ 20.00
Container On Wheels - Monthly	\$ 20.00
Container Maintenance - Monthly	\$ 19.75
Extra pick up 2yd	\$ 125.00
Extra pick up 4yd	\$ 150.00
Extra pick up 6yd	\$ 175.00
Extra pick up 8yd	\$ 200.00

Roll-off

Service Description	Per Can or Occurrence
Open Top Container Rental - Monthly	\$ 400.00
Container Relocate	\$ 225.00
Container Delivery	\$ 225.00
Container Exchange - Empty	\$ 225.00
Container Removal - Empty	\$ 225.00
Trip Charge	\$ 225.00
Minimum Haul Monthly - 175% of haul rate listed on page 1	
Minimum Tonnage - 5 tons - disposal rate on page 1 applies	

In Process

1. (a) SERVICE GUARANTEE. We guarantee our Services (as defined below). If Company fails to perform Services in accordance with the service summary as provided, which for Services purchased online include the information and terms disclosed during the order and checkout process (collectively, the “Service Summary”), and Company does not remedy such failure within five (5) business days of its receipt of a written demand from Customer, Customer may immediately terminate this Agreement without penalty.

(b) SERVICES RENDERED; WASTE MATERIALS. Customer grants to Company the exclusive right, and Company through itself and its Affiliates shall furnish equipment and services, to collect and dispose of and/or recycle (collectively, the “Services”) all of Customer’s Waste Materials at Customer’s Service Address(es) listed on the Service Summary, subject to the terms and provisions contained herein (collectively, with the Service Summary, the “Agreement”). If Customer changes its Service Address(es), this Agreement shall remain valid and enforceable with respect to Services rendered at Customer’s new service location(s) if such location(s) is within Company’s service area. Customer represents and warrants that the materials to be collected under this Agreement shall be only “Waste Materials” as defined herein. For purposes of this Agreement, “Waste Materials” means all non-hazardous solid waste, organic waste, and if applicable, Recyclable Materials (as defined in Section 12) generated by Customer or at Customer’s Service Address(es). Waste Materials includes “Special Waste”, such as industrial process wastes, asbestos-containing material, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company in writing. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of (i) any waste tires, (ii) radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, (iii) any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to an additional Exhibit L to this Agreement), (iv) any other items or material prohibited by federal, state or local laws or regulations, or that could adversely affect the operation or useful life of the facility(ies) receiving Customer’s Waste Materials, or (v) Special Waste not approved in writing by Company (collectively, “Excluded Materials”). Title to and liability for Excluded Materials shall remain with Customer at all times. Title to Customer’s Waste Materials is transferred to Company upon Company’s receipt or collection unless otherwise provided in this Agreement or applicable law.

2. CONTRACT TERM. The Initial Term of this Agreement (a maximum of three (3) years) is set forth on the Service Summary. At the end of the Initial Term, this Agreement may be renewed and extended one time for one year, if the Company and the Customer provide their written consent to the extension. Upon the expiration of the Initial or renewal term (if any), this Agreement shall be extended automatically on a month-to-month basis until the Customer notifies the Company that the Customer wishes to terminate this Agreement. The month-to-month Agreement may be cancelled by the Customer at any time, without penalty, after the Customer provides thirty (30) Days’ notice to the Company.

3. TERMINATION RIGHTS. Notwithstanding the foregoing, this Agreement can be terminated prior to the end of the Initial Term or a Renewal Term as follows: (a) by Customer (with no obligation to pay liquidated damages as provided in Section 7), (i) if Company fails to satisfy the Service Guarantee provided in Section 1(a) or (ii) pursuant to Section 4(c) if Company increases the Charges payable by Customer hereunder with a Consensual Price Increase; (b) by Customer with thirty (30) days prior written notice to Company, subject to Customer’s obligation to pay liquidated damages as provided in Section 7 no later than thirty (30) days after written notice of termination; (c) by Company, (i) if as a result of Customer’s breach of Section 5, Company suspends Services for more than fifteen (15) days, or (ii) if Customer fails to cure any other breach of its obligations under this Agreement within five (5) business days of its receipt of written demand from Company to cure such breach; and (d) by Company, with at least fifteen (15) days prior written notice to the Customer, any time after Customer retains, designates or appoints a broker or agent to act for Customer, or manage its Services, under this Agreement. In order to move containers in a safe, secure and orderly fashion, Company shall have up to seven (7) days to remove any equipment from Customer’s service location(s) after the effective date of the termination of this Agreement.

4. (a) CHARGES; ADDITIONAL SERVICES; CHANGES. The initial charges, fees and other amounts payable by Customer (“Charges”) for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, whether requested or incurred by Customer, including, but not limited to, container relocation or removal; gate, enclosure or roll out services; account resume or reactivation services; extra pickups or trip charges; container overages and overflows; and equipment repair and maintenance (see www.wm.com/billhelp for a list of “Additional Services”, which may be updated from time to time), all at such standard prices or rates that Company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under this Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer’s failure to object to such changes, which shall be deemed to be Customer’s affirmative consent to such changes.

(b) PERMITTED PRICE INCREASES Company reserves the right, and Customer acknowledges that it should expect Company to increase or add Charges payable by Customer hereunder during the Contract Term: (i) for any changes or modifications to, or differences between, the actual equipment and Services provided by Company to Customer and those specified on the Service Summary; (ii) for any changes or difference in the composition, amount or weight of the Waste Materials collected by Company from Customer’s service location(s) from what is specified on the Service Summary (including for container overages or overflows); (iii) for any increase in or other modification made by Company to the Fuel Surcharge, Regulatory Cost Recovery Charge, Recyclable Materials Offset, Environmental Charge, and/or any other Charges included or referenced in the Service Summary (which Charges are calculated and/or determined on enterprise-wide basis, including Company and all Affiliates); (iv) to cover any increases in disposal, processing, and/or transportation costs, including fuel surcharges; (v) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, or acts of God such as floods, fires, hurricanes and natural disasters; and (vi) for increases in the Consumer Price Index (“CPI”) for Water, Sewer and Trash Collection Services published by U.S. Bureau of Labor Statistics, or with written notice to Customer, any other national, regional or local CPI, with such increases in CPI being measured from the Effective Date, or as applicable, Customer’s last CPI based price increase date (“PI Date”). Increases to Charges specified in this Section 4(b) may be applied singularly or cumulatively and may include an amount for Company’s operating or profit margin. Customer acknowledges and agrees that any increased Charges under this Section 4 (including any Consensual Price Increases or Negotiated Price Adjustments) are not represented to be solely an offset or pass through of Company’s costs.

(c) CONSENSUAL PRICE INCREASES Without limiting the foregoing, Company also reserves the right to seek, and Customer acknowledges that it should expect Company to seek, increases in the Charges payable by Customer hereunder for reasons not specifically permitted in Section 4(b) (a “Consensual Price Increase”). If Customer does not accept the Consensual Price Increase, Customer’s sole right and remedy shall be to terminate this Agreement by written notice to Company no later than thirty (30) days after Company notifies Customer of such Consensual Price Increase. Customer’s failure to terminate this Agreement (within the 30-day period) shall be construed as Customer’s acknowledgement that the continuation of the Services by Company hereunder is good, valuable and sufficient consideration for the Consensual Price Increase. Notwithstanding the foregoing, the parties may, but are not obligated to, agree to a different increase or an adjustment to Customer’s Charges (a “Negotiated Price Adjustment”) as a result of a Consensual Price Increase. Absent a Negotiated Price Adjustment, the Consensual Price Increase shall be binding and enforceable against Customer under this Agreement unless the Customer terminates this Agreement (within the 30-day period) as described above. Customer’s agreement to a Consensual Price Increase or Negotiated Price Adjustment may be evidenced pursuant to Section 4(a) and the parties agree that this Agreement with such modified Charges will continue in full force and effect.

5. INVOICES; PAYMENT TERMS Company shall send all invoices for Charges and any required notices to Customer under this Agreement to Customer’s billing address specified in the Service Summary, or if the Customer elects to participate in the Company’s electronic billing program, make them available by email to Customer’s designated e-mail address. Unless specifically agreed to in writing by Company and subject to such additional costs that Company may charge, in its discretion, Company shall not be required to bill Customer using Customer’s or any third party billing portal or program. In no event shall the use by Company of Customer’s or any third party billing portal or program, or any terms thereof, operate to amend or supplement the terms and conditions of this Agreement, which will remain binding in accordance with its terms. Customer shall pay all invoiced Charges within thirty (30) days of the invoice date, by check mailed to Company’s payment address on Customer’s invoice. Payment by any other method or channel, including in person, online or by phone, shall be as may be allowed by Company and subject to applicable convenience fees and other costs charged by Company, from time to time. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late charge, and any Customer check returned for insufficient funds is subject to a non-sufficient funds charge, both to the maximum extent allowed by applicable law. Customer acknowledges that any late charge charged by Company is not to be considered as interest on debt or a finance charge, and is a reasonable charge for the anticipated loss and cost to Company for late payment. If payment is not made when due, Company retains the right to suspend Services until the past due balance is paid in full. In addition to full payment of outstanding balances, Customer shall be required to pay a reactivation charge to resume suspended Services. If Services are suspended for more than fifteen (15) days, Company may immediately terminate this Agreement for default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.

6. EQUIPMENT, ACCESS. All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer’s service location(s). Customer shall not overload, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Company’s equipment shall be in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend Services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, any additional Charges, determined by Company in its sole discretion, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from Customer’s failure to provide access. Customer warrants that Customer’s property is sufficient to bear the weight of Company’s equipment and vehicles and agrees that Company shall not be responsible for any damage to Customer’s pavement or any other surface resulting from the equipment or Services.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Initial or Renewal Term for any reason other than as set forth in Section 3(a), or in the event Company terminates this Agreement for Customer's default pursuant to Section 3(c), Customer shall pay the following liquidated damages in addition to Company's legal fees, if any: (a) if the remaining Contract Term (including any applicable Renewal Term) under this Agreement is six (6) or more months, Customer shall pay the average of its six (6) monthly Charges immediately prior to default or termination (or, if the Effective Date is within six (6) months of Company's last invoice date, the average of all monthly Charges) multiplied by six (6); or (b) if the remaining Contract Term is less than six months, Customer shall pay the average of its six (6) most recent monthly Charges multiplied by the number of months remaining in the Contract Term. Customer acknowledges that the actual damage to Company in the event of Customer's early termination or breach of contract is impractical or extremely difficult to fix or prove, the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting therefrom, and such liquidated damages payment is an agreed upon charge for Customer's early termination or breach of contract and is not imposed as a penalty. Customer shall also pay liquidated damages of \$100 for every Customer waste tire that is found at any disposal facility used by Company. In addition to and not in limitation of the foregoing, Company shall be entitled to recover all losses, damages and costs, including attorneys' fees and costs, resulting from Customer's breach of any other provision of this Agreement in addition to all other remedies available at law or in equity.

8. INDEMNITY. Company agrees to indemnify, defend and save Customer and its Affiliates harmless from and against any and all liability which Customer or its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law, to the extent caused by any negligent act or omission or willful misconduct of Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by Company or an Affiliate, provided that Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save Company and its Affiliates harmless from and against any and all liability which Company and its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by Company. Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. RIGHT TO PROVIDE COMPETING OFFERS. If Customer receives an offer from (or makes any offer to) a third party relating to such third party's provision to the Customer of the same or similar Services to those provided hereunder, Customer shall give Company prompt written notice of any such offer and a 15-day period to respond to such third party offer prior to Customer agreeing to such third party offer.

10. DISPUTE RESOLUTION-ARBITRATION AGREEMENT AND CLASS ACTION WAIVER.BINDING ARBITRATION: Except for those claims expressly excluded below (EXCLUDED CLAIMS), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement or any prior agreements between the parties, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement or any other agreements, shall be resolved by mandatory binding arbitration (see www.wm.com for details on arbitration procedures). **CLASS ACTION WAIVER:** Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company. **EXCLUDED CLAIMS:** The following are not subject to mandatory binding arbitration: (a) either party's claims against the other in connection with bodily injury or real property damage and for environmental indemnification; and (b) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise) or any other amounts due or payable to Company by Customer under this Agreement or any prior agreements between the parties, but Customer and Company may mutually agree to arbitrate any Excluded Claims.

11. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder for Services already performed, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) The terms, conditions and disclosures set forth on www.wm.com relating to Billing/Billing Help, Charges, Arbitration Procedures, and for those Customers that sign up for electronic billing and payment, Autopay, are incorporated by reference and made a part hereof (as such terms, conditions and disclosures may be changed or modified from time to time, effective from such change or modification). In addition to, and not in limitation of, the foregoing, the terms and provisions of this Agreement may be amended and modified as agreed to by the parties as provided in Section 4(a). Subject to the foregoing, this Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same Services at the same Customer locations covered by this Agreement, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the state in which the Services are provided. (e) All written notification to Company required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, courier or by hand to Company's address on the first page of the Service Summary, provided that Company may provide written notice to Customer of a different address for written notice to Company. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event Company successfully enforces its rights against Customer hereunder, Customer shall be required to pay Company's attorneys' fees and court costs. (h) Notwithstanding the termination of this Agreement, Sections 6, 7, 8, 10, 11, 12(vi) and Customer's obligation to make payments for all Charges and other amounts due or payable hereunder through the termination date shall survive the termination of this Agreement. (i) The term "Affiliate" means with respect to any specified party, any corporation, limited liability company, partnership or other legal entity, directly or indirectly, controlled by, controlling or under common control with such specified party, with "control" meaning, directly or indirectly, the power to direct or cause the direction of the management and policies of such legal entity, whether through the ownership of voting securities, by contract or otherwise. (j) "business day" means Monday through Friday, excluding bank holidays.

12. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services. All Recyclable Materials must be clean, dry, unshredded, empty, loose and unbagged. (i) Single stream Recyclable Materials ("Single Stream") will consist of Customer's entire volume of uncoated office and writing paper, magazines, pamphlets, mail, newspaper; flattened, uncoated cardboard, paperboard boxes; aluminum food and beverage containers, tin or steel cans; glass, and rigid container plastics #1, #2 and #5, including narrow neck containers and tubs. Any material not specifically set forth above, including but not limited to foam, film plastics, plastic bags, napkins, tissue, paper towels, or paper that has been in contact with food, is unacceptable. Glass may not be accepted at all locations. Customer shall provide source-separated wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof. All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to Customer by Company from time-to-time. Company reserves the right, upon notice to Customer, to discontinue acceptance of any category of Recyclable Materials set forth above as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials. (ii) Notwithstanding anything to the contrary contained herein, Recyclable Materials may not contain Special Waste, Excluded Materials or other materials that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of Company's structures or equipment. (iii) Company may reject in whole or in part, or may process, in its sole discretion, Recyclable Materials not meeting the specifications. Customer shall pay Company for all increased costs, losses and expenses incurred with respect to such non-conforming Recyclable Materials which charges may include an amount for Company's operating or profit margin (collectively the "Cost"). Without limiting the foregoing, Customer shall pay a contamination charge for additional handling, processing, transporting and/or disposing of such non-conforming Recyclable Materials, Special Waste, Excluded Materials, and/or all of part of non-conforming loads and additional charges may be assessed for bulky items such as appliances, concrete, furniture, mattresses, tires, electronics, pallets, yard waste, propane tanks, etc. Collected Recyclable Materials for which no commercially reasonable market exists may be landfilled at Customer's Cost. (iv) Recycling Services are subject to a Recyclable Material Offset (RMO) charge to the extent that (a) Company's processing cost per ton, including costs of disposal for contamination, plus profit margin, exceeds (b) an amount equal to recyclables value per ton minus an amount for profit margin. The RMO charge, including profit margin, processing and disposal costs and recyclable value shall be determined by Company from time-to-time, in its sole discretion, based on applicable operating data and market information. If recyclables value exceeds processing costs, plus profit margin, a RMO credit may apply, at Company's sole discretion. (v) Where Company has agreed in writing to provide a market-based rebate to Customer, the following shall apply. Customer acknowledges that the market value for Recyclable Materials will fluctuate based upon various factors, and such materials may at times have no value or that the value may be negative. Company will establish the value of Recyclable Materials each month based upon such various factors, including but not limited to quantity, quality and location. For recycling services, Company shall pay or charge Customer on or about the last day of each month for Recyclable Materials accepted during the preceding month, after deduction of any charges owed to Company by Customer. Any invoice shall be payable upon receipt. Where recycling services are provided, charges may include separate fuel and environmental surcharges as set forth at www.wm.com. (vi) Notwithstanding anything to the contrary set forth above, the liquidated damages calculation set forth in Section 7 of this Agreement shall not apply to any Customer breach of the Agreement pertaining to Services for Recyclable Materials which have been determined by Company to have a positive value. If a breach occurs under such circumstances, the damages shall be determined by calculating actual damages rather than such liquidated damages. (vii) Service arrangements will be agreed upon between Customer and Company for the service location(s) set forth in this Agreement. For trailer load quantities, Customer shall load trailers to full visible capacity to achieve 40,000 pounds minimum shipping weight and trailers shall be loaded or caused to be loaded in accordance with the most current ISRI/AF&PA Shipping Guide. Freight and/or adjustments may apply to light loads. For baled wastepaper picked up by bale route service, the minimum quantity for pickup is six (6) bales and for purposes of payment, weights shall be estimated weights.

Certificate Of Completion

Envelope Id: 22C188032132427F9D05AD6853AE9A32

Status: Sent

Subject: Document for your Electronic Signature from Waste Management

Source Envelope:

Document Pages: 5

Signatures: 0

Envelope Originator:

Certificate Pages: 1

Initials: 0

Jose Proano

AutoNav: Enabled

1001 Fannin St.

Envelope Stamping: Enabled

Houston, TX 77002

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jproano@wm.com

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Summer Sullivan

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Jose Proano

jproano@wm.com

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Payment Events**Status****Timestamps**

EXHIBIT 6

October 26, 2021

PANTHER TRACE CDD-PHASE I FACILITIES DIRECTOR REPORT

AQUATICS REPORTS

Reports will be available to Supervisors upon request.

Maintenance

- i. Monthly maintenance is ongoing per contract.

LANDSCAPE

- Inspection Report and Grade sheet included in this report.
- Staffing has been difficult, however LMP has been able to maintain the expected level of service.
- They continue to score well on monthly inspections.

CLUBHOUSE POOL PLAYGROUND

- Maintenance
- Enclave Monuments are being cleaned and prepped for Holiday Lights.
- New benches have been received and are scheduled for installation.
- I have not received enough bids for marcite to present at this month's meeting. I intend to present them at the December meeting.

Events

- Fall Festival will be November 6th 2pm-5pm with a Movie to follow
- Cub Scouts will be selling refreshments and Kona Ice will be there
- Holiday Party is scheduled for December 4th 5pm-8pm



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

◆ 12515 Bramfield Drive ◆ Riverview, Florida 33579 ◆ (813) 671-8023

To: Board of Supervisors
From: Monica Vitale
Date: October 26, 2021
Re: Insurance Information Follow Up

Dear Board,
Supervisor Themar and I have been looking into the insurance questions raised at the previous BOS meeting. Please see the information attached as well as brief explanation to our findings. This is for review purposes only, no action needed. Thank you.

Monica Vitale
Facilities Director

While looking into the insurance question Supervisor Themar and I realized our rate had increased by about \$540 annually. I did speak with Charisse regarding this, and she said this was just a general rate increase and not anything to do with policy changes.

I recently spoke with an Agent/Broker to determine first if the liability rates we were recently quoted were accurate, and second to see if our rate was competitive.

Ashley Janes was the Agent I spoke to and after some research she told me, “I spoke with a few underwriters and there’s just no way we can compete with FIA. CDDs are their niche and the carrier we would have wanted to place you with. Sorry I couldn’t help, but you’re sitting in a good position.”

Our rates are competitive. She could not quote just the liability. I reached back out to our current Account Manager Charisse Bitner in regards to the additional liability coverage. She asked why we were looking into the additional liability. Once I explained it to her, she told me we have a cap on what we can be sued for. It is a part of the Florida statutes. Charisse is sending me that information so I am hoping to be able to explain further at the meeting.



**PUBLIC ENTITY
COMMON AGREEMENT DECLARATIONS**

Agreement Number: 100120584

NAMED COVERED PARTY AND MAILING ADDRESS:

**Panther Trace I Community Development District
c/o Development Planning & Financing Group
250 International Parkway, Suite 280
Lake Mary, FL 32746**

AGREEMENT PERIOD: From: October 1, 2020 To: October 1, 2021
At 12:01 a.m. Standard Time at your mailing address shown above

In return for the payment of the premium, and subject to all the terms and conditions of this agreement, we agree with you to provide the coverage as stated in this agreement.

This agreement consists of the following coverage parts for which a premium is indicated. This premium may be subject to adjustment.

COVERAGE PART	PREMIUM
General Liability	Included
Property	Included
Inland Marine	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Employment Practices Liability	Included
Public Officials Liability	Included
Crime	Not Included
Total	\$15,535

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Schedule of forms and Endorsements – FIA 003.

THESE DECLARATIONS TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PARTS, SUPPLEMENTAL DECLARATIONS, FORMS AND ENDORSEMENTS, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED AGREEMENT.

Countersigned: October 20, 2020
Date

By: 
Authorized Representative



**PUBLIC ENTITY
COMMON AGREEMENT DECLARATIONS**

Agreement Number: 100121584

NAMED COVERED PARTY AND MAILING ADDRESS:

**Panther Trace I Community Development District
c/o Development Planning & Financing Group
250 International Parkway, Suite 280
Lake Mary, FL 32746**

AGREEMENT PERIOD: From: October 1, 2021 To: October 1, 2022
At 12:01 a.m. Standard Time at your mailing address shown above

In return for the payment of the premium, and subject to all the terms and conditions of this agreement, we agree with you to provide the coverage as stated in this agreement.

This agreement consists of the following coverage parts for which a premium is indicated. This premium may be subject to adjustment.

COVERAGE PART	PREMIUM
General Liability	Included
Property	Included
Inland Marine	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Employment Practices Liability	Included
Public Officials Liability	Included
Crime	Not Included
Deadly Weapon Protection	Included
Total	\$16,075

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Schedule of forms and Endorsements – FIA 003.

THESE DECLARATIONS TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PARTS, SUPPLEMENTAL DECLARATIONS, FORMS AND ENDORSEMENTS, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED AGREEMENT.

Countersigned: September 27, 2021
Date

By: 
Authorized Representative

EXHIBIT 7

PANTHER TRACE

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE MANAGEMENT	10	-2	Spurge
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-1	Viney growth
PLANT INSECT/DISEASE CONTROL	10	-1	VS at Sports Turf /301 Eugenia
PRUNING	10		
CLEANLINESS	10	-1	Windfall
MULCHING	5	-2	Redistribute remaining
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10	-5	Deadhead entry Coleus
MAXIMUM VALUE	145		



Date: 9-21-21 Score: 91.75 Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



PANTHER TRACE CDD

LANDSCAPE INSPECTION

September 21, 2021

ATTENDING:

MONICA VITALE – PANTHER TRACE CDD

GARTH RINARD – LMP

PAUL WOODS – OLM, INC.

SCORE: 91.75%

NEXT INSPECTION

OCTOBER 19TH, 2021 AT 1:30 PM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 08/17/2021

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Deadhead Flax Lilies.
2. Remove turf duff from mulched beds.
- 3. Clubhouse entrance: Remove nonproductive seasonal color.**
4. Haystack prune Fountain Grass once bloom cycle is complete.
5. Remove Spanish Moss up to 15 feet from Drake Elm trees.
6. To the left of the clubhouse entrance: Remove lower scaffold of branching from the Drake Elm tree, promoting the crotch of the tree at approximately 8 feet.
7. Pocket prune sheared Thryallis, promoting a looser, flowering form.
8. Between tennis courts and volleyball court: Control broadleaf weeds in St. Augustine turf.
9. Use nonselective herbicides to eliminate grassy and weedy growth.
10. Sports field: Control emerging Spurge and remaining Goosegrass in Bermuda turf.

POOL

11. Pool seating area: Fertilize multi stem Hibiscus.
- 12. Fertilize Queen Palms.**
13. Pool seating area: Deadhead Bird of Paradise.
14. Closely monitor Gold Mound Duranta for White Fly activity.
15. Near playground entrance: Control Asiatic Cycad Scale and fertilize King Sago Palm.

16. Playground seating area: Prune sucker growth from Oak tree at the park bench. If possible, target prune downward growth extending over the playground apparatus.

COMMONS

17. Remove dead Indian Hawthorns along frontage berm sides.
18. Treat pest injury in Fakahatchee Grass stands at curative rates.
19. Thoroughly remove trash and debris from turf prior to mowing.
20. Maintain uniform soft lines. Line trim inaccessible areas in pocket parks.
21. Rodeo Lane pocket park: Clean the cut in the Magnolia branch that has been vandalized and broken.
22. West end of Rodeo Lane: Control weeds in tree wells.

HAWTHORNE

23. Center island south of Stetson intersection: Prune declining Ligustrums to ground level.
24. Huntington village entrance: Continue fertilizing Ligustrums.
25. Roundabout: I recommend elevating and reducing lowest branches in Ligustrums to create a more upright growth habit.

ENTRANCE

26. Deadhead seasonal color plants.
27. Reduce overhanging Silver Saw Palmettos along the inbound lane. Prune to maintain separation, maintaining the palm in the center of the island.
28. Thoroughly remove debris along curb line and bike path during weekly service visits.

GREYSTONE

29. Treat Fakahatchee Grass for recurring Mite injury.
30. Remove dead Southern Red Cedar at the cub scout park.
31. Cut back Brazilian Pepper overgrowing the southwest corner of the southwest pond.
32. Cut back wood line overgrowth at the Navigation conservation area, maintaining clearance at the handrails and at the west corner of the wood lot.
33. Frontage: Remove viney growth from Pine trees.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price for aeration services where the water slide resulted in heavy soil compaction.
2. US 301 frontage: Provide a price to remove declining Sycamore tree.

CATEGORY IV: NOTES TO OWNER

1. US 301 frontage: I recommend removal of the lightning damaged Sycamore tree; the top of the tree is dead.

CATEGORY V: NOTES TO CONTRACTOR

1. Coordinate movie night and fall festivals event dates with Monica.
2. Confirm any outstanding proposals or commitments from Mike Arneson.

PGW:ml

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