



ADVANCED MEETING AGENDA PACKAGE

DATE / TIME:

LOCATION:

Thursday, July 17, 2025

Ballantrae Community Center

6:30 P.M.

17611 Mentmore Blvd.

Land O' Lakes, FL 34638



*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.*

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746



Board of Supervisors
Ballantrae Community Development District.

Dear Supervisors:

A Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District is scheduled for **Thursday, July 17 2025**, at **6:30 P.M.** at the **Ballantrae CDD, Ballantrae Community Center, 17611 Mentmore Blvd., Land O' Lakes, FL 34638.**

The Agenda for the meeting is attached.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



District: **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, July 17, 2025

Time: 6:30 P.M.

Location: Ballantrae Community Center
17611 Mentmore Blvd.
Land O' Lakes, FL 34638

TEAMS:

[LINK](#)

Meeting ID: 299 184 718 856 6

Passcode: PM6fb9qc

CALL IN:

+1 (323) 538-4434

Phone conference ID: 135 024 773#

Mute/Unmute: *6

Agenda

Per Resolution 2013-35: Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting.

For the full agenda packet, please contact BallantraePasco@AnchorStoneMgt.com

I. Call to Order / Roll Call

II. Audience Questions & Comments on Agenda Items – (limited to 3 minutes per individual)

III. Professional Reports

A. Stantec District Engineering Report – Greg Woodcock- Project Manager

B. District Counsel

C. Steadfast Alliance

❖ **Monthly Maintenance Report**

[**EXHIBIT 1**](#)

❖ **Consideration of Landscape Maintenance Proposals:**

1. **Proposal for Under Sidewalk Repair - \$905**

[**EXHIBIT 2**](#)

2. **Proposal to Cap & Install Heads - \$650**

[**EXHIBIT 3**](#)

3. **Proposal to Wire Track - \$950**

[**EXHIBIT 4**](#)

4. **Depiction of Well 5 – Zone 1**

[**EXHIBIT 5**](#)

D. Steadfast Environmental Reports

- ❖ Conservation Area Inspection Report dated June , 2025 [EXHIBIT 6](#)
- ❖ Waterway Inspection Report dated June, 2025 [EXHIBIT 7](#)
- ❖ Pond 9 Analysis [EXHIBIT 8](#)
- ❖ Pond 28 Erosion Repair - \$3,740.80 [EXHIBIT 9](#)

IV. Field Operations Report

[EXHIBIT 10](#)

- A. Consideration of Roof Repair Proposals - Amount Available in Reserves for Main Amenity in FY 26 - \$61,610.
 - ❖ Consideration of Roof X Proposal - \$12,000 [EXHIBIT 11](#)
 - ❖ Consideration of Roof X Proposal - \$63,900 [EXHIBIT 12](#)
 - ❖ Consideration of Westfall Roofing - \$64,400 [EXHIBIT 13](#)
 - ❖ Consideration of Westfall Roofing - \$29,140 [EXHIBIT 14](#)
- B. Consideration of Restroom Remediation – Amounts Available in Reserves for Amenity Interior Renovations in FY 26 - \$32,973.14
 - ❖ Consideration of Bay Island Restroom Remediation - \$41,267 [EXHIBIT 15](#)
 - ❖ Consideration of Florida Brothers Maintenance & Repair - Restroom Remediation \$31,568.67 [EXHIBIT 16](#)
- C. Consideration of Paver Repairs [EXHIBIT 17](#)
 - ❖ NuWash Power Wash - Paver - \$6,577.21
 - ❖ Tactical Pressure Wash and Sealing - \$6,665
- D. Consideration of Tampa Bay Door - \$3,440 [EXHIBIT 18](#)
- E. Consideration of GK Electrical - \$975.00 [EXHIBIT 19](#)
- F. Consideration of Florida Tennis Fence Repair Amount Available in Reserves for FY 26 - 6,533.09 [EXHIBIT 20](#)
 - ❖ Florida Commercial Care - \$9,919.50
 - ❖ Vilo Fence - Price to be Established
- G. Consideration of Florida Brothers Maintenance – Swing Set Repair - \$1,981.22 [EXHIBIT 21](#)
- H. West Side Fountain [EXHIBIT 22](#)
- I. Vendor Registration Form [EXHIBIT 23](#)

J. Holiday Lighting Proposal for FY 26 - \$13,256. Budget for FY 26 - \$14,000 [EXHIBIT 24](#)

K. Consideration of Proposals for AC Maintenance:

❖ Vermana - \$204.40 [EXHIBIT 25](#)

❖ FL-Air Heating & Cooling -\$499 [EXHIBIT 26](#)

L. Consideration of Pool & Splash Pad Repair Proposals – Considered in Projections for FY 25

❖ Splash Pad VFD - \$3,629.97 [EXHIBIT 27](#)

❖ Recirculation Motor - \$1,483.18 [EXHIBIT 28](#)

M. Consideration of Proposal Florida Coast Equipment – Kubota - \$1,701.06 [EXHIBIT 29](#)

V. Business Items

A. FIA Application – Workers Comp [EXHIBIT 30](#)

B. Presentation & Discussion of Adopted Proposed Budget FY 25-26 [EXHIBIT 31](#)

VI. Consent Agenda Items

A. Consideration for Approval - The Minutes of the Board of Supervisors Meeting Held May 08, 2025 [EXHIBIT 32](#)

B. Consideration for Approval - The Minutes of the Board of Supervisors Meeting Held June 10, 2025 [EXHIBIT 33](#)

C. Consideration for Acceptance - The May 2025 Unaudited Financial Statements [EXHIBIT 34](#)

D. Ratification of Himes Electric – Westside Fountain - \$1,100 [EXHIBIT 35](#)

VII. District Manager Comments – Consideration of Change in August 2025 Meeting Date

VIII. Audience Questions & Comment on Non - Agenda Items– *(limited to 3 minutes per individual)*

IX. Supervisor Requests

X. Adjournment

EXHIBIT 1

RETURN TO AGENDA



Printed: Jul 9, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 6, 2025

Job: SM1152 Ballantrae CDD
Title: Check new annuals
Added By: Jeanette Cordero
Log Notes:

On site to check irrigation for new annuals.

We checked the irrigation and everything is working good.

Spotted multiple breaks along the property due to fiber optic wire that got installed.

Zone 1 at well #5 is not working and will need to be troubleshooting. Noticed paint marks and damaged grass where the wire path and valve boxes are located. I placed a battery timer in order to get water for the new annuals.

We fixed multiple breaks at the middle island at the traffic light and added 2 maxi jets to improve coverage.

Parts used:

- 5- drip couplings
- 2- full maxi jets
- 1- 1/2" funny pipe street elbow
- 1- 1/2" threaded cap

Weather Conditions:

Partly cloudy with showers



89°F
79°F

Wind: 5 mph
Humidity: 90%
Total Precip: 0"

Fri, Jun 6, 2025, 12:00 AM

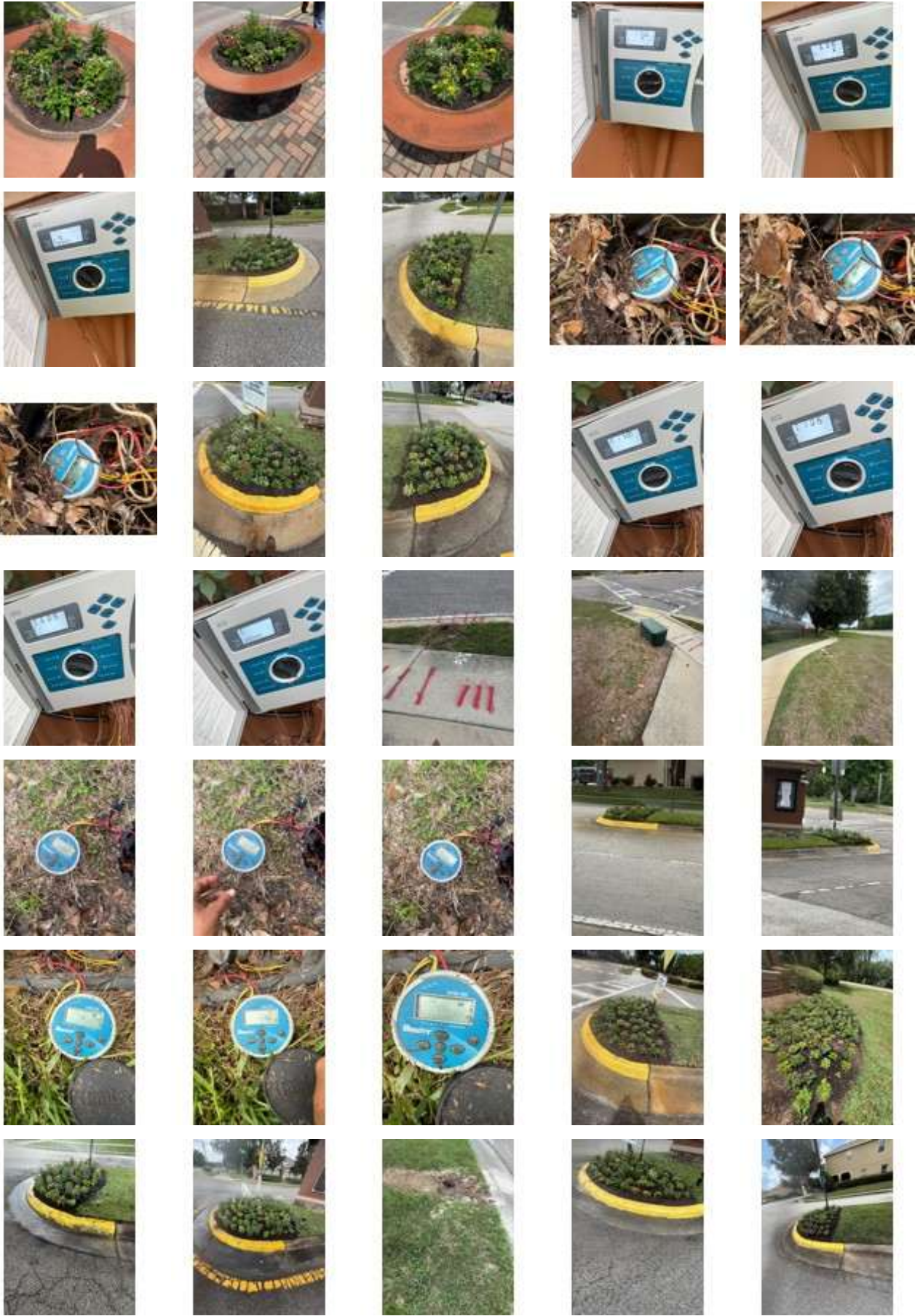




EXHIBIT 2

RETURN TO AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
7/1/2025 8/8/2025 EST-SCA2066

BILL TO

Ballantrae CDD
c/o Anchor Stone Management,
LLC,
255 Primera Boulevard, Suite
160,
Lake Mary FL 32746

SHIP TO

SM1152
Ballantrae CDD
Ballantrae Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to cap 8-10 heads on the exit side of the main entrance and add 15 heads to the St. Augustine area in front of the monument area. Price includes parts and labor	1.00	650.00	650.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 650.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 3

RETURN TO AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/9/2025	8/8/2025	EST-SCA2065

BILL TO

Ballantrae CDD
c/o Anchor Stone Management,
LLC,
255 Primera Boulevard, Suite
160,
Lake Mary FL 32746

SHIP TO

SM1152
Ballantrae CDD
Ballantrae Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to repair damaged pipe under sidewalk. I mentioned this issue back in novemeber with my first report. This pipe that is damaged, we are not sure what it irrigates or if there are other issues. My team will attempt to fix the visible damaged crack in the 2" zone line with out removing the side walk. Price includes parts not to exceed \$225.00 and labor 2 techs max 4hr	1.00	905.00	905.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL	905.00
-------	--------

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 4

RETURN TO AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/9/2025	8/8/2025	

BILL TO

Ballantrae CDD
c/o Anchor Stone Management,
LLC,
255 Primera Boulevard, Suite
160,
Lake Mary FL 32746

SHIP TO

SM1152
Ballantrae CDD
Ballantrae Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to wire track at the corner of Mentmore & Ballantrae Blvd to locate valve that irrigates turf in front of monument. Price is a not to exceed amount	1.00	950.00	950.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 950.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 5

RETURN TO AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/9/2025	8/9/2025	EST-SCA2081

BILL TO

Ballantrae CDD
c/o Anchor Stone Management,
LLC,
255 Primera Boulevard, Suite
160,
Lake Mary FL 32746

SHIP TO

SM1152
Ballantrae CDD
Ballantrae Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to trouble shoot zone 1 at well 5 as it stopped working shortly after construction was happening in that area. A battery timer was put in place to make sure that the zone still runs as it irrigates the annuals. This is a not to exceed amount plus parts.	1.00	550.00	550.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **550.00**

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

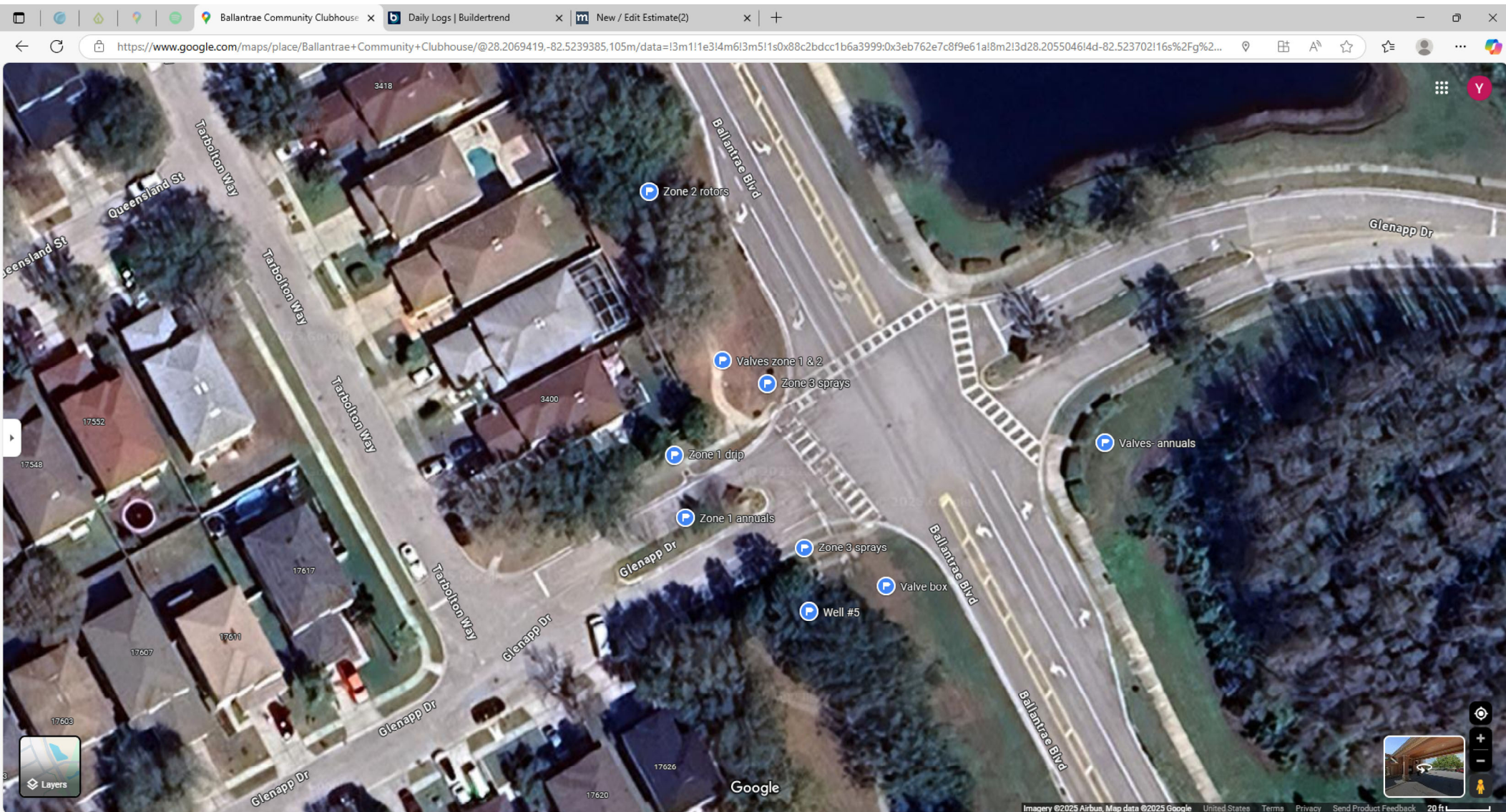


EXHIBIT 6

RETURN TO AGENDA



Ballantrae CDD Conservation Areas

Inspection Date:

7/9/2025 12:13 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

The buffer zone has been treated for a majority of nuisance growth. Some dog fennel and cogon grass still remains and will be addressed.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 2

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Dog fennel and cogon grass are present in the buffer zone. Both will be treated during the next maintenance event.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

The sections shown are mostly free of nuisance growth. This is the largest conservation area and needs more treatment in other sections. Technicians will address them during maintenance events on adjacent ponds.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Most of the nuisance growth has been treated. Technicians will continue to administer treatment as new growth appears.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 6

Condition: ☒Excellent Great Good Poor Mixed Condition ☒Improving



Comments:

Most of the nuisance growth has been treated. Technicians will continue to administer treatment as new growth appears.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 9

Condition: Excellent ☒Great Good Poor Mixed Condition ☒Improving



Comments:

The buffer zone is well defined and mostly free of nuisance growth. Any remaining will be addressed during the next maintenance event.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 10

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:
Most of the nuisance growth has been treated. Technicians will continue to administer treatment as new growth appears.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 11

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:
Dog fennel and cogon grass are present in the buffer zone. A technician will address this next maintenance event.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 12

Condition: Excellent Great ☒ Good Poor Mixed Condition ☒ Improving



Comments:

Nuisance growth has started to decline. Additional treatments will be done to continue clearing the buffer zone.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 15

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Nuisance growth, mainly dog fennel and cogon grass, are present in the buffer zone. These will be addressed next visit.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



Technicians have been directed to focus more on conservation areas during growing season. Most buffer zones are improving as invasive species density declines. Routine monitoring and treatments will continue this trend through the summer when growth rates are at the highest.

RECOMMENDATIONS

Continue to encourage desired low-lying aesthetically pleasing cover in areas of the buffer zones that remain bare.

Maintain those areas that have filled in, and reduce the success of any pioneering target species.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD Conservation Areas
Ballantrae Blvd, Land O' Lakes, FL

Gate Code:

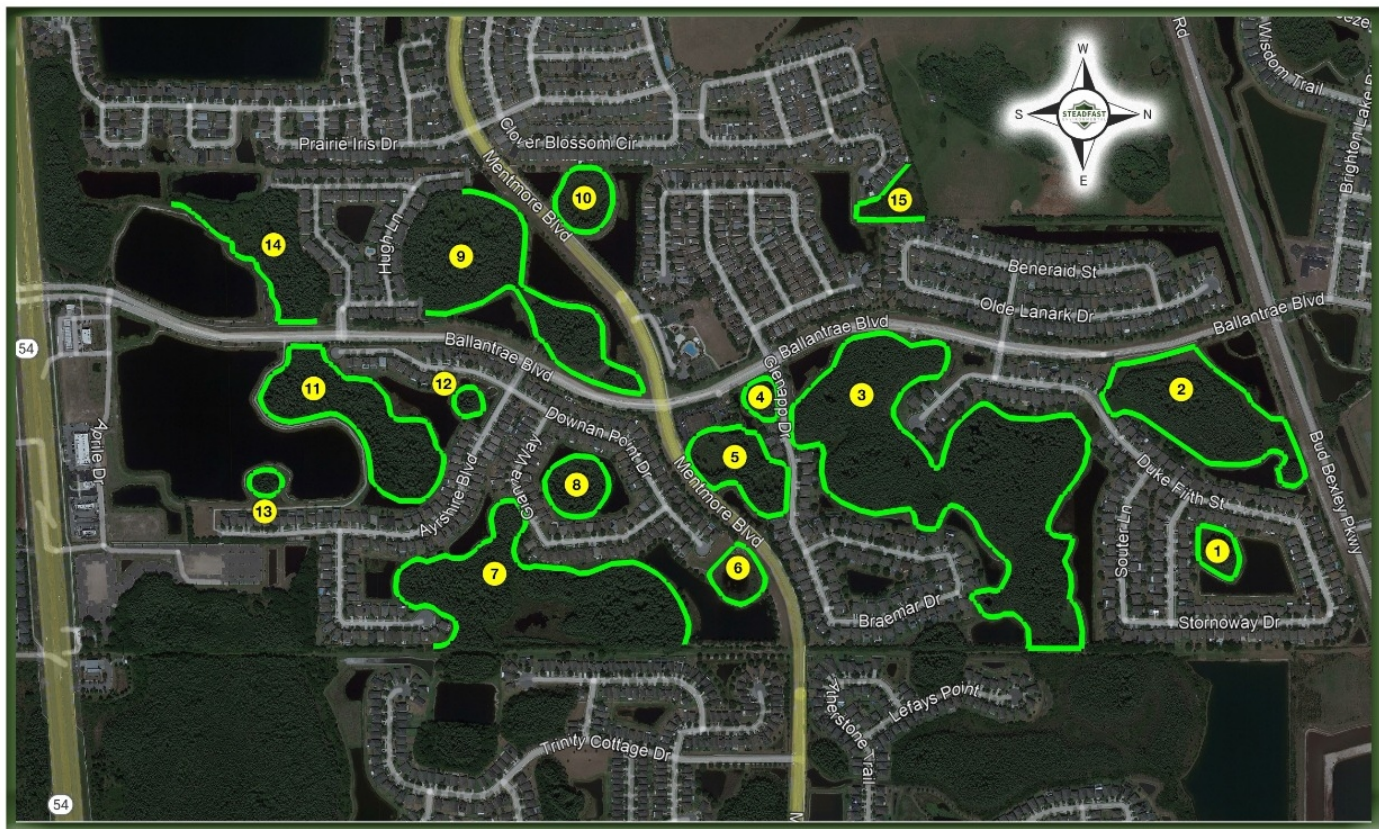


EXHIBIT 7

RETURN TO AGENDA



Ballantrae CDD Aquatics

Inspection Date:

7/9/2025 11:42 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 9

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Filamentous algae is present around the perimeter and littoral section. This pond was last treated two days prior to these photos, so the treatment has not fully set in. A technician will inspect next visit to ensure decay is progressing. Mild nuisance grass growth in and around the littoral section. This will be addressed as well.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 10

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable algae or nuisance grass growth observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 11

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance growth amid the beneficial plants and littoral section. A technician can carefully target the nuisance growth without harming beneficials. No algae growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 12

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Decaying filamentous algae is present around the perimeter. A technician will inspect next visit and re-apply a treatment if needed. Mild nuisance grass growth is also present and will be treated.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 13

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Small patches of filamentous algae are present in the walled section. This area shares water with pond 12 and benefits from any treatments applied there. No other nuisance growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 14

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable algae or nuisance grass growth observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 15

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Sparse filamentous algae growth is present. It is in the final stages of decay and should be cleared in a few days.
No nuisance grass growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 16

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable algae or nuisance grass growth observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 17

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Any filamentous algae present is almost completely decayed and nearly cleared.
No other nuisance growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

SITE: 18

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No notable algae or nuisance grass growth observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

MANAGEMENT SUMMARY



Growing season is here. Frequent rainfall, high temperatures, and more sunlight are ideal conditions for vegetation growth. All plants, native and nuisance alike, will experience accelerated growth throughout the summer. Algae also benefits from these conditions. High water temperature (>85°F) will be more common which promotes algae growth. Fortunately, rain events help break up decaying algae and refresh ponds to keep subsurface growth from emerging. A proper treatment schedule and regular rain can clear a pond of algae in a week.

Technicians are fully aware of current growing conditions and well equipped to handle any situations that arise.

Most ponds were in good or better condition during today's inspection. Nuisance shoreline grasses were noted in small amounts. Filamentous algae is mostly under control and only present in patches on a few ponds. Regular treatments for all nuisance growth will continue to be administered.

It is not pictured here, but the fountain on pond 33 is working again.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD

Ballantrae Blvd, Land O' Lakes, FL

Gate Code:



EXHIBIT 8

RETURN TO AGENDA



Daily Logs List

Jun 4, 2025

Job: SE1033 Ballantree CDD Aquatics

Title:

Added By: Richard Perez

Log Notes:

treated ponds 4,26,9 for alge and ponds 1,2,3,4,5,25,26,28,29,30,31,35,32,33, were treated for grasses

Weather Conditions:

Mostly cloudy with scattered storms

Wed, Jun 4, 2025, 12:18 PM



Mostly cloudy with scattered storms

82°F

Wind: 11 mph

71°F

Humidity: 99%

Total Precip: 0.83"

Attachments: 12





Daily Logs List

Jun 13, 2025

Job: SE1033 Ballantree CDD Aquatics

Title:

Added By: Richard Perez

Log Notes:

treated ponds for grass and algae

Weather Conditions:

Partly cloudy with isolated storms

Fri, Jun 13, 2025, 3:22 PM



Partly cloudy with isolated storms

92°F

74°F

Wind: 8 mph

Humidity: 92%

Total Precip: 0.12"

Attachments: 10







EXHIBIT 9

RETURN TO AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
6/12/2025	7/12/2025	

BILL TO

Ballantrae CDD
Anchor Stone Management
255 Primera Blvd,
Suite 106,
Lake Mary FL 32746

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Pond bank repair on pond 28 at Ballantrae CDD.			
- Repair four small washouts on the pond bank behind Ayrshire Blvd.			
- Partially fill with dirt			
- Cover with C350 coco mesh			
- Lay Bahia sod and cover exposed mesh with remaining fill dirt	1.00	3,740.80	3,740.80
- Rake and tamp any ruts in the exposed pond beds, fill if needed			

Due to high chances of seasonal heavy rain showers, no warranty can be provided.
Extra measures will be taken to reinforce repair materials because of this.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **3,740.80**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 10

RETURN TO AGENDA

BALLANTRAE MAINTENANCE REPORT JULY 2025

1. May 28, 2025, Department of Health performed annual inspection of Ballantrae Pool, violation was found to R&R of main drain grate. Inspector Daniel Santerre 727 841 4425 ext. 3 Daniel.Santerre@FIHealth.gov,

June 9, 2025, Cooper Pools was contacted regarding violation and to correct.

June 16, 2025, sent an e-mail to Cooper Pools to schedule a date for the grate's installation. Grates are to be installed Thursday June 19, 2025. Notified Daniel Santerre of Health Department of installation date.
Sent Cooper Pools grate inspection forms to be returned once maintenance is done.

June 18, 2025, received an email that information was sent to Hernando County.

June 19, 2025, sent an email to Pasco County Board of Health Andrea Wilcock & Daniel Santerre to set a date for re-inspection.

June 21, 2025, Hunter of Cooper Pools installed all three grates. Waiting for paperwork from their office.

June 23, 2025, Sent an e-mail to Cooper Pools to finish the paperwork for the grates.

June 23, 2025, Daniel Santerre of the Florida Board of Health Department. Violations were removed from both pools.
2. June 16, 2025, left a message with Daniel of DCSI regarding the new computer for the office system. Daniel of DCSI informed us that for our computer we need Processor I5 or I7. 32GB of RAM Min., 2 TB Hard Drive.

July 3, 2025, new Tower and monitor were ordered and shipped to Supervisor Chairman home.

July 10, 2025, new tower and monitor dropped off at maintenance office for installation.

July 11, 2025, DCSI made several attempts to download new programing into new computer and failed each time. Their opinion is computer has a defect in it.

July 12, 2025, after several attempts to download new security system into new computer tower, it was determined that tower was malfunctioning. Informed P. Thilbault and A. Lyalina. Tower to be returned to Amazon drop off on Monday.

July 14, 2025, dropped off at UPS computer and related equipment for refund waiting on Anchor Stone for direction how to proceed with getting a replacement.
3. June 16, 2025, we are getting a proposal from DCSI for a failsafe so people can't get locked in the Ballantrae Pool area in the event of a malfunction.

June 26, 2025, received proposal for the failsafe on Ballantrae Pool gate lock in the event of the access control panel malfunctions from DCSI for \$579.00.
4. June 16, 2025, left message with Tim Gay about getting the app to control the LED lights.
June 16, 2025, talked with Tim Gay about scheduling a date to come out and get the app for the LED's

June 17, 2025, Illumination holiday Tim Gay came out and went over all information for GEM lights app and passwords.

5. June 16, 2025, Illumination Holiday Tim Gay looked at LED Lighting on Ballantrae Park sign. Quote to follow to repair.

6. June 16, 2025, Contacted Joe of Steadfast about landscape walk through, Chairman and Supervisors and Joe of Anchor Stone.
June 16, 2025, Joe Hamilton to schedule walk through.
June 16, 2025, Walkthrough scheduled for Thursday June 19, 2025, at 10am.
June 19, 2025, Walkthrough performed with Steadfast [Landscape Manager, Irrigation Manager, Pond Manager], Anchor Stone Mgt. Joe O'Reilly, Rich Levy Ballantrae Chairman.
Areas of neglect were pointed out throughout common areas [dead grass, branches piled up by landscapers under trees, dead leaves, pruning at a consistent height along walls, cutting back of trees hanging over walls, cutting back of fir trees along pedestrian walkway, raising tree clearance to 10 foot height throughout etc.], problems were explained with the irrigation system, and expectations were discussed with all parties going forward. Proposals will be prepared for various projects which are not covered within the present contract [removal of dead trees, reseeding bare areas.
It was agreed that lawn cutting for now would be performed every other week so that areas can reseed naturally by overgrowth of the areas without having to purchase seed and have it seeded.

It was requested that Steadfast divisions either come to all Board meetings or call in for progress reports.

7. June 16, 2025, Splash pad equipment gate needs closure and lock & latch is now open to everyone.

July 7, 2025, new lock latch ordered

July 9, 2025, new lock & latch installed on splash pad equipment gate.

8. June 16, 2025, spoke with Ray from Certa-Pro about cleaning the GEM LED lights on the monuments which they had painted over:

Straton
Ayrshire
Braemar
Castleway
Lintower
Cunningham

June 26, 2025, Certa-Pro Painter Ray has been delaying making good on correcting the damages he did to GEM Fixtures.

July 8, 2025, Joe O'Reilly contacted Certa-Pro Painter Ray and left a message for a return call.

9. June 16, 2025, Men's Bathroom door at main pool needs to be R&R. Proposal to follow.

June 17, 2025, American Door Company 813 988 6448, Terry will be out Wednesday or Thursday to measure and get proposal.

Tampa Door & Hardware 813 607 9582 Dan left message.

June 23,2025, Sent Kurt of American Door an e-mail with picture and asking for a proposal for the replacement of the men's room bathroom door at Ballantrae Pool he is pricing up wood which is there and a metal door replacement frame and door.

June 24, 2025, Tampa Door & Hardware was out and measured, will forward proposal.

June 30, 2025, Tampa Door & Hardware sent proposal for \$3,200.00 to R&R door and frame they will use existing hardware on new door.

July 8, 2025, American Door to send out a revised proposal for R&R of men's room door.

Company	R&R Door & Frame, Use Existing Door Hardware [except hinges]
American Door	
Tampa Door & Hardware	\$3,200.00
Difference	

9. June 16, 2025, Called Summit Fire & Security Fire extinguisher people to get a new extinguisher and box installed left message.
July 8, 20245, Contacted Summit Fire & Security regarding missing extinguisher and yearly inspection. Inspection and replacement will be on July 18, 2025, at 7:00 AM.
10. June 17, 2025, Advise Joe O'Reilly of a roofing problem on clubhouse N.E. corner. Roof X was contacted {Neressa} for a response from a field super 813 590 1124 to come and make emergency repairs.

June18, 2025, spoke with Brett at Roof X 863 838 0879 the earliest he can come out is Friday 6/20/2025, took photos of damaged area and forwarded to him.

June 20, 2025, Roof X was here and evaluated repairs to the roof and took images of all areas which need repair. Will follow up with proposals for repairs which are many and replace.
Roof X Brent Dail 863 838 0879, Ricky Roberts 850 704 6360.

June 25, 20225, Roof X sent over two proposals for temporary repairs to the Clubhouse roof and total replacement of Clubhouse roof and Gazebo roof to match.

Temporary Repairs Clubhouse \$12,000.00
Total Replacement Clubhouse & Gazebo \$94,400.00

July 1, 2025, Westfall Roofing can come out and look at Clubhouse roof for repairs and proposal to replace.

July 3, 2025, Westfall Roofing [Mike Dalton 352 290 3479] checked roof will prepare two proposals, one to repair Clubhouse and another to replace Clubhouse & Gazebo.

July 7, 2025, Westfall Roofing sent proposal two proposals

Temporary Repairs Clubhouse \$29,140.00
Total Replacement Clubhouse & Gazebo \$64,400.00

Companies	Temporary Repairs	Total Replacement Clubhouse & Gazebo
Roof X	\$12,000.00	94,400.00
Westfall Roofing	\$29,140.00	\$64,400.00
Differance	\$17,140.00	\$30,000

11. June 17, 2025, tested the disconnect switch by the west fountain and found out that it may have been hit by lightning one of the 3 legs was burnt off. Getting proposals to R&R switch and new feed may have to pull old feed and run new feed under roadway to switch for fountain.

Made a call to Gavin of Himes Electric to get a quote.

Made a call to George at GK Electric for a proposal [727 278 8566 George}

June 18, 2025, Gavin from Himes Electric came checked out damage. To forward proposal for a new panel and feed from the meter side which is damaged.

June 19, 2025, GK Electric checked switch and wire R&R, they will prepare proposal for a new HD 100 AMP switch, new 80amp fuses, new surge protector on meter and run new #4 copper wire from meter to switch.

June 23, 2025, Received proposal from Himes Electric for \$1,100.00 to R&R 100-amp switch, [3] 80-amp fuses, 4 wire, surge arrestor at meter with new HD 100-amp switch, [3] 80-amp fuses, 4 wire, surge arrestor at meter.

June 25, 2025, Received proposal from GK Electric for \$975.00 to R&R 100-amp switch, [3] 80-amp fuses, 4 wire, surge arrestor at meter with new HD 100-amp switch.

June 30, 2025, Chairman approved repairs to fountain by GK Electric Solutions. Contacted vendor he will be out July 2, 2025, weather permitting.

July 2, 2025, GK Electric due to weather will not be able to work on switch will have it rescheduled for Monday July 7 weather permitting.

July 7, 2025, GK Electric was out R&R 100-amp switch, [3] 80-amp fuses, 4 wire, surge arrestor at meter with new HD 100-amp switch. Power restored to fountain.

12. June 17, 2025, our park well fence needs to be mended and braced from the other side.

June 19, 2025, staff made repairs to fence which surrounds the well by the park.

13. June 17, 2025, picked up bolts for reinstalling basketball backboard.

June 18, 2025, backboard and hoop and new net were remounted ready to use by staff.

14. June 17, 2025, sidewalk on walkers path just before Straiton is cracked and lifting on several slabs contacting mason to get proposals to R&R.

15. June 17, 2025, several island LED spotlights need R&R need to count and replace.

June 17, 2025, Met with Tim Gay (LED Lights). He showed us how to use the APP for the Lights. Tim also looked at LED Lighting on Ballantrae Park sign. Quote to follow.

16. June 18, 2025, Straiton Pool men's room door ribs in door panel broken metal door need to be R&R. Straiton needs to be contacted.

17. June 18, 2025, [2] ladies room lavatory two water closets are not operational and need parts to repair.
- June 18, 2025, Ladies room lavatory Ballantrae pool R&R guts from [1] water closet back in service.
18. June 18, 2025, Men's room lavatory Ballantrae pool middle urinal needs new stop valve parts, need to be ordered.
19. June 18, 2025, 4-foot fluorescent light fixtures took inventory of lenses needing to be replaced either cracked or missing [5].
- July 7, 2025, Replaced all cracked and missing 4-foot light lenses. Completed converting [5] fluorescent 4-foot tubes with LED tubes.
20. June 19, 2025, Table located by Ballantrae splash pad the glass tabletop was reported by a resident to be cracked. Checked tabletops are made of HD plastic not a hazard. Checked the remaining tables found several with cracks developing.
- June 20, 2025, Contacted Florida Patio Furniture Greg Rehorn 941 722 5643, for proposal of R&R [14] tabletops
- June 23, 2025, Received a proposal from Florida Patio Furniture about replacing all 14 tabletops at both pools with same tops which are now cracking and breaking. Proposal of \$3,403.00 to replace plastic top material and have staff replace.
- June 23, 2025, Sent e-mail to Greg about replacing plastic tabletops with a metal top which is compatible with present tables we have. Proposal for \$3,502.00 was received to R&R plastic with metal tops.
21. June 20, 2025, Fixed door on fence located west of preserve area on pond 33. Gate lock was installed.
22. June 20, 2025, contacted Cintas regarding service for lavatories left message for Dono 941 441 6926.
23. June 21, 2025, gas struts need to be R&R on splash pad collector tank.
- June 24, 2025, New gas struts ordered for collection tank of splash pad.
- July 5, 2025, Gas struts installed on splash pad collector tank.
24. June 21, 2025, Custom Ink order was placed for shirts for the Maintenance crew.
- July 7, 2025, Custom Ink order was shipped via UPS.
24. June 21, 2025, Mended more of the tennis court fence.
25. June 22, 2025, Replaced missing door stop on ladies' room door at Ballantrae Pool.
26. June 22, 2025, Spoke with Daniel of DCSI about gate fail safe switch for main gate. Quote to follow. He will also handle all transfers from the old computer to the new one.
27. June 22, 2025, Trim & Doors need painting in rental room, all lavatories
28. June 23, 2025, Rebuilt [2] Sloan flush valves for urinals Ballantrae Pool men's room.

29. June 23, 2025, R&R [2] flush valves for water closets at Ballantrae Pool women's restroom.
30. June 16, 2025, Soda vending machine 120v outlet hanging and weatherproof cover in dis-repair at Ballantrae Pool area.
- June 23, 2025, Removed 120v GFCI outlet and cut stone to accommodate a 1-inch extension box to mount GFCI outlet to work box. Also installed new weatherproof cover and zip tied cover to lock closed.
31. June 25, 2025, LED lights on island on all street checked which are broken or not lighting. [3] Ayrshire, [2] Braemar, [3] Lintower, [3] Cunningham, replacement fixtures and fittings were ordered to replace.
32. June 26, 2025, contacted Uniti Fiber 877 652 2321 regarding the disrepair of their surface splice boxes in the ground. Was given an email address to send concerns regarding it noc@unuti.com. Letter was sent awaiting response.
33. June 29, 2025, Lightning strike at Ballantrae Clubhouse took out the following equipment:
- office computer
 - wireless keyboard
 - office phone
 - Spectrum Modems for Business and Residential accounts.
 - Spectrum Router
 - 42" monitor screen for security system
 - Bosh Security System
34. June 28, 2025, Allison Milliron needs approval from the Board as a non-resident and wants to have art classes from August through November 2025.
35. June 29, 2025, Ordered three replacement life preservers for Ballantrae and Straiton pools.
36. June 30, 2025, DCSI on site evaluating security system the boards are damaged, and entire system will need to be R&R and reinstalled.
- July 06, 2025, DCIS on site working on cameras and security system. They were able to move cameras to loaner laptop. They attempted to reactivate mag locks for gates and doors at Ballantrae Clubhouse unable to boards are damaged.
- July 8, 2025, DCSI on site working on installing new boards, recovering old security system and downloading it from Bosch Security to the new Lenear program.
- July 11, 2025 DCSI continued to install new security system.
- July 12, 2025, DCSI finished wiring up new security and card access system made several attempts to download programs to no avail there are issues with new replacement computer.
37. July 7, 2025, Sun Coast Equipment contacted Rich regarding servicing of Kubota, will prepare proposal to give to Supervisors. It was advised that service is recommended every 200 hours our machine has over 700 hours without being serviced by the dealer.
- July 10, 2025, proposal received for \$1,802.11

38. July 8, 2025, pavers around Ballantrae Pool area need to be repaired, regROUTed, and sealed. Contacted Tactical Pressure Washing 813 551 0966 David Pickett and NuWash 813 790 9807 Eric Gutierrez.

July 8, 2025, Tactical Pressure Washing & Paver Sealer looked at area and a proposal to follow.

July 8, 2025, Nu Wash will be out on July 9, 2025, to look at area and prepare proposal.

July 9, 2025, Nu Wash has sent a proposal for \$6,577.21.

July10, 2025, Tactical Pressure Washing & Paver Sealer sent a proposal for \$6,665.00

Companies	Repaired, RegROUTed, Sealed
NuWash	\$6,577.21
TacticalPressure Washing & Paver Sealer	\$6,665.00
Differance	\$87.29

39. July 9, 2025, Splash pad cracks starting to form on edge of rubber base.

July 9, 2025, Vermana Derrick Sisco checked will get back to us with options for repair or replacement.

40. July 9, 2025, Brought HP computer which was damaged in lighting strike to PCLand Network Services 4635 land O'Lakes Blvd, Land O'Lakes Fl 34639 813 996 0351. Paid a \$35.00 diagnostic fee to assess system for data transfer/recovery.

July 10, 2025, PCLand Network Services found that the unit is unrepairable, but they can get data transferred to a new computer to retain all information from unit. Diagnoses cost \$35.00. 64Gb flash drive cost \$34.99. Total cost for data transfer \$253.56

41. July 10, 2025, FL-Air Heating & Cooling for a proposal to service Trane AC for Clubhouse Model TWE065E13FB2, Serial # 60943KX1V. This model was manufactured in 03/2006, note it has passed its life expectancy is 15 years is normal.

July 10, 2025, FL-Air Heating & Cooling They have proposed Commercial Maintenance Plan for the year \$499.00. Proposal attached for review.

42. July 12, 2025, Met with George of GK Electric. We discussed outdoor lightning arresters and additional ground rods. Will get back to us this week.

EXHIBIT 11

RETURN TO AGENDA



Committed to Service, Perseverance, and Excellence!

1512 McKay Bay Ct Ste 1 Tampa, FL 33619

O: (844) 877-6639

WWW.ROOFXINCFL.COM

LIC# CCC1330839

ROOF X ROOF REPAIR AGREEMENT

Customer Information:	
Date: 6/25/25	Sales Rep: Brent Dail
Name: Anchor Stone Management, LLC	
Job Address: 17611 Mentmore Blvd Land O lakes, FL 34638	
Contact Number: (732) 673-1184	
Email: joe@anchorstonemgt.com	
Existing Roof Type: Tile Roof Concrete	

Scope of Repair:	
Detach and reset hip and ridge tile on main structure. New mortar & die for mortar.	
Clause: This tile is discontinued, Tile may break during detach process.	
This tile cannot be purchased because this tile is no longer produced.	
Roof X will not be responsible due to its age & condition.	
PRICE IS VALID FOR 30 DAYS FROM DATE OF ESTIMATE	Total Base Bid: \$12,000.00
Billing Terms: 50% due up front with signed proposal and 50% due upon completion.	
Workmanship Warranty: 90 day warranty	
Signature:	



Committed to Service, Perseverance, and Excellence!

1512 McKay Bay Ct Ste 1 Tampa, FL 33619

O: (844) 877-6639

WWW.ROOFXINCFL.COM

LIC# CCC1330839

***The above price and scope of work are satisfactory and Roof X Inc. Is hereby authorized to do the work as set forth and payments will be made as outlined above.*

EXHIBIT 12

RETURN TO AGENDA



JUL 15, 2025

ROOF X
1512 McKay Bay Ct. STE 1
Tampa, FL 33619

r.diaz@roofxincfl.com
8136290581

JOE O'REILLY

joe@anchorstonemgt.com
7326731184

17611 mentmore blvd
Land O lakes, FL
34638

INTRODUCTION

Hi Joe,

We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance. Your roof serves as the primary shield against the forces of nature, shielding your home from the elements and ensuring that everything inside remains safe and dry.

Thank you for the opportunity to quote on the repairs and improvements to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Pull permits required, schedule inspections needed and furnish results to owner.
2. Tear off existing roof down to decking.
3. Re-nail decking to meet code with 8D ring shanked nails and replace rotten wood if necessary.*
4. Dry in roof decking with Polystick TU PLUS underlayment
5. Install new light weight concrete tiles in accordance with FBC.
6. Remove all trash and debris from job site.
7. Ten year labor warranty.

Please note: Any rotten wood beyond 2 sheets will be installed at a rate of \$100.00/sheet and any linear boards will be replaced at a rate of \$7.00/ft.

Once the job is complete, one of our Quality Control Officers from our Audit Division inspects your project to make sure we did everything correct and up to our strict standards and site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

John Allen | Sales Director
J.Allen@roofxincfl.com
813-459-2321

CONCRETE TILES

Description

Remove Concrete Roofing Tiles to roof decking, replace all un-nailable roof decking.

Re-Nailing of Roof Sheeting-Complete Re-Nail- Florida Building Code (FBC), when nailing a roof deck, use a minimum 8d ring shank nail, securing each plank to the framing member with at least two nails, with a spacing of 6 inches on center at panel edges and intermediate supports, and 4 inches on center over gable ends and subfascia

Instal Underlayment- Polystick TU PLUS is a self-adhered, dual reinforced waterproofing underlayment designed for use in adhesive foam or mechanically fastened roof tile applications.

Target patch all roof penetration with additional layer of Polystick TU PLUS. Secureing all the edges of the target patch with ASTM roof cement.

Replace All Drip Edge with Aluminum drip edge- Drip edge shall be mechanically fastened a maximum of 12 inches on center overlapping a minumeun of 3 inches

Install Aluminum Bird Stop Designed for Specific Tile Instalation- This is a code-approved metal component that prevents birds and other wildlife from entering under tile roofs.

Install metal structure hip and ridge support. We will be using preformed aluminum hip and ridge boards. Tile will be mechanically fastend and foam adhered to the board. This will be secured to the roof with roofing nails every 8 inches then secured using ASTM roof cement as approved in FRSA/TRI high wind install manual.

Install Concrete Roofing tiles-Homeowners Choice (EAGLE, or NewPoint Tile)

Flashing-pipe jack-lead once roof is complete install a pipe boot vent gaurd to eliminate the entry of radants into the pipe boots

Replace all venting with new code required vents to match the cubic feet per minute of original vents not to interupt attic flow design.

Valley- Will have a sweat sheet under a waven underlayment. Then a Pre-Formed Valley Metal with Returns will be installed. The valley tile will be cust to preform a closed cut valley. Valleys that run intal field tile will have a flexible skirt install to for the water back on top of the field tile and off the underlayment.

Side wall flashing and wall abutments if applicable will be installed in accordance with the FRSA/TRI high wind install guidlines.

Battens will be installed on any home that has a pitvch of 7/12 or greater to meet the recomenfation of the FRSA/TRI high wind manual

Install Field tile with Dual Fix Hybrid System combines the proven and verifiable security of mechanical fasteners, specifically tile screws with the added uplift resistance and walkability of single component tile adhesive. A superior installation method of attaching the roof tile to the deck, this remarkable hybrid system offers optimal wind uplift resistance and maximum durability for greater protection against the elements. Dual Fix Hybrid System stays strong, even in harsh environments where hurricanes, high winds and temperature extremes put roof installations to the test. Our system has been tested, providing uplift protection for wind speeds of 180mph and above

Intall all Ridge Cap tile with one #8 Screw with foam adhesive

Ridge tile will be weather blocked with a bed of FL-15 tile roof mortar is a contractor-grade mortar used to install clay, concrete, and other flat, low, and high-profile roof tiles. It's approved for use in High Velocity Hurricane Zones (HVHZ). The mortar will be dyed with oxide to color match the tile installed.

Eave closure will be Rake tile secured with two #8 3-inch stainless steal nails. Secured on the back side with FL-15 Roof mortar.

Permits, taxes, and dump fees will be paid by the contractor inside of quote amount.

Quote subtotal	\$63,900.00
Total	\$63,900.00

AUTHORIZATION PAGE

Concrete Tiles

\$63,900.00

Name: Joe O'reilly

Address: 17611 mentmore blvd, Land O lakes, FL

Description	Qty	Unit price	Line total
-------------	-----	------------	------------

☐

Customer Comments / Notes

Joe O'reilly:

Date:

TERMS AND CONDITIONS

Additional Terms

1. Acceptance of Terms: Owner, hereby agrees to retain the company's service for a full roof replacement on the terms and conditions stated herein. I further authorize and grant full access to the property for the purpose of staging and completing all agreed upon work.
2. Commencement of Work: Work shall commence within ten business days of material arriving on site excluding rain days. Company shall not be liable for delay in, or failure to perform due to labor controversies, strikes, fire, weather, acts of god, war, governmental sections, inability to obtain materials from usual sources, delays caused by, and/or as a direct result of Owners insurance company or other circumstances not listed which are beyond the control of the company.
3. Insurance: Roof X Inc ("Contractor") shall carry workers compensation, general liability, and automobile liability insurance and such other as required by law. Contractor will furnish a certificate of insurance evidencing the types and amounts of its coverages upon request.
4. Changes in the Work and Extra Work: Customer shall be entitled to order changes in the work and the price of the work shall be adjusted accordingly. Unless otherwise noted in the scope of work the price quoted does not include removing or replacing fascia, trim, sheathing, rafters, structural members, siding, masonry, vents, or caulking that isn't pertaining to new roof.
5. Right to Stop Work: The failure of the customer to make proper payment to the contractor when due shall entitle contractor, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made or terminate this contract. The contract sum to be paid contractor shall be increased by the amount of contractor's reasonable costs of shut down, delay, and startup.
6. Back Charges: No back charges or claims for payment of services rendered or materials and equipment furnished by customer to contractor shall be valid unless previously authorized in writing by contractor and unless written notice is given to contractor within ten (10) days of the event, act or omission which is the basis of the back charge.
7. Construction Debris: Upon completion of the work, the company will make a reasonable effort to remove debris from the property, including but not limited to general clean-up of construction-related debris and a magnetic sweep of the eave line and walkways surrounding the project area. Company cannot guarantee the removal of all nails and or debris. Company shall not be liable for any resulting damages.
8. Landscaping: While company will make reasonable efforts to safeguard the lawn and or shrubbery. It is the sole responsibility of the owner to remove any and all lawn ornaments, exterior furniture and valuables. Company cannot guarantee the safekeeping of these items nor shall company assume any liability for damage.
9. Timely Payment: It is the owner's responsibility to ensure prompt payment to Roof X Inc. and not to exceed 7 business days from receipt of invoice. Customer will incur a late payment penalty after the invoice goes beyond the 7 business days of \$45.00. Payments issued beyond 14 days late will be charged additional applicable late payment interest as allowable by state law. (This clause of the contract shall exclude those customers that are waiting on mortgage companies to release insurance funds and wouldn't take effect again until they had received funds from their mortgage company to pay the contractor). Additionally, owner will make a reasonable effort to ensure paperwork is turned in promptly and contractor is kept up to date with required paperwork to minimize the time it takes to receive draws from the mortgage company once draws are requested.
10. Force Majeure: Company shall not be liable for any natural and or unavoidable catastrophes that interrupt the expected course of events and restricts company from fulfilling its obligations herein, such as, but not limited to, excessive wind, hail, ice, rain, extreme weather conditions, fire, war, governmental actions, or other acts of God.
11. Labor Warranty: Company shall provide labor warranty of 10 years on roof installation unless otherwise stated in the scope of work. If a warranty claim is made and found to be unrelated to workmanship there will be a \$250.00 trip charge applied at time of jobsite visit.
12. Warranty Exclusions: Company shall have no liability or damages from fires, windstorms, or other hazards as it is

normally covered by homeowner's insurance after the roof is installed.

13. Manufacturer's Warranty on Materials: All material for this job is subject to manufacturer's limited warranty which will be provided in writing to customer(s) on or before job completion.
14. Pre-Existing Materials: Repair of deteriorated decking, "waves" in decking, fascia boards, flashings, chimneys, gutters or other such materials unless otherwise expressly stated in the contract are not included. Should owner(s) elect to repair any and or all of these pre-existing materials. Owner shall be charged for both materials and labor as determined by the contractor. Company shall not be liable for
15. Pre-Existing Conditions: Company shall not be responsible or liable for issues due to deteriorated decking, improper ventilation, "waves" in decking, appearance of roof due to irregularities in underlying roofing system or other pre-existing structural defects. Additionally, Roof X Inc. will not be held liable for damages to items that are below roof decking and otherwise not visible such as improperly placed plumbing or water lines strapped to trusses near roof decking, electrical wiring, or any lines pertaining to the HVAC system whether electrical or otherwise.
16. Severability: If any provision of this contract is held by a court of competent jurisdiction to be contrary to law, then the remaining provisions of this agreement or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each such provision of this contract shall be valid and enforceable to the extent granted by law.
17. Binding Arbitration: If a dispute arises from or relates to this contract or the breach thereof, and if the dispute cannot be settled through direct discussions, the parties agree to endeavor first to settle the dispute by mediation administered by the American Arbitration Association under its Construction Industry Mediation Procedures before resorting to arbitration. Mediation and arbitration to be held in Tampa, FL or surrounding area within Hillsborough County Florida.

Joe O'reilly

Date:



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

DIAZ, RENE JOSEPH JR

ROOF X, INC.
1512 MCKAY CT
SUITE 1
TAMPA FL 33619

LICENSE NUMBER: CCC1330839

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 09/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No. Ext):	FAX (A/C, No):
INSURED	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	NAIC #	
	INSURER A :	
	INSURER B :	
	INSURER C :	
INSURER D :		
INSURER E :		
INSURER F :		


COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	EXCESS LIAB						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> N / <input type="checkbox"/> A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2014 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Southeast Partners Insurance Services, LLC Attn: SouthEast Platform, PO Box 1788 Grand Rapids MI 49501	CONTACT NAME: Carmen Orsini PHONE (A/C, No, Ext): 800-845-8437 E-MAIL ADDRESS: corsini@acrisure.com	FAX (A/C, No):
INSURED Roof X, Inc. 1512 Mckay Bay Ct Suite A Tampa FL 33619	INSURER(S) AFFORDING COVERAGE INSURER A: Obsidian Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 16871

License#: BR-1796553
ROOFXIN-02**COVERAGES****CERTIFICATE NUMBER:** 20555028**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PTC-GL-000002129-02	10/27/2024	10/27/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Proof of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Better Business Bureau®

Start With Trust®

BETTER BUSINESS BUREAU OF WEST FLORIDA, INC.



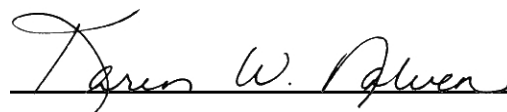
Roof X, Inc.

has pledged to uphold the BBB Accredited Business Standards as well as the Principles for Trust to include:

- Build Trust •Advertise Honestly •Tell the Truth •Be Transparent •Honor Promises
- Be Responsive •Safeguard Privacy and •Embody Integrity.

This 1st day of October, 2024

This membership is valid for one year only and may be revoked by the BBB due to violation of any of the above ethics.

 President

bbb.org

Certificate of Completion

The Tile Roofing Industry Alliance acknowledges that

John Allen

License # CCC1330839


has completed the course and passed the examination for
Course #0613704 - TRI Florida High Wind Manual Certification Program

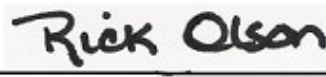
Date complete*: November 23, 2024 Approved CE Credit Hours = 5.0

The TRI High Wind Manual Certification program provides education on the
installation of concrete and clay tile roofing systems in Florida.

***Certification is valid for 2 years and can be renewed**

Tile Roofing Institute, Provider #0004643





The Dual Fix Hybrid System

*The Strongest, Most Secure Installation Method
For A Long-Lasting Concrete Tile Roof System*



USA Owned. USA Made.

Your Roof Matters. Protect Your Most Important Investment With The Best Underlayment In Its Class.



Your roof protects your home, your loved ones and your valuables. Everything that you hold dear. So, give it the consideration it deserves by ensuring that its foundation is protected with the best building products.

Eagle Armor by APOC is a premium, all-purpose fleece top underlayment and leak barrier that is installed on the surface of the roof deck. A quality and reliable roofing product, it is specially formulated to handle the most extreme of weather conditions, protecting residential buildings from hot, humid conditions, blistering sun, rain, wind and more.

The strongest and most durable underlayment in its class, Eagle Armor by APOC:

- is made in the USA,
- is UV Protected & High Temperature Resistant,
- has an Exposure Rating of 180 Days,
- reduces the possibility of Wind Driven Rain, Ice Dams, Leaks & Water Damage,
- is ASTM E108 and UL 790 Tested: Class A Assembly under Eagle Concrete Roof Tiles,
- comes with a 30 Year Warranty provided by APOC.

Easy to install, Eagle Armor by APOC is the perfect complement to The Dual Fix Hybrid System.



***For The Ultimate Line Of Defense Against The Elements,
Install Eagle Armor By APOC.***

For more information or to receive a free sample, visit eagleroofing.com/eagle-armor

The Dual Fix Hybrid System

Maximum Durability, Optimal Wind Uplift Prevention

Eagle's Dual Fix Hybrid System combines the proven and verifiable security of mechanical fasteners, specifically **tile screws**, with the added uplift resistance and walkability of **single component tile adhesive**. A superior installation method of attaching the roof tile to the deck, this remarkable hybrid system offers optimal wind uplift resistance and maximum durability for greater protection against the elements.

The Best of Both Worlds

Mechanical Fasteners—Tile Screws + Single Component Tile Adhesive

Compared to nails, tile screws have the advantage of not backing out and have stronger holding abilities. Screws also self-seal as they're driven down through the decking and a self-adhered underlayment that conforms to ASTM D-1970. The existence of tile screws is easily verifiable from the attic.

Tile Adhesive is a lightweight fastening option that provides strong adhesion without penetrating the roof. In addition, it also facilitates greater walkability due to the “cushion” that the foam paddy provides creating a solid roof. This lessens the risk of cracked tiles.



The Dual Fix Hybrid System provides the verifiable and proven peace of mind of knowing that the roof system is secure. Whereas with a dual-component tile adhesive installation, it takes post-installation destructive testing or a wind event to determine if the concealed attachment method was mixed properly, installed as prescribed (proper paddy size and placement) or actually exists.

For more information on The Dual Fix Hybrid System, visit eagleroofting.com

Product Approval FL 17326 R3 is also located on our website.

Mechanical Fasteners and Tile Bond Roof Adhesive are not products of, nor warranted by Eagle Roofing Products.

Tile Adhesive and Tile Screws: The Power of Two Fastening Systems



If you live in a region that is prone to windstorms and/or tropical storms, the high winds associated with these pressure systems have the potential to cause a great deal of property damage.

The Dual Fix Hybrid System is an installation method that combines the attachment advantages of tile screws and adhesive foam to provide building owners and homeowners with the highest levels of wind resistance. Used together, it's a powerful solution that provides peace of mind.

To create this dynamic hybrid system, Eagle Roofing Products has teamed up with Dupont to incorporate their **Tile Bond™ Roof Adhesive**, a portable one-component polyurethane foam adhesive that is used to attach concrete roof tiles. This foam delivers the highest level of performance, providing greater attachment strength than traditional methods. In addition, one of the biggest advantages of Tile Bond is that it is approved for building codes in hurricane zones.

For roofing contractors, it is easy to use, quick to install and no calibration is needed. It's an excellent choice for all new, reroof and specialty applications as it minimizes nail penetrations and reduces roof weight loads. Packaged in a self-contained disposable can or canister, Tile Bond is also economical—yielding up to 350 tiles per 23-pound tank.

Tile Bond™ offers a number of convenient features:

- Re-start ability—cylinder can be easily shut off, stored and re-started numerous times to ensure full use of product
- Lowest cost per installed tile among single component adhesives
- Moisture-cured—can be used on wet substrates
- Improved efficiency—can have multiple installers working at once
- Proven to not lift tiles
- Texas DOI, Miami-Dade County and Florida Building Code approved
- Hurricane-zone qualified



Eagle's Dual Fix Hybrid System Advantages

Cost: Compared to a dual-component foam tile adhesive installation, the attachment cost of **Eagle's Dual Fix Hybrid System** is up to 25% less per square than a large paddy dual component foam application.

Performance: **The Dual Fix Hybrid System** provides superior uplift protection for wind speeds of **180mph and above** on all* Eagle Roofing Products' concrete roof tile profiles, meeting 99% of all Florida roofing installation scenarios which are some of the most stringent in the country. *On all but a few coastal region "Capistrano" installations (Eagle's high-profile tile).

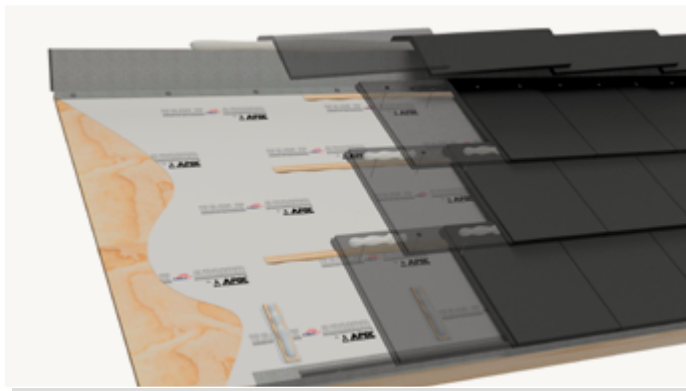
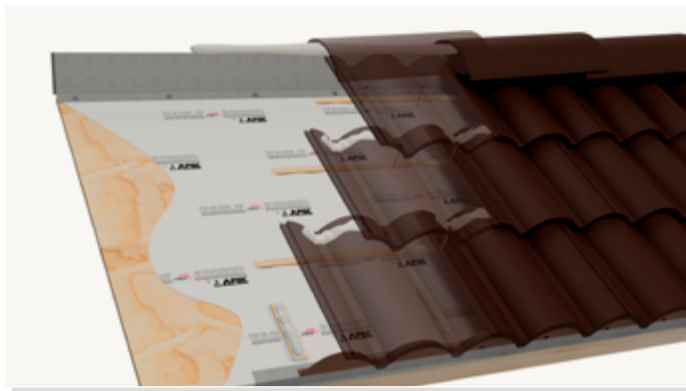
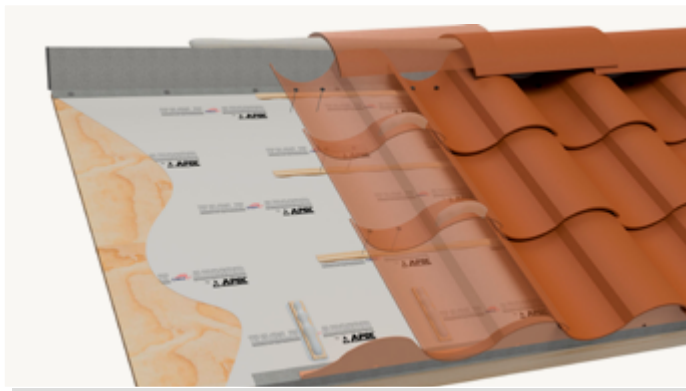
Peace of Mind: When you compare the installation methods of dual-component foam vs. **Eagle's Dual Fix Hybrid System**, the differences are significant. The dual-component tile adhesive system's performance relies significantly on the underlayment's adhesion to the roof deck for wind uplift resistance. Was the deck clean and dry upon attachment of the underlayment? Can the underlayment withstand the gravitational pull of tile for several years? **The Dual Fix Hybrid System** eliminates these performance detracting variables.

On the other-hand, **Eagle's Dual Fix Hybrid System** provides peace of mind by:

- positively affixing the roof tiles, with tile screws, through a waterproof self-sealing underlayment,
- using tile screws which transfers the weight of the tile to the structure so the underlayment isn't solely relied on or made vulnerable to sliding or slipping,
- using a single component tile adhesive as a secondary attachment method at the overlap essentially glues down the area of the tile most prone to uplifting,
- providing an extra cushion against tile breakage; the single component foam acts as a pad to cushion foot traffic, which lessens the risk of cracked tiles,
- providing an easy-to-use installation method that does not require calibration of the foam cylinder to guarantee positive attachment while the tile screws provide verifiable proof of fastening.

*Whether it's a new construction or re-roofing project, **The Dual Fix Hybrid System** combines the best of both worlds by using a bead of Tile Bond at the overlap and tile screws in every tile resulting in a truly superb tile roof system that offers enhanced walkability and uplift resistance capable of withstanding the most severe of storms.*

For more information on The Dual Fix Hybrid System, visit eagleroofting.com



About Eagle Roofing Products

When you choose Eagle, you are choosing beauty, quality, durability and sustainability. More importantly, you are picking a company that takes the needs of their customers seriously and is always here to help. As America's #1 manufacturer of concrete roof tile, we strive to provide our customers with superior roofing products while building long-lasting relationships. That's what inspires us to be your company of choice. **That's what makes us different.**



Eagle Design Centers

Southern California

Irvine

17875 Sky Park Circle Suite F
Irvine, CA 92614
Phone: 949-553-8333

Rialto

2352 N. Locust Ave.
Gate 2
Rialto, CA 92377
Phone: 800-400-3245

Arizona

Phoenix

4608 W. Elwood
Phoenix, AZ 85043
Phone: 602-346-1749

Northern California

Granite Bay

7095 Douglas Blvd.
Suite K
Granite Bay, CA 95746
Phone: 916-789-4555

Florida

Orlando Area

402 Northlake Blvd.,
Suite 1028
Altamonte Springs, FL 32701
Phone: 407-691-7100

Manufacturing Plants Servicing:

Southern California/ Intermountain

Rialto

2352 N. Locust Ave.
Gate 1
Rialto, CA 92377
Phone: 1-800-300-3245

Southwest/ Great Plains

Phoenix

4602 W. Elwood
Phoenix, AZ 85043
Phone: 1-800-346-5260

Northern California/ Northwest

Stockton

4555 South McKinley Ave.
Stockton, CA 95206
Phone: 1-800-998-3245

Florida/East Coast

Central Florida

1575 E. CR 470
Sumterville, FL 33585
Phone: 1-877-300-3245



Corporate Offices

3546 N. Riverside Ave.
Rialto, CA 92377

Phone: 909-822-6000

eaglerroofing.com

Connect with us!



© 2020 Eagle Roofing Products. 09/2020

EXHIBIT 13

RETURN TO AGENDA



www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

Westfall Roofing proposes to Supply & Install the following according to Florida Building Code and | or Manufacturer's Recommendations.

Your Roofing Consultant:

CCC056392

Licensed. Bonded. Insured.

Roof Replacement Proposal

Customer's Name		Date	
Address			
Phone		Email	
Property Description Additional Contact Info			

Tile Roof Installation

Preparation

- Obtain and post local permits in accordance with local laws.
- Due care taken to protect home exterior, shrubs, and landscaping.

Removal & Decking / Wood

-
- Inspect & repair all rotten / deteriorated wood and replace. Additional charges may apply.
- Fasten roof decking per current Florida Codes.

Underlayment

- Install Polyglass TU-Plus Tile Underlayment.
- Install rubberized leak barrier waterproof membrane in the following areas as needed.
 - Skylights
 - Chimney
 - Roof to Wall Transitions
 - Vent Pipes
 - Crickets

Flashings - Eave Color: _____

- Inspect and repair all roof to wall L flashings. Additional charges may apply.
- Install metal eave closure along all perimeter eaves.
- Install new tile roof grade pipe boot flashings. 1.5"____ - 2"____ - 3"____ - 4"____
- Install new kitchen and or bath fan vents. 4"G____ - 10"G____
- Other: _____

Additional Flashings (Valley & Hip and Ridges)

- Install valley metal and modified bitumen cap sheet in all valleys.

Roof Tiles - Style: _____ | Color: _____

-

Hip & Ridge Tiles - Mortar Color: _____

- Install hip, ridge, and rake roof tiles and apply mortar.

Ventilation

- Install appropriate tile roof ventilation system.

Final & Clean Up

- Remove and dispose of all debris and magnetically sweep premises.
- Final inspection to be completed by Westfall Roofing Project Supervisor.
- Manufacturer's Warranty is to be registered after final payment has been received.

Warranty

-
-

Notes & Additional Services

Additional Layer(s) Removal - Additional Charges May Apply

- _____ per square for the removal of each additional layer of roofing material outside of the scope of work proposed above.

Wood Allotment - Additional Charges May Apply

If wood allotment is exceeded, the additional charges will be assessed to the final invoice of this project. (See Extras / Woodwork Clause - Page 3)

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. All documents consist of this proposal, the terms and conditions, all documents referenced therein are incorporated herein by reference.

Credit Card Transactions - A 2.45% Credit Card Convenience Fee will be added to any payment using a credit card.

Deposit - A Deposit of 25% of the proposed total is due at the time signing of this agreement.

Final Payment- Final payment is due upon completion of roof replacement.

Withdrawal - This proposa. will be subject to withdrawal if not accepted within 30 days.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer's Signature: _____

Date: _____

Flat Roof Installation

Preparation/Substrate

Base

Cap Color:

Warranty

Sub Total: _____

Accessories

Color:

Sub Total: _____

Payment Terms

Proposed Roof Replacement Total

Roof Replacement Total	---

Finance Option:	
With Approved Credit Application - Monthly Payment As Low As	➡ <input type="text"/>
The labor, materials & equipment required for this job will be furnished by Westfall Roofing Total:	➡ <input type="text"/>

Respectfully Submitted,

By: _____

WESTFALL ROOFING



The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

Notes / Addendum

Customer's Name		Date
Address		
Phone	Email	
Property Description Additional Contact Info		

Terms & Conditions

See "Roof Replacement Proposal" if applicable. This document serves as an Addendum or Notes/Comments page to the "Roof Replacement Proposal."

CUSTOMER INITIALS _____

STATE OF EMERGENCY DISCLOSURE

NOTICE OF CANCELLATION

YOU, THE RESIDENTIAL PROPERTY OWNER, MAY CANCEL THIS CONTRACT WITHOUT PENALTY OR OBLIGATION WITHIN 10 DAYS AFTER EXECUTION OF THE CONTRACT OR BY THE OFFICIAL START DATE, WHICHEVER COMES FIRST, BECAUSE THIS CONTRACT WAS ENTERED INTO DURING A STATE OF EMERGENCY BY THE GOVERNOR. THE OFFICIAL START DATE IS THE DATE ON WHICH WORK THAT INCLUDES THE INSTALLATION OF MATERIALS THAT WILL BE INCLUDED IN THE FINAL WORK ON THE ROOF COMMENCES, A FINAL PERMIT HAS BEEN ISSUED, OR A TEMPORARY REPAIR TO THE ROOF COVERING OR ROOF SYSTEM HAS BEEN MADE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

CUSTOMER(S) SIGNATURE: _____ DATE: _____

Extras / Woodwork Clause			
SIZE	DETAILS	PRICE	UNIT
FASCIA / TRIM			
1 x 2		\$4.95	Per Foot
1 x 4		\$8.00	Per Foot
1 x 6		\$9.50	Per Foot
1 Tiered Combo Fascia Replacement		Additional \$1.00 LF	
2 Tiered Combo Fascia Replacement		Additional \$2.00 LF	
RAFTERS			
2x4; 2x6 Rafter Tail Replacement - Up to 3 LF Long		\$35.00 Per Tail	
2x4; 2x6 Rafter Tail Replacement - Up to 4-6 LF Long		\$70.00 Per Tail	
PLYWOOD			
1/2"		\$105.00	Per Sheet
5/8"		\$115.00	Per Sheet
3/4"		\$125.00	Per Sheet
FLASHINGS			
Bird Box - Critter Box Installation Small		\$125.00	Per
Bird Box - Critter Box Installation Large		\$250.00	Per
Metal Kicker - Install new kicker along roof to wall transition.		\$50.00	Per
Roof to Wall Flashing and Counter Flashing - Exterior L Flashing w/ Termination Bar.		\$30.00	Per Foot
GUTTER			
Gutter - Existing - Complete Removal & Re-installation of Existing Gutters w/ Downspouts		\$5.00	Per Foot
FASCIA			
Vinyl / Aluminum - Existing - Fascia Re-Installation		\$5.00	Per Foot
SOFFIT			
Vinyl / Aluminum - Existing - Soffit Re-Installation		\$5.00	Per Foot
ADDITIONAL LAYERS OF ROOF MATERIAL			
Removal of each additional layer of shingles or roof coverage system outside of the scope of work proposed on		\$65.00	Per Square
Removal of each additional layer of roofing underlayment outside of the scope of work proposed on page 1		\$15.00	Per Square
<p>EXTRAS / WOODWORK CLAUSE: Westfall Roofing (Westfall) will inspect the roof decking, fascia boards, soffits, and rafter tails for any rotten or damaged wood. All deteriorated wood fascia, wood soffit, rafter tails will be replaced. Additional charges are to be assessed at the time of final invoicing of the roof replacement project. If the Owner is not home, adequate photos are to be taken to support the woodwork / extra services which are completed by Westfall. Replacement of woodwork does not include any damages discovered caused by termites or structural damage (i.e., trusses, beams, bearing walls, etc.). Westfall will not be responsible for any bowed wood, dips or deflections in the roof decking. If deemed necessary for correction, it shall be separately invoiced as a Change Order.</p> <p>Westfall is NOT responsible for painting any replaced wood. Due to the vulnerability of water damage during the roof replacement project, and Florida Building Codes, Owner agrees to let Westfall replace wood at the prices specified above at Westfall's discretion. If unforeseen circumstances are discovered during the roof replacement project, a Change Order will be provided to the Owner. If the Owner is not available or is not responsive to Westfall's request to review the Change Order, Westfall will proceed with all work that is required to satisfy all Florida Building Code requirements.</p> <p>Pricing is for whole units of wood type, only divisible by half quantities. Pricing is for removal of rotten/damaged wood & installation of new applicable wood type. Charges include labor, materials, clean-up, and disposal.</p> <p>Material Increase Disclaimer: Due to the recent spike in demand and cost for construction materials, lumber prices may fluctuate based on market price after the acceptance of this proposal/contract without the need for a written change order or amendment to the proposal/contract.</p>			
<p>Acceptance of Woodwork Clause: (Owner) The above prices and conditions are satisfactory and are hereby accepted.</p>			
Date Proposal was written.		CUSTOMER INITIALS _____	

TERMS AND CONDITIONS

1. **General.** This proposal is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to Westfall Roofing ("Contractor"). **If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement.** By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. In the Agreement, the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days (d) singular words include plural and vice versa.
2. **Access.** Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any pre-existing stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and expenses incurred due to the Customer and/or Customer's failure to fulfill its duties under this paragraph.
3. **Payment Terms.** Unless otherwise provided herein, for all shingle and flat roof replacement projects, Customer shall pay Contractor 10% of the total Agreement amount upon execution of the Agreement and the Customer shall pay the remaining balance *IN FULL* within (1) day from the date of *SUBSTANTIAL COMPLETION* of the work. Unless otherwise provided herein, Customer shall make payment to Contractor as follows for all tile and metal roof projects: Customer shall pay an initial payment of 25% of the total Agreement amount upon the execution of the Agreement; 25% of the total Agreement amount immediately upon dry-in; 25% of the total Agreement amount when the tile/metal is delivered; and Customer shall pay the remaining balance *IN FULL, within one (1) day from the date of SUBSTANTIAL COMPLETION of the work. The total Agreement amount, including the charges for all additional wood and changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement.* Contractor reserves the right to require a deposit in excess of 10% and Customer hereby waives the requirements of 489.126 Fla. Stat. If after the work under and pursuant to this Agreement has been substantially completed and full completion of the work is delayed including, but not limited to, delay in completion of the final inspection, through no fault of Contractor, Customer agrees to make payment to Contractor as outlined in this Agreement. By executing this Agreement, Customer authorizes Contractor to perform a credit check on Customer. Customer shall pay interest at the rate of 1 1/2 % per month (**ANNUAL PERCENTAGE RATE OF 18%**), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer fails to make payment to Contractor within seventy-five (75) days of the due date, Customer's account may be turned over to a third-party collection agency. Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. If there is an increase in the price of materials charged to the Contractor in excess of **five (5%) percent**, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Customer. If any line item increases in excess of 10% subsequent to the making of this Agreement, Contractor may cancel this Agreement for its convenience. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down, delay and start-up. In the event that any specified material or equipment becomes unavailable either temporarily or permanently after the contract is executed, provided that such availability is a result of factors beyond Contractor's control, then in the event of temporary unavailability, the contract time shall be extended to reflect the duration of time that the Contractor is delayed by the unavailability, and in the case of permanent unavailability, the Contractor shall be excused from providing said material or equipment and allowed to provide an available substitute. To the extent an available substitute is provided by Contractor under this provision, any increase in the cost between the originally specified material or equipment and its substitute shall be paid by the Customer to the Contractor.
4. **Site Conditions.** Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
5. **Gutters and Sealed Attic Liability Exclusion:** Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to indemnify and hold harmless Contractor for any and all damages arising out of said condition. Customer understand that during the course of the re-roof installation, Contractor may need to remove and reinstall gutters. Customer further acknowledge that the removal and reinstallation of gutters is unavoidable, and that it carries with it a risk of damage to the gutters and the property regardless of the quality of care exercised by Contractor. In consideration of Contractor's agreement to perform the re-roof installation and associated removal and reinstallation of any gutters, Customer hereby waives and releases any and all claims or causes of action that Customer may have against Contractor for damage to the gutters.
6. **Existing Skylights and Drainage Disclaimer:** Unless the scope of work of this contract includes replacement of the skylights and/or the roof system's existing drainage, i.e., the existing drains, scuppers, downspouts, gutters, and other ancillary drainage components as may be applicable for the particular project, Customer hereby agrees to and acknowledges that Contractor shall have no liability or responsibility for leaking of the skylights or the improper or inadequate functioning of the drainage, or any damage arising out of, caused by, or related to same, including, but not limited to, water backup, ponding water, leaks, damage to the roof and areas adjacent thereto, as well as partial or complete roof collapse.
7. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer and Customer shall pay Contractor for it. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property/deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions/covenants. Customer shall pay Contractor for all work in violation of any covenant/restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.
8. **Customer Protection of Property.** Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to rooftop materials. Driveways, curbs, lawns, or walkways may be cracked or damaged because of the weight of the equipment or trucks. Similarly, although Contractor will take best efforts to safeguard against damage, it is possible that damage from equipment or trucks could occur to septic tanks, pipes, or utility lines. Accordingly, Contractor disclaims liability for any cracks or damages caused to the driveway, curbs, lawns or walkways as well as damage to sprinklers, septic tanks, pipes, or utility lines. If Customer would prefer the Contractor to hand load the materials, Customer must notify Contractor in writing prior to signing the contract and the price adjusted accordingly.
9. **Clean Up.** The Contractor shall be responsible for the removal of job-related debris from the outside of the structure and shall leave the premises in an orderly condition. However, the Customer understands that it is impossible to clean up all roofing materials and there may be some nails left behind as well as granules and other small roofing materials. The Contractor will not be held liable for any damages or injuries that this leftover roofing debris may cause.
10. **Additional Protection Provisions:** Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. Contractor's warranty does not include roof tile slippage on a mortar or foam type tile roof system on roofs with a pitch greater than 4/12 that are not mechanically fastened. **GIVEN THE NATURE OF THE WORK AND THE HIGH FREQUENCY OF RAINSTORMS OCCURRING THROUGHOUT THE STATE OF FLORIDA ON ANY GIVEN DAY, CUSTOMER AGREES TO HOLD CONTRACTOR HARMLESS FOR ANY WATER INTRUSION THAT OCCURS WITHIN THE PROPERTY DURING THE PERFORMANCE OF THE WORK OR WHILE EMERGENCY TARPING OR UNDERLAYMENT ARE IN PLACE PRIOR TO FULL ROOF REPLACEMENT.** Customer agrees that under no circumstances shall Contractor be held liable for water intrusion that occurs from the date Contractor commences work on the project through the date of completion of such work, so long as such damage is not caused by the Contractor's sole negligence. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings and such other items not customarily or permanently affixed until the work is complete. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. If Customer requests Contractor to install permanent safety brackets to the subject roofing system, Customer hereby authorizes Contractor and its subsidiaries, affiliates, employees, agents, suppliers, and subcontractors to have sole access to use the safety brackets during Contractor's performance of the work. Accordingly, Customer hereby releases, acquits and forever discharges, and shall indemnify and defend Contractor from any and all claims, demands, damages, rights, and causes of action of every kind, nature and description whatsoever, arising out of or by reason of or in any manner connected with unauthorized use of safety brackets by Customer or any third party.
11. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida.** The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.
12. **Arbitration.** At contractor's sole election, if a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or

the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, NY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**

13. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.
14. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) because of the breach in the Manufacturer's warranty.
15. **Claims.** It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.
16. **Acts of God.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; work stoppage or slowdown in the progress of the work as a result of the ongoing COVID-19 pandemic whether such stoppage or slowdown in the progress of the work is at the direction of a private actor, government entity, or caused by an outbreak related to COVID-19, or any locally, state, or federally declared epidemic or pandemic strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time under this proposal shall be extended for a time sufficient to permit completion of the Work.
17. **Unforeseen Decking Lines.** Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Customer is aware of these or any other such lines, Customer must notify Contractor immediately as the Contractor will not be responsible for the puncture of improperly installed lines or lines within three inches of the roof deck. Customer accepts full responsibility for any repair or replacement that may be necessary.
18. **Customer Delay.** The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.
19. **Contractor's Default.** If the Customer believes the Contractor to be in breach of this Agreement, Customer shall give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.
20. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.
21. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made

for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

22. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Where colors are to match, Contractor shall make reasonable efforts using standard colors and materials, but disclaims liability and does not guarantee a match. All unused materials supplied by Contractor shall remain the property of Contractor and will be removed by Contractor upon completion of the work. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extras services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor. Although rare, the materials installed on the project may leach or cause a residue to form. This condition normally referred to as "tobacco juicing" does not affect your warranty or the performance of your roof system. Therefore, Contractor disclaims all liability related to any leaching or formation of tobacco-juicing residue that may form.
23. **Punch List Items.** Contractor shall notify Customer when the Project reaches substantial completion. Customer shall be entitled to conduct a single, final walkthrough with Contractor and issue a punch-list for any repairs or corrections necessary to complete the work in accordance with the Contract Documents ("Punch List Items"). Contractor shall provide a list and expected completion date for any Punch List Items if such work shall require more than 7 days to complete. Any items identified within the punch-list that consist of additional work or work beyond the scope of an agreed upon change order shall be treated as a change order. The Parties agree that any work requested after the creation of the punch-list is either a change order or warranty claim. Upon Contractor's communication to Customer that work is complete except for identified Punch List Items, Customer shall pay Contractor all but 5% of the contract price pending the completion of the identified Punch List Items. The remaining 5% owed shall be paid within twenty-four (24) hours of receiving notice that all Punch List Items are complete. If Customer believes that the Punch List Items are not all completed, such communication must be made to Contractor within twenty-four (24) hours of receiving notice that Punch List Items are complete, and the Contractor must be provided access to inspect claimed non-completed Punch List Items within three (3) days of Customer's notice to Contractor of said belief or else such claims are waived by Customer.
24. **Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance coverage required by law. Customer shall procure and maintain property insurance sufficient to cover the total value of the project (builder's risk "all risk" policy, homeowner's property coverage, etc.), which coverage shall be primary and non-contributory to any of the Contractor's insurance policies while the Work is in progress and regarding any property damage, water intrusion, theft, vandalism, wind storm, flood, fire, and/or other losses occurring prior to Substantial Completion.
25. **Use of Photo and Likeness.** Customer consents to photographs/videos/images being taken of his or her residence and agrees to allow his or her photo, video, or likeness to be used for any legitimate purpose by Contractor or its partners, producers, sponsors, organizers, and assigns, including but not limited to promotional and marketing uses. Customer will not be entitled to inspect or approve versions of any media prior to its use by Contractor, nor will Customer be entitled to receive any payment for any such use by Contractor. Customer grants to Contractor all copyrights and other rights it may have in any media created and distributed by Contractor including, without limitation, any right to copy, edit, change, or transfer the media.
26. **Disclosure of Contact Information.** By executing this Agreement, Customer consents to Contractor disclosing his or her name, address, phone number, and e-mail address to suppliers and manufacturers for purposes of fulfilling Contractor's obligations under the Agreement.
27. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal," "Roof Replacement Proposal, "Limited Workmanship Warranty," if any, and "Statutory Warnings," as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, these terms and conditions shall govern. Any indemnification, hold harmless, and/or duty to defend provision herein shall survive the termination of this Agreement.

EXHIBIT 14

RETURN TO AGENDA



The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

General Proposal

Customer's Name	Date
Address	
Phone	Other

Your Roofing Consultant:

Westfall Roofing proposes to Supply & Install the following according to Florida Building Code and | or Manufacturer's Recommendations.



New Shingles will NOT be an exact match due to age and condition of existing shingles
New Tile/mortar will NOT be an exact match due to age and condition of existing tile/mortar

Wood Replacement Costs & Extras

-
- per lineal foot of soffit replacement.
- per lineal foot of fascia replacement.
- per square for the removal of single layer of roof system.
- per lineal foot for the installation of new L flashing.

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. All documents consist of this proposal, the terms and conditions, all documents referenced therein are incorporated herein by reference.

Credit Card Transactions A 2.45% Credit Card Convenience Fee will be added to any payment using a credit card.

Final Payment- Final payment is due upon completion of roof repair.

Withdrawal - This proposal will be subject to withdrawal if not accepted within 30 days.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer's Signature: _____

Date: _____

Proposed Roof Repair Total

_____	-	_____
_____	-	_____
_____	-	_____
_____	-	_____

Payment is due upon completion.

Sub Total - _____
TOTAL - _____



Respectfully submitted,

WESTFALL ROOFING

By:

TERMS AND CONDITIONS

1. **General.** This proposal is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to Westfall Roofing ("Contractor"). **If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement.** By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. In the Agreement, the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days (d) singular words include plural and vice versa.
2. **Access.** Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any pre-existing stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and expenses incurred due to the Customer and/or Customer's failure to fulfill its duties under this paragraph.
3. **Payment Terms.** Unless otherwise provided herein, for all shingle and flat roof replacement projects, Customer shall pay Contractor 10% of the total Agreement amount upon execution of the Agreement and the Customer shall pay the remaining balance *IN FULL* within (1) day from the date of *SUBSTANTIAL COMPLETION* of the work. Unless otherwise provided herein, Customer shall make payment to Contractor as follows for all tile and metal roof projects: Customer shall pay an initial payment of 25% of the total Agreement amount upon the execution of the Agreement; 25% of the total Agreement amount immediately upon dry-in; 25% of the total Agreement amount when the tile/metal is delivered; and Customer shall pay the remaining balance *IN FULL, within one (1) day from the date of SUBSTANTIAL COMPLETION of the work. The total Agreement amount, including the charges for all additional wood and changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement.* Contractor reserves the right to require a deposit in excess of 10% and Customer hereby waives the requirements of 489.126 Fla. Stat. If after the work under and pursuant to this Agreement has been substantially completed and full completion of the work is delayed including, but not limited to, delay in completion of the final inspection, through no fault of Contractor, Customer agrees to make payment to Contractor as outlined in this Agreement. By executing this Agreement, Customer authorizes Contractor to perform a credit check on Customer. Customer shall pay interest at the rate of 1 1/2 % per month (**ANNUAL PERCENTAGE RATE OF 18%**), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer fails to make payment to Contractor within seventy-five (75) days of the due date, Customer's account may be turned over to a third-party collection agency. Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. If there is an increase in the price of materials charged to the Contractor in excess of **five (5%) percent**, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Customer. If any line item increases in excess of 10% subsequent to the making of this Agreement, Contractor may cancel this Agreement for its convenience. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down, delay and start-up. In the event that any specified material or equipment becomes unavailable either temporarily or permanently after the contract is executed, provided that such availability is a result of factors beyond Contractor's control, then in the event of temporary unavailability, the contract time shall be extended to reflect the duration of time that the Contractor is delayed by the unavailability, and in the case of permanent unavailability, the Contractor shall be excused from providing said material or equipment and allowed to provide an available substitute. To the extent an available substitute is provided by Contractor under this provision, any increase in the cost between the originally specified material or equipment and its substitute shall be paid by the Customer to the Contractor.
4. **Site Conditions.** Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
5. **Gutters and Sealed Attic Liability Exclusion:** Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to indemnify and hold harmless Contractor for any and all damages arising out of said condition. Customer understand that during the course of the re-roof installation, Contractor may need to remove and reinstall gutters. Customer further acknowledge that the removal and reinstallation of gutters is unavoidable, and that it carries with it a risk of damage to the gutters and the property regardless of the quality of care exercised by Contractor. In consideration of Contractor's agreement to perform the re-roof installation and associated removal and reinstallation of any gutters, Customer hereby waives and releases any and all claims or causes of action that Customer may have against Contractor for damage to the gutters.
6. **Existing Skylights and Drainage Disclaimer:** Unless the scope of work of this contract includes replacement of the skylights and/or the roof system's existing drainage, i.e., the existing drains, scuppers, downspouts, gutters, and other ancillary drainage components as may be applicable for the particular project, Customer hereby agrees to and acknowledges that Contractor shall have no liability or responsibility for leaking of the skylights or the improper or inadequate functioning of the drainage, or any damage arising out of, caused by, or related to same, including, but not limited to, water backup, ponding water, leaks, damage to the roof and areas adjacent thereto, as well as partial or complete roof collapse.
7. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer and Customer shall pay Contractor for it. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property/deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions/covenants. Customer shall pay Contractor for all work in violation of any covenant/restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.
8. **Customer Protection of Property.** Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to rooftop materials. Driveways, curbs, lawns, or walkways may be cracked or damaged because of the weight of the equipment or trucks. Similarly, although Contractor will take best efforts to safeguard against damage, it is possible that damage from equipment or trucks could occur to septic tanks, pipes, or utility lines. Accordingly, Contractor disclaims liability for any cracks or damages caused to the driveway, curbs, lawns or walkways as well as damage to sprinklers, septic tanks, pipes, or utility lines. If Customer would prefer the Contractor to hand load the materials, Customer must notify Contractor in writing prior to signing the contract and the price adjusted accordingly.
9. **Clean Up.** The Contractor shall be responsible for the removal of job-related debris from the outside of the structure and shall leave the premises in an orderly condition. However, the Customer understands that it is impossible to clean up all roofing materials and there may be some nails left behind as well as granules and other small roofing materials. The Contractor will not be held liable for any damages or injuries that this leftover roofing debris may cause.
10. **Additional Protection Provisions:** Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. Contractor's warranty does not include roof tile slippage on a mortar or foam type tile roof system on roofs with a pitch greater than 4/12 that are not mechanically fastened. **GIVEN THE NATURE OF THE WORK AND THE HIGH FREQUENCY OF RAINSTORMS OCCURRING THROUGHOUT THE STATE OF FLORIDA ON ANY GIVEN DAY, CUSTOMER AGREES TO HOLD CONTRACTOR HARMLESS FOR ANY WATER INTRUSION THAT OCCURS WITHIN THE PROPERTY DURING THE PERFORMANCE OF THE WORK OR WHILE EMERGENCY TARPING OR UNDERLAYMENT ARE IN PLACE PRIOR TO FULL ROOF REPLACEMENT.** Customer agrees that under no circumstances shall Contractor be held liable for water intrusion that occurs from the date Contractor commences work on the project through the date of completion of such work, so long as such damage is not caused by the Contractor's sole negligence. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings and such other items not customarily or permanently affixed until the work is complete. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. If Customer requests Contractor to install permanent safety brackets to the subject roofing system, Customer hereby authorizes Contractor and its subsidiaries, affiliates, employees, agents, suppliers, and subcontractors to have sole access to use the safety brackets during Contractor's performance of the work. Accordingly, Customer hereby releases, acquits and forever discharges, and shall indemnify and defend Contractor from any and all claims, demands, damages, rights, and causes of action of every kind, nature and description whatsoever, arising out of or by reason of or in any manner connected with unauthorized use of safety brackets by Customer or any third party.
11. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida.** The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.
12. **Arbitration.** At contractor's sole election, if a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or

the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, NY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**

13. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.
14. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) because of the breach in the Manufacturer's warranty.
15. **Claims.** It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.
16. **Acts of God.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; work stoppage or slowdown in the progress of the work as a result of the ongoing COVID-19 pandemic whether such stoppage or slowdown in the progress of the work is at the direction of a private actor, government entity, or caused by an outbreak related to COVID-19, or any locally, state, or federally declared epidemic or pandemic strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time under this proposal shall be extended for a time sufficient to permit completion of the Work.
17. **Unforeseen Decking Lines.** Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Customer is aware of these or any other such lines, Customer must notify Contractor immediately as the Contractor will not be responsible for the puncture of improperly installed lines or lines within three inches of the roof deck. Customer accepts full responsibility for any repair or replacement that may be necessary.
18. **Customer Delay.** The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.
19. **Contractor's Default.** If the Customer believes the Contractor to be in breach of this Agreement, Customer shall give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.
20. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.
21. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made

for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

22. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Where colors are to match, Contractor shall make reasonable efforts using standard colors and materials, but disclaims liability and does not guarantee a match. All unused materials supplied by Contractor shall remain the property of Contractor and will be removed by Contractor upon completion of the work. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extras services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor. Although rare, the materials installed on the project may leach or cause a residue to form. This condition normally referred to as "tobacco juicing" does not affect your warranty or the performance of your roof system. Therefore, Contractor disclaims all liability related to any leaching or formation of tobacco-juicing residue that may form.
23. **Punch List Items.** Contractor shall notify Customer when the Project reaches substantial completion. Customer shall be entitled to conduct a single, final walkthrough with Contractor and issue a punch-list for any repairs or corrections necessary to complete the work in accordance with the Contract Documents ("Punch List Items"). Contractor shall provide a list and expected completion date for any Punch List Items if such work shall require more than 7 days to complete. Any items identified within the punch-list that consist of additional work or work beyond the scope of an agreed upon change order shall be treated as a change order. The Parties agree that any work requested after the creation of the punch-list is either a change order or warranty claim. Upon Contractor's communication to Customer that work is complete except for identified Punch List Items, Customer shall pay Contractor all but 5% of the contract price pending the completion of the identified Punch List Items. The remaining 5% owed shall be paid within twenty-four (24) hours of receiving notice that all Punch List Items are complete. If Customer believes that the Punch List Items are not all completed, such communication must be made to Contractor within twenty-four (24) hours of receiving notice that Punch List Items are complete, and the Contractor must be provided access to inspect claimed non-completed Punch List Items within three (3) days of Customer's notice to Contractor of said belief or else such claims are waived by Customer.
24. **Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance coverage required by law. Customer shall procure and maintain property insurance sufficient to cover the total value of the project (builder's risk "all risk" policy, homeowner's property coverage, etc.), which coverage shall be primary and non-contributory to any of the Contractor's insurance policies while the Work is in progress and regarding any property damage, water intrusion, theft, vandalism, wind storm, flood, fire, and/or other losses occurring prior to Substantial Completion.
25. **Use of Photo and Likeness.** Customer consents to photographs/videos/images being taken of his or her residence and agrees to allow his or her photo, video, or likeness to be used for any legitimate purpose by Contractor or its partners, producers, sponsors, organizers, and assigns, including but not limited to promotional and marketing uses. Customer will not be entitled to inspect or approve versions of any media prior to its use by Contractor, nor will Customer be entitled to receive any payment for any such use by Contractor. Customer grants to Contractor all copyrights and other rights it may have in any media created and distributed by Contractor including, without limitation, any right to copy, edit, change, or transfer the media.
26. **Disclosure of Contact Information.** By executing this Agreement, Customer consents to Contractor disclosing his or her name, address, phone number, and e-mail address to suppliers and manufacturers for purposes of fulfilling Contractor's obligations under the Agreement.
27. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal," "Roof Replacement Proposal, "Limited Workmanship Warranty," if any, and "Statutory Warnings," as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, these terms and conditions shall govern. Any indemnification, hold harmless, and/or duty to defend provision herein shall survive the termination of this Agreement.

EXHIBIT 15

RETURN TO AGENDA

Bay Island Contracting and Repair, LLC
12814 S County Road 39
Lithia, FL 33547 US
bayislandcontractingrepair@gmail.com



Estimate

ADDRESS

Ballatrae (Pasco) CDD

ESTIMATE # 3089

DATE 05/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	<p>Men's Restroom:</p> <p>- Toilets: Remove and dispose of existing toilets. Supply and install 6 new pressure-assisted Gerber toilet bowls with seats, wax rings, and new supply lines.</p> <p>- Urinals: Remove and dispose of existing urinals. Supply and install 2 new urinals with flushometers.</p> <p>- Sinks: Remove and dispose of 5 existing single wall-mounted sinks. Supply and install 2 new countertop sink basins matching the clubhouse paint scheme. Supply and install 6 new push/release faucets with new water supply lines and waste piping.</p> <p>Women's Restroom:</p> <p>- Toilets: Remove and dispose of existing toilets. Supply and install 5 new pressure-assisted Gerber toilet bowls with seats, wax rings, and new supply lines.</p> <p>- Sinks: Remove and dispose of 5 existing single wall-mounted</p>		41,267.00	41,267.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		sinks. Supply and install 2 new countertop sink basins matching the clubhouse paint scheme. Supply and install 6 new push/release faucets with new water supply lines and waste piping.			
		Meeting Room (Main Clubhouse): - Sinks: Remove and dispose of 5 existing single wall-mounted sinks. Supply and install 2 new countertop sink basins matching the clubhouse paint scheme. Supply and install 6 new push/release faucets with new water supply lines and waste piping.			

Price includes all materials, labor, supplies and equipment.

TOTAL

\$41,267.00

By accepting the terms of this estimate, Bay Island Contracting and Repair, LLC will perform the services as described in this document. Any additional work not covered in this estimate will incur additional charges.

This estimate is valid for 30 days.

Accepted By

Accepted Date













EXHIBIT 16

RETURN TO AGENDA

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to
Ballatrae (Pasco) CDD
1540 International Pkwy
Suite 2000
Lake Mary, FL 32746 USA

Estimate details
Estimate no.: 1443
Estimate date: 04/28/2025
Expiration date: 06/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Replace	<p>This estimate is to cover all the essential bathrooms at both clubhouses on property (main and secondary clubhouse on Hugh Ln.), and the meeting room in the main clubhouse.</p> <p>We are to remove, dispose and supply & install all new pressure, assisted Gerber toilet bowls in men's bathrooms with all new seats wax ring and Johnny bolts with new supply lines to toilets . Also supply new push faucets in men's bathroom with new water supply lines and waste piping for sinks .</p> <p>Supply and install new pressure, assisted Gerber toilet bowls in women's bathrooms with all new seats wax ring and Johnny bolts with new supply lines to toilets . Also supply new push faucets in women's bathroom with new water supply lines and waste piping for sinks.</p> <p>This also includes the installation of (2) new counter top sink basins, to match the paint scheme of the clubhouse in both the mens/womens restrooms. And remove & dispose of the (5) single wall mounted sinks in each single sink location and replace with all new ones.</p> <p>Total Scope Outlined Includes: -13 new pressure-assisted Gerber toilet bowls with seats & wax rings *-2 new countertop sink basins</p>	1	\$31,568.67	\$31,568.67

- 11 new push/release faucets
- 5 new single wall-mounted sinks
- 4 new urinals
- 4 new flushometers
- All new water supplies lines and waste piping for sinks

Note:
All materials, supplies, and labor for installation are included in this estimate.

Total	\$31,568.67
-------	-------------

Note to customer

Thank you for your business opportunity.

If estimate is agreed upon with an approved signature, a deposit of 50% will be due prior to project work for the ordering of all supplies & materials for the project to be completed. Once completed, the remaining 50% would be invoiced to customer.

*Note - If customer would not like to change the countertops (as they are still in decent condition), this would save the customer \$7,150.16 total - to eliminate the (2) countertop sink basins noted above.

Customer is tax exempt.

Accepted date

Accepted by

Expiry date	06/21/2025
-------------	------------

EXHIBIT 17

RETURN TO AGENDA



NuWash Power Wash

8740 Flourish Drive | Land O' Lakes, Florida 34637
8137909807 | ericg@nuwashpowerwash.com |
www.nuwashpowerwash.com

RECIPIENT:

Ballantrae CDD Pool Area

17611 Mentmore Boulevard
Land O' Lakes, Florida 34638

Estimate #1158

Sent on

Jul 09, 2025

Total

\$6,577.21



NuWash Power Wash

8740 Flourish Drive | Land O' Lakes, Florida 34637
8137909807 | ericg@nuwashpowerwash.com |
www.nuwashpowerwash.com



NuWash Power Wash

8740 Flourish Drive | Land O' Lakes, Florida 34637
8137909807 | ericg@nuwashpowerwash.com |
www.nuwashpowerwash.com

Product/Service	Description	Total
Paver Restoration (Repair, Strip, Clean, Sand & Seal)	<p>Project: Paver Repair, Strip, Clean, Sand & Seal Total Area: 4,872 sq. ft. Prepared by: Eric Gutierrez/ Owner Date: 7/9/25</p> <p>1. Site Preparation & Safety</p> <ul style="list-style-type: none">• Conduct full site walk-through with client/foreman to mark repair zones.• Confirm power/water access points and drainage.• Move/cover furniture, planters, or decor within work zone.• Place safety signs and caution tape around work area. <hr/> <p>2. Paver Repair</p> <ul style="list-style-type: none">• Remove damaged, cracked, or sunken pavers.• Inspect base layer; recompact and/or replace base materials where needed.• Reinstall pavers ensuring level alignment and proper slope for drainage. <hr/> <p>3. Strip Existing Sealer</p> <ul style="list-style-type: none">• Select proper stripper compatible with existing sealer (solvent-based / water-based).• Apply stripper in controlled sections following manufacturer dwell time.• Agitate with rotary scrubber or stiff bristle broom.• Extract dissolved sealer residue with wet vacuum. <hr/> <p>4. Deep Cleaning</p> <ul style="list-style-type: none">• Pre-treat pavers with eco-friendly detergent / degreaser.• Use commercial surface cleaner (min. 3,500 PSI with rotary bar) to clean entire area.• Use turbo nozzle for stubborn stains, edges, and joints.• Thoroughly rinse to remove all detergent and debris. <hr/> <p>5. Sanding (Joint Sand Refill)</p> <ul style="list-style-type: none">• Allow pavers to dry completely (24–48 hours weather dependent).• Sweep in dried, screened joint sand to fill joints to just below chamfer edge.• Remove excess sand from surface. <hr/> <p>6. Sealing</p> <ul style="list-style-type: none">• Confirm surface moisture content below manufacturer's recommendation.• Apply high-quality breathable sealer (solvent- or water-based as selected) with pump sprayer and/or roller.• Apply two even coats (wet-on-wet or as directed by product specs).• Block off sealed area from foot/vehicle traffic until fully cured. <hr/>	\$6,577.21*



NuWash Power Wash

8740 Flourish Drive | Land O' Lakes, Florida 34637
8137909807 | ericg@nuwashpowerwash.com |
www.nuwashpowerwash.com

Total

\$6,577.21

Thank you for selecting NuWash for your paver sealing project. Should you have any inquiries, please feel free to contact us.

Best regards,
Eric Gutierrez
NuWash Power Wash
O: (813) 790-9807
C: (813) 360-6346
www.nuwashpowerwash.com

This quote is valid for the next 30 days, after which values may be subject to change.



ESTIMATE

EST-001874

Estimate Date: Jul 10, 2025

Expiry Date: Aug 07, 2025

FROM:

Tactical Pressure Washing & Paver Sealing

License: 113533

33501 Prospect Road

Dade City, FL, 33525

Email: david@tacticalpressurewashing.com

Phone: (813) 551-0966

TO:

Ballantrae CDD

Attn: Joe O'Reilly

17611 Mentmore Boulevard

Land O' Lakes, FL, 34638

Phone: (732) 673-1184

JOB LOCATION:

Ballantrae CDD

17611 Mentmore Boulevard

Land O' Lakes, FL, 34638

Phone: (732) 673-1184

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Paver Repairs Around Pool Edge	1.00	\$275.00	\$0.00	No Tax	\$275.00
	Source, cut to fit, and install all missing and/or damaged pavers around the pool coping edge.					
	22-30 areas in total.					
2	Paver Clean, Sand, and Seal (pool deck)	5325.00	\$1.20	\$0.00	No Tax	\$6,390.00

#	Services	Qty	Price	Discount	Tax (%)	Total
	<p>Treat Stains: Identify and treat all rust, petroleum, animal, paint and other stains using specific chemicals that correspond to each stain type. Some stains are permanently in the pavers and we may not be able to fully remove them.</p> <p>Power Wash: High pressure wash with or without hot water to remove all organic debris (mold/mildew/algae/dirt) and any other stain remnants, as well as remove all existing sand. Rinse all debris from the paver surface.</p> <p>Chemical Soak: Flood the paver surface and joints with chlorine and algicide to kill any organic material on, between, and beneath the pavers. This will also kill roots, spores, and seeds.</p> <p>Sand: Add and compact pure silica sand using filtered silica from Florida Silica Sand. This sand has no contaminants that will provide food for mold and mildew. The sand also has a much larger surface area than play sand which provides more area for the sealer to adhere to. The heavier grains also make it much more difficult for rain and weeds to displace it. The sand is allowed to dry and then manicured to 1/2" to 1/8" below the brick chamfer line. This allows proper drainage between the bricks.</p> <p>Paver Sealing: We use Trident Cat-5, 2-part, Polyurethane sealer. It is a water based product than can either have a wet or natural look. (You choose). We always apply 2-coats on an initial application (A 3rd may be added to achieve high gloss, but may be slippery). The first coat is a thinner, heavy flood coat. This soaks down and hardens the sand and also soaks into the bricks. The second coat is twice as thick as the flood coat and is referred to as the "Top Coat". This coat provides the protective layer on the top of the bricks the creates a mold/mildew barrier and also may provide shine if gloss is selected.</p>					
3	1 Year All Inclusive Warranty	1.00	\$0.00	\$0.00	No Tax	\$0.00
	<p>0 Deductible, includes trip charge, materials, and labor. Covers sealer fading, peeling, water not beading, and trapped any moisture. The sealer also will repel stains and tire tracks.</p> <p>Not covered under warranty: The sealer is not an insecticide or herbicide. Therefore, it will not fully prevent ants and/or weeds from coming through. The sealer will certainly minimize the amount of weeds/ants, but cannot stop them. Sand erosion will happen over the lifespan of the sealer. Although some sand may wash out of the joints, this process will not effect the integrity of the sealer.</p>					
					Subtotal	\$6,665.00
					Grand Total (\$)	\$6,665.00

Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

Message

The loose and missing pavers were caused by the joint sand being displaced due to a lack of sealer present to hold the sand in place.

There is also an area around the entire pool that is beginning to sink due to water splashing out of the pool and washing away the base layer beneath the pavers.

Sealing the deck surface would prevent any further movement; which will save a substantial amount (approximately \$12k) in repairs to correct the sinking.

Terms

Tactical Pressure Washing (contractor) will make every effort to work around inclement weather, and resume

ASAP when weather allows if there are any delays.

A water source to supply the contractor must be available on site.

Residents must not be allowed to enter the premises during work or within 24 hours of application of the sealant.

A minimal amount of debris may enter the pool during the preparatory process. Contractor is not liable for pool cleaning; however, for a fee of \$150 contractor will vacuum out any debris that entered the pool.

Contractor requires a 50% deposit and the remainder is due upon completion.



signed on 10-Jul-2025
by Tactical Pressure Washing & Paver Sealing

Business powered by [Markate.com](https://markate.com)

EXHIBIT 18

RETURN TO AGENDA

From: [Ballantrae CDD](#)
To: [Patricia Thibault](#)
Cc: [Anna Lyalina](#)
Subject: Quote from Tampa Bay Door and Hardware - Jun 30, 2025
Date: Wednesday, July 2, 2025 7:18:59 AM

Proposal for the men's room door at the Ballantrae Pool which frame is rotted and wood door warped. Waiting on other vendors to respond.

Thanks have a great day!

Garry Kubler

Maintenance
Ballantrae CDD
17811 Montmore Blvd
Land O' Lakes, FL 33648
813-345-8555

From: "Joe O'Reilly"
To: "Ballantrae CDD"
Cc: "Anna Lyalina", "Patricia Thibault"
Sent: Monday June 30 2025 1:42:33PM
Subject: Fw: Quote from Tampa Bay Door and Hardware - Jun 30, 2025

Thanks have a great day!

Joe O'Reilly

Field Manager

Anchor Stone Management

255 Primera Boulevard, Suite 160

Lake Mary, FL 32746

From: Joe O'Reilly <Joe@AnchorstoneMgt.com>
Sent: Monday, June 30, 2025 1:41:51 PM
To: Dan White <dan@tampadoorco.com>
Subject: Re: Quote from Tampa Bay Door and Hardware - Jun 30, 2025

Thanks just an FYI were tax exempt and in Pasco if it makes a difference with the County

Thanks have a great day!

Joe O'Reilly

Field Manager

Anchor Stone Management

255 Primera Boulevard, Suite 160

Lake Mary, FL 32746

From: Tampa Bay Door and Hardware <notification@txn.getjobber.com>
Sent: Monday, June 30, 2025 10:59:56 AM
To: Joe O'Reilly <Joe@AnchorstoneMgt.com>
Subject: Quote from Tampa Bay Door and Hardware - Jun 30, 2025



Estimate

Hi Joe,

Thank you for asking us to quote on your project: Pool Restroom Door Replacement

The quote total is \$3,440.00 as of Jun 30, 2025.

If you have any questions or concerns regarding this quote, please don't hesitate to get in touch with us at dan@tampadoorco.com or by phone at 813-607-9582
Sincerely,

Dan White
Owner
Tampa Bay Door and Hardware
www.tampadoorco.com

[View Estimate](#)

Button not working? Copy and paste this link to your browser address bar:
https://clienthub.getjobber.com/client_hubs/7314780e-a86a-4e97-af61-9f7eb0de4942/quotes/46222385.html?auth_token=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXLTJkZXJlbnQpZC9MTFV3SLCjE2ZmF0ZS16ZmFsc2UsImV4cCI6MTY1MTUwNTE5OTU0L3Jkdm90b2lURG8tTGQ1MTF0FC2iFwI7cEQv3s2yZEU&comm_channel=email&comm_type=quote_sent&utm_content=vn_email_cta&utm_medium=email&utm_source=sendgrid

Tampa Bay Door and Hardware

813-607-9582

dan@tampadoorco.com

18708 Lakeshore Drive

Lutz, Florida 33549

Powered by Jobber

Copyright © 2025, Octopusapp, Inc.

EXHIBIT 19

RETURN TO AGENDA

GK ELECTRICAL SOLUTIONS INC

14701 Canopy Dr
Tampa, FL 33626 USA
gkelectricsolutions@gmail.com

Estimate

ADDRESS

Ballantrae CDD
17611 Mentmore Blvd
Land o Lakes, FL 34638

ESTIMATE 1026
DATE 06/25/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
06/25/2025	Services	Description of Work: Replace 3 Phase disconnect with new heavy duty 100 amp rated disconnect with 80 amp fuses Replace damaged wires from meter to disconnect	1	975.00	975.00

TOTAL \$975.00

Accepted By

Accepted Date

EXHIBIT 20

RETURN TO AGENDA



Professional Landscape and Property Maintenance Services

May 12, 2025

Attn: Gaby Arroyo
17611 Mentmore Blvd

Re: Ballantrae CDD

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Fence

SCOPE OF WORK:

- Dispatch technicians to the property with the required equipment and materials to complete work order.
- Located and tape off area for safe working environment.
- Fence is a special order and may take 3 weeks to receive after ordered.
- Locate tennis courts at 17611 Mentmore Blvd in Ballantrae.
- Reference pictures to be provided to technicians.
- 450 ft of chain link fence will be removed and replaced.
- Lay down plywood sheets to protect tennis courts from equipment.
- Remove all the chain link fence from the tennis court area. The fence is 10 ft tall.
- Check all line post and top railing to make sure all items are properly secure.
- Install new 10 ft tall green finish chain link fence using proper fence ties.
- Remove the old chain link fence from double gates for tennis courts.
- Install a new green chain link fence on double gates for tennis courts.
- Check property for any other damage or issues.
- Clean all equipment and debris from the area.
- This will be complete within 30 days of approval.
- The proposal is good for 60 days.

Total Price- \$9,919.50

Proposal Accepted _____
DATE

SIGNATURE

Stephen McDowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

www.FloridaCommercialCare.com



3805 West Osborne Avenue | Tampa, Florida 33614
8134430771 | customerservice@vilofence.com |
vilofence.com

Quote #

Status :
Pending

Sent On

01 Jan 1970

Estimator

Balance With
Check/Cash :

\$

Recipient :

(1)

(1)

PRODUCT / SERVICE	DESCRIPTION	QTY	UNIT PRICE	TOTAL
-------------------	-------------	-----	------------	-------

At approval an installation appointment will be given, although a deposit of \$ will be needed to confirm the date. Date can be subject to change until then.

Terms and Guarantees of Vilo Fence LLC – Fence Installation:

Property Survey Responsibility

- The customer must provide Vilo Fence with an accurate and clear copy of the most recent property survey.
- If a survey is not provided, Vilo Fence is not responsible for property boundaries and will not be liable for future claims related to boundary disputes.
- Any necessary adjustments or additional work due to boundary issues will require additional payment.

Site Preparation

- The customer is responsible for clearing a minimum two-foot-wide path along the fence line, removing bushes, trees, or debris.
- If the customer cannot complete this, Vilo Fence will do so for an additional cost agreed upon before installation.

Contract Modifications

- The customer may make changes to the original contract up to 7 business days before the scheduled installation without additional charges. Only the cost of additional materials will be added, with no penalty.
- Changes made within 7 days of the installation date will incur an additional charge, along with the cost of materials. This fee varies based on proximity to the installation date and the distance from our shop. The fee will be determined in consultation with the sales representative and will range from \$150 to \$300.

Cancellation & Deposit Policy

- The customer may cancel the installation and receive a refund of their deposit within 3 days of signing the contract.
- If cancellation occurs after 3 days, the 40% deposit is non-refundable, except for the following cases:
 - A written and signed denial from the HOA (Homeowners Association).
 - A written and signed denial from the city or county regarding permits or approvals.

Payment Methods

- Vilo Fence LLC accepts the following payment methods:
 - Cash
 - Check
 - Bank transfer
 - Payment through Vilo Fence LLC's system
 - Debit & credit cards

- For credit card payments, the card must be in the name of the person making the payment, and they must sign an irreversible payment authorization form provided by the office and present a valid ID.

Payment Terms & Legal Protection

- A 40% deposit is required at the time of contract signing to secure the installation date.
- The remaining 60% balance is due on the same day the installation is completed, before our crew leaves the property.
- The customer must ensure payment availability on the day of installation (by leaving a check/cash with a family member, placing a check in the mailbox, or making an electronic payment via Zelle or credit card).
- Failure to pay the final balance will result in Vilo Fence LLC placing a mechanic's lien on the property for the unpaid amount.
- If legal action is required to collect payment, the customer agrees to be responsible for all legal costs, including attorney fees, court costs, and any additional collection expenses incurred by Vilo Fence LLC.

Four-Point Contract Rule

- This contract represents the entire agreement between the customer and Vilo Fence LLC.
- Only the terms, conditions, and services explicitly written in this contract will be honored.
- Any verbal agreements, promises, or modifications not documented within the contract will not be recognized or performed.
- The customer is responsible for reviewing the contract in its entirety before signing to ensure that all requested work, specifications, and commitments are clearly stated in writing.

Pricing & Validity

- The quote is based on the current material prices at the time of the estimate and is valid for 15 days from the quotation date.
- After 15 days, pricing may change based on material costs and will need to be adjusted accordingly.

Underground Utilities (811 Markings)

- Public utility companies only mark major public utility lines.
- The customer is responsible for marking any private utility lines, such as pool systems, irrigation systems, drainage pipes, private cables, or underground pipes installed by the property owner.
- Vilo Fence LLC is not responsible for damages to unmarked private utilities.

Installation Attendance & Scheduling

- The customer is not required to be present during installation but is encouraged to be present for quality inspection and final payment.
- Vilo Fence LLC is not responsible for any lost wages or costs due to last-minute schedule changes.
- Vilo Fence LLC reserves the right to modify the installation schedule if necessary.
- Installation will proceed in most weather conditions, but customers will be informed if delays occur due to severe weather or other unforeseen circumstances.

Workmanship Warranty

- Vilo Fence LLC provides a 1-year (365-day) labor warranty on all installations.
- If the customer notices any installation issues, they should contact their sales representative or call our office (813-270-5746 / 813-443-0771) to report the issue.
- Emergencies will be handled with priority.

We appreciate your business and the opportunity to bring your project to life. Your satisfaction is our priority!

Signature : _____

Date : _____

EXHIBIT 21

RETURN TO AGENDA

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to
Ballatrae (Pasco) CDD
1540 International Pkwy
Suite 2000
Lake Mary, FL 32746 USA

Estimate details
Estimate no.: 1452
Estimate date: 06/02/2025
Expiration date: 07/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Replace	<p>This estimate is to remove & replace (16) swing set ductiles & pendulums at Ballatrae Clubhouse Park. Each swing is over 12ft in height and has (4) swings per swing set. (2) ductile/pendulums per swing set.</p> <p>Many are rusted and may need to be cut off. Clear signs of bad bolts and in which - all bolts are being replaced.</p> <p>Total amount here includes all supplies, material & labor for installation (for 16 ductile/pendulums).</p>	16	\$114.18	\$1,826.88
2.	Install	<p>Install new swing set for damaged/broken one.</p> <p>(See attached images of repairs needed.)</p>	1	\$154.34	\$154.34

Total \$1,981.22

Note to customer

Thank you for your business opportunity.

Images are attached online for review of these replacements needed.

Customer is tax exempt.

Expiry date 07/12/2025

Accepted date

Accepted by









EXHIBIT 22

RETURN TO AGENDA

HIMES
ELECTRICAL
SERVICE, INC.

June 23, 2025

Ballentrae CDD
Attn: Gary Kubler
29154 Chapel Park
Wesley Chapel, FL 33543

Phone: 813-526-4714
Email: ballantrae@tampa.rr.com

RE: Westside Fountain.

Dear Gary,

We are pleased to submit this proposal to provide the labor and material to replace the disconnect for the westside fountain on Ballantrae Blvd.

- 1) Replace the 3 phase disconnect and the wiring from the meter.
- 2) Install a new surge arrester.

Total for the above proposal is **\$1100.00**. This quote is good for 30 days.

NOTE: Work that is not listed on the proposal will be considered additional. All additional work will be billed on a time and material basis and will be added to the proposal and due upon completion.

Please feel free to call if you have any questions or if I can be of further assistance.

Respectfully Submitted,

Gavin Furnas

Gavin Furnas
Estimator/Electrician

Acknowledged and Accepted by:

Date: _____

Printed Name and Title:

EXHIBIT 23

RETURN TO AGENDA



Ballantrae
Community Development District

NEW VENDOR PACKET

New Vendor / Contractor Requirements

Community Name: **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

Anchor Stone Management LLC serves as the District Manager for the Ballantrae Community Development District, under the direction of its Board of Supervisors.

Prior to entering into a contract with you or your firm, the District requires that this form be completed and returned, along with all requested documentation and information, for inclusion in our records.

Legal Name of Vendor/ Contractor:

--

D/B/A Name (if applicable):

--

Mailing Address:

Email:

Phone:

Fax:

--	--	--

Please forward the following identification and insurance information:

1. W-9 — Required by IRS
2. Certificate of Liability and Property Damage Insurance and Certificate of Workers' Compensation Insurance {if work is to be done on CDD property}
3. The certificate holder's name should be:

Address:

Ballantrae CDD

17611 Mentmore Blvd.

Land O'Lakes, FL 34638

Phone: (813) 345-8565

Email: Ballantrae2@TampaBay.RR.com

Invoices will be paid within 30 days after receipt. Each invoice should be submitted and contain the following information:

1. **Ballantrae CDD is a tax-exempt entity, no taxes shall be applied to invoices.**
2. An invoice number and complete description of work completed.
3. If a monthly service, the month for which the work is completed.
4. Location at which work was performed.
5. Name of property manager or individual authorizing work.



Ballantrae
Community Development District

Acknowledgement

I, the undersigned certify the above information is true and correct, an I understand and agree that no payment for services or supplies will be made until all the above requirements are met.

Company/Individual {PRINT}

Acknowledge Date

--	--

By:

Title:

--	--

Email ballantraepasco@anchorstonemgt.com

Billing..... ap@anchorstonemgt.com

District Manager Patricia Thibault Patricia@anchorstonemgt.com



Anchor Stone Management LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
www.anchorstonemgt.com

EXHIBIT 24

RETURN TO AGENDA

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Ballantrae CDD
255 Primera Blvd
Suite 160
Lake Mary, FL 32746

JOB DESCRIPTION
Holiday lighting and decoration for Ballantrae Clubhouse and Front Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Clubhouse	Install 2 x 36" Lighted Wreaths with bows on front columns of drive-thru porch Install warm white, LED mini lights in palm trees (3) on either side of clubhouse Install warm white, LED mini lights on Palm tree in front of clubhouse (Roundabout) Install green LEDs mini lights in fronds (first layer only) of Palm tree in front of clubhouse Install green led mini lights in shrubs surrounding Palm tree in front of clubhouse	\$2,750.00
Clubhouse Sign	Install warm white LED mini lights in 3 oak trees behind clubhouse sign Install green LED minis in hedges at entry sign Install 2 wreaths, with lights and bow on columns	\$1,000.00
Front Entrance	Install warm white, LED mini lights in 6 oak trees (3 entrance; 3 exit) behind entrance sign Install 2 x 48" lighted wreaths with bows on each column (left and right of Sign)	\$2,750.00
Center Median	Install animated, cascading lights in the 2 oak trees center median Install warm white, LED mini lights in limbs of 3 ligustrums Install green LED mini lights in tops of 3 ligustrums Install warm white, LED C9 lights in the 3 magnolia trees Install warm white, LED mini lights in the hedge front of center median 50% Deposit Required	\$6,750.00
TOTAL ESTIMATED JOB COST		\$13,250.00

* 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. If additional power needed Ballantrae CDD community responsible for providing.

* 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

7/15/2025

DATE

AUTHORIZED SIGNATURE FOR BALLANTRAE CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel of Ballantrae CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

EXHIBIT 25

RETURN TO AGENDA

**Electro Mechanic Industries,
Inc. DBA Vermana**
2909 Fairgreen Street



4076013943
www.vermana.com

Estimate

Name / Address
Anchor Stone Management 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746

Ship To
Ballantrae CDD 17611 Mentmore Blvd Land O' Lakes, FL 34638 USA

Estimate #	Date	P.O Num #
917022	7/11/2025	

Sales Rep

DKS

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Activity	Qty	Rate	Amount
LOCATION: SPLASH PAD	8	365.00	2,920.00T
NEW PENTAIR 100SQF CLEAN & CLEAR (ELEMENT)			
SCOPE OF WORK:			
-- SHUT OFF EQUIPMENT			
-- LOCK OUT/ TAG OUT			
-- REMOVE OLD FILTER (ELEMENT)			
-- INSTALL (8) NEW PENTAIR CLEAN CLEAR 100 SQ FT FILTER (ELEMENT)			
-- TURN SYSTEM ON			
-- CHECK FOR LEAKS			
-- ENSURE FOR PROPER OPERATION			
Pasco County Florida Sales Tax		204.40	204.40

Total

\$3,124.40

Accepted By:

Accepted Date:

EXHIBIT 26

RETURN TO AGENDA



FL-Air Heating & Cooling

Ballantre CBD
17611 Mentmore Blvd
Land O' Lakes, FL 34638

(732) 673-1184
joe@anchorstonemgt.com

ESTIMATE	#9375
ESTIMATE DATE	Jul 10, 2025
EXPIRATION DATE	Aug 9, 2025
TOTAL	\$499.00

CONTACT US
17910 US Hwy 41
Lutz, FL 33549

(813) 800-2665
admin@flairhvac.com

ESTIMATE

Services	qty	unit price	amount
Maintenance Plans - Commercial Maintenance Plan up to 5 Tons	1.0	\$499.00	\$499.00
Semi annual maintenance			
Inspect outdoor unit			
Clean outdoor coil			
Clear debris from outdoor unit			
Inspect all wiring and tighten loose connections			
Check amperage draw of motors			
Inspect all electrical components			
Check refrigerant levels			
Clear condensate drain line			
Inspect blower housing and wheel			
Inspect indoor coil and clean with self evaporating cleaner			
Check float safety switch			
Check supply and return air temperature			
Inspect airflow			
Worry free drain line guarantee			
Free service calls during regular business hours 7a-7p			

Services subtotal: \$499.00

Total \$499.00

Thank you for choosing FL-Air Heating & Cooling as your dedicated HVAC solution provider. We appreciate your business!

Please note - If you provided payment to your technician, please disregard this invoice. Once your payment is processed, you will receive a receipt for your records.

www.flairhvac.com
office@flairhvac.com

EXHIBIT 27

RETURN TO AGENDA

Bandu LLC.

5202 17th st

Zephyrhills, FL.

33542

7278091010

Bandullc@yahoo.com

SWIMMING POOL MAINTENANCE
AND CLEANING QUOTE.

EST0139

DATE

Jul 16, 2025

TOTAL

USD \$3,629.97

TO

Ballantrae Community Clubhouse

DESCRIPTION	RATE	QTY	AMOUNT
This is a proposal to replace the splash pad VFD for all parts and labor.	\$3,629.97	1	\$3,629.97
SUBTOTAL			\$3,629.97
TAX (7%)			\$0.00
TOTAL			USD \$3,629.97

EXHIBIT 28

RETURN TO AGENDA

Bandu LLC.

5202 17th st

Zephyrhills, FL.

33542

7278091010

Bandullc@yahoo.com

SWIMMING POOL MAINTENANCE
AND CLEANING QUOTE.

EST0141

DATE

Jul 16, 2025

TOTAL

USD \$1,483.18

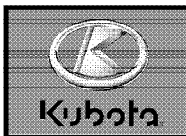
TO

Ballantrae Community Clubhouse

DESCRIPTION	RATE	QTY	AMOUNT
Replace the recirculation motor for the small pool including parts and labor.it does not include the impeller or diffuser, we won't know until we pull the motor out.	\$1,483.18	1	\$1,483.18
SUBTOTAL			\$1,483.18
TAX (7%)			\$0.00
TOTAL			USD \$1,483.18

EXHIBIT 29

RETURN TO AGENDA



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 07/10/2025	Time 11:14:56 (O)	Page 1
Account No BALLA014	Phone No	Est No 01 006077
Ship Via		Purchase Order
Tax ID No		
		Salesperson 503

ESTIMATE EXPIRY DATE: 08/09/2025

SERVICE ESTIMATE - NOT AN INVOICE

***** Segment 01 *****

Stock #: 024266 UTILITY MS #: A5KA1DGAPNG016828
Make: KU Model: RTV520A
Is to have the following work done

HAULING

ADDITIONAL DESCRIPTION:

813-345-8565 BALLANTRAE2@TAMPABAY.RR.COM
PICK UP AND DELIVERY
17611 MENTMORE BLVD
5.3 MI

MISCELLANEOUS CHARGES:	Description	Price	Amount
	CUST HAULING	280.00	280.00

Miscellaneous: 280.00
Subtotal: 280.00

Authorization: _____

***** Segment 02 *****

SERVICE BY HOURS

COMPLAINT:

SERVICE REQUESTED

CAUSE:

400 HR - 1 year service includes checking tires belts
replacing
spark plugs all fluid filters and air filters

ADDITIONAL DESCRIPTION:

813-345-8565 BALLANTRAE2@TAMPABAY.RR.COM

Part#	Description	Qty	Price	Amount
HH1J0-32430	"FILTER(OIL, CA	1	15.20	15.20

Sub for HH150-32430. HH150-32430

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Service Release Policy:

All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.

An express mechanic's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

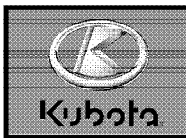
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

X

Ordered By

X

Received By



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 07/10/2025	Time 11:14:56 (O)	Page 2
Account No BALLA014	Phone No	Est No 01 006077
Ship Via		Purchase Order
Tax ID No		
		Salesperson 503

ESTIMATE EXPIRY DATE: 08/09/2025

SERVICE ESTIMATE - NOT AN INVOICE

Part#	Description	Qty	Price	Amount
Discontinued, sell thru				
32721-58242	ELEMENT, FILTER	1	63.41	63.41
ELEMENT, FILTER AIR INNER				
6C060-99414	ASSY ELEMENT	1	32.64	32.64
ASSY ELEMENT *				
32721-58242	ELEMENT, FILTER	1	63.41	63.41
ELEMENT, FILTER AIR INNER				
6C060-99414	ASSY ELEMENT	1	32.64	32.64
ASSY ELEMENT *				
HHK70-14073	CARTRIDGE,OIL F	1	33.30	33.30
CARTRIDGE,OIL FILTER				
HHK72-14080	CARTRIDGE,FILTE	1	28.53	28.53
CARTRIDGE,FILTER OIL HST (WHITE) *				
E9151-67710	PLUG,SPARK J055	2	8.59	17.18
PLUG,SPARK J055 (BKR4E/04) GEN BOX *				
UDT	UDT HYDRO 1 GAL	6	29.99	179.94
OIL DISPOSAL FEE	OIL DISPOSAL	6	2.00	12.00
15W40	15W40 OIL 1 GAL	3	29.99	89.97
OIL DISPOSAL FEE	OIL DISPOSAL	3	2.00	6.00

MISCELLANEOUS CHARGES:	Description	Price	Amount
	SHOP SUPPLIES	130.00	130.00

Authorization: _____

Parts: 574.22
Labor: 700.00
Miscellaneous: 130.00
Subtotal: 1404.22

Parts: 574.22
Labor: 700.00
Miscellaneous: 410.00
FL STATE TAX 101.05
PASCO County 16.84

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Service Release Policy:

All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.

An express mechanic's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

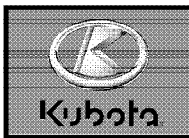
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

X

Ordered By

X

Received By



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 07/10/2025	Time 11:14:56 (O)	Page 3
Account No BALLA014	Phone No	Est No 01 006077
Ship Via		Purchase Order
Tax ID No		
		Salesperson 503

ESTIMATE EXPIRY DATE: 08/09/2025

SERVICE ESTIMATE - NOT AN INVOICE

TOTAL: 1802.11

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.

FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.

Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

X

Ordered By

X

Received By

Service Release Policy:

All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.

An express mechanic's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

EXHIBIT 30

RETURN TO AGENDA



Workers Compensation Renewal Information

Please note this is for renewals only, all new business needs to be submitted via an Acord
Only input information in the cells highlighted in yellow.

Covered Party:	Ballantrae Community Development District
Coverage Period:	10/1/2025 - 10/1/2026

Workers Compensation Claims Point-of-Contact

Name	Patricia Thibault
Title	District Manager
Email	Patricia@AnchorstoneMgt.com
Phone Number	407.698.5350

Class Code	Description	Estimated Payroll	Number of Emp	Rate	Estimated Premium
9015	Buildings - Operated By Owner,	\$ 179,677.00	3	\$ 2.68	\$ 4,815.34
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Manual Premium					\$ 4,815.34
Increased ELL					\$ 120.00
Subtotal					\$ 4,935.34

Workplace Safety Credit 2% (Insert Y if applicable)		\$ -
Drug Free Workplace Credit 5% (Insert Y if applicable)		\$ -
Experience Mod	1	
Standard Premium		\$ 4,935.34
Premium Discount		\$ -
Expense Constant		\$ 160.00
Terrorism		\$ 17.97
Annual		\$ 5,113.31

EXHIBIT 31

RETURN TO AGENDA

STATEMENT 1

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	Actual 05.30.2025	Projected Total FY 2025	FY 2026 Proposed	2026 v 2025 Variance
0 REVENUE								
1 Operations & Maintenance Revenues								
2 CDD Assessments								
3 Special Assessments (Net)	1,027,504	1,028,141	1,033,828	1,024,661	1,013,131	1,013,131	1,024,661	-
4 Increase in Special Assessment - FY 25	-	-	-	-	-	-	-	-
5 CDD Assessments Total	1,027,504	1,028,141	1,033,828	1,024,661	1,013,131	1,013,131	1,024,661	-
6 Other Revenues								
7 Carryover from Previous Years (Fund Balance Forward)	-	-	-	45,000	-	40,000	118,252	73,252
8 Other Income	783	5,657	7,952	-	1,039	1,039	-	-
9 Transfer in from Reserve Fund	-	-	-	-	-	-	-	-
10 Other Revenues Total	783	5,657	7,952	45,000	1,039	41,039	118,252	73,252
11 Operations & Maintenance Revenues Total	1,028,287	1,033,798	1,041,780	1,069,661	1,014,170	1,054,170	1,142,913	73,252
12 REVENUE Total	1,028,287	1,033,798	1,041,780	1,069,661	1,014,170	1,054,170	1,142,913	73,252
13 EXPENDITURES								
14 O&M Administrative								
15 Administrative: Other								
16 Website Server & Name	2,015	2,015	1,515	2,015	1,515	1,515	2,015	-
17 Administrative Contingency	4,313	1,584	-	-	-	-	-	-
18 Annual Financial Audit	3,800	3,950	4,100	4,400	-	4,400	4,400	-
19 Arbitrage Rebate Calculation	-	475	475	475	-	475	475	-
20 Disclosure Report	-	-	-	-	-	-	-	-
21 Dues, Licenses and Fees	205	195	2,475	1,200	1,393	1,400	1,200	-
22 Legal Advertising	1,923	1,752	437	1,500	290	1,040	1,500	-
23 Misc Services	-	-	-	-	-	-	-	-
24 Property Appraiser Fee	150	-	150	150	150	150	150	-
25 Trustees Fees	3,897	3,897	4,389	4,256	2,378	4,256	4,507	251
26 Administrative: Other Total	16,303	13,868	13,541	13,996	5,726	13,236	14,247	251

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	Actual 05.30.2025	Projected Total FY 2025	FY 2026 Proposed	2026 v 2025 Variance
27	Board of Supervisors								
28	Public Officials Liability Insurance	-	-	-	3,409	3,316	3,316	3,731	322
29	Supervisor Stipends	11,954	11,281	9,043	14,000	8,400	13,400	14,000	-
30	Board of Supervisors Total	11,954	11,281	9,043	17,409	11,716	16,716	17,731	322
31	Engineering & Legal Services								
32	District Counsel	11,875	5,518	3,338	10,000	2,040	7,040	10,000	-
33	District Engineer	5,937	35,920	11,631	16,000	15,524	22,524	18,000	2,000
34	Engineering & Legal Services Total	17,812	41,438	14,969	26,000	17,564	29,564	28,000	2,000
35	Management Services								
36	District Management	55,804	54,996	54,996	55,000	36,664	36,664	55,000	-
37	Management Services Total	55,804	54,996	54,996	55,000	36,664	36,664	55,000	-
38	O&M Administrative Total	101,873	121,583	92,549	112,405	71,670	96,180	114,978	2,573
39	Insurance								
40	Insurance								
41	General Liability	3,215	6,452	7,283	4,603	3,830	3,830	5,037	434
42	Property Casualty	21,804	17,115	22,577	25,512	24,872	24,872	23,657	(1,855)
43	Insurance Total	25,019	23,567	29,860	30,115	28,702	28,702	28,694	(1,421)
44	Insurance Total	25,019	23,567	29,860	30,115	28,702	28,702	28,694	(1,421)
45	Utility Services								
46	Electric								
47	Electric Street Lighting	72,852	112,322	117,809	120,000	77,795	117,795	121,000	1,000
48	Electric Utility - Recreation Facilities	14,250	17,448	19,602	19,000	11,941	18,000	20,000	1,000
49	Electric Utility Services	67,405	37,500	41,540	39,000	21,030	32,000	40,000	1,000
50	Electric Total	154,507	167,270	178,951	178,000	110,766	167,795	181,000	3,000
51	Water								
52	Stormwater Assessment	-	-	-	2,200	8,389	8,389	2,400	200
53	Utility - Water - Clubhouse & Pools	6,201	20,003	7,898	12,000	13,508	22,708	16,000	4,000
54	Water Total	6,201	20,003	7,898	14,200	21,897	31,097	18,400	4,200
55	Utility Services Total	160,708	187,273	186,849	192,200	132,663	198,892	199,400	7,200
56	Lakes/Ponds & Landscape								
57	Lakes/Ponds: Contract								
58	Wetland Buffer Spray Contract	18,816	16,800	16,800	16,800	11,200	16,800	16,800	-
59	Aquatic Contract	36,061	38,078	38,078	38,076	25,385	38,081	38,076	-
60	Install/Replace Aquatic Plants	-	-	-	5,000	-	2,500	5,000	-

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	Actual 05.30.2025	Projected Total FY 2025	FY 2026 Proposed	2026 v 2025 Variance
61	Lakes/Ponds: Contract Total	54,877	54,878	54,878	59,876	36,585	57,381	59,876	-
62	Landscaping: Contracts								
63	Landscape - Secondary Contracts	22,831	32,188	40,378	41,380	21,790	36,790	51,200	9,820
64	Landscape Maintenance Contract	143,366	144,231	144,231	144,240	146,852	200,152	159,900	15,660
65	Irrigation Repairs and Maintenance	6,791	11,343	33,079	14,000	3,675	10,000	14,000	-
66	Sod & Seed Replacement	4,874	19,875	-	10,000	-	5,000	10,000	-
67	Replace Plants & Trees	67,316	17,525	7,210	15,000	46,750	51,750	15,000	-
68	Extra Mowings During Rainy Season	865	-	-	2,500	-	-	1,000	(1,500)
69	Landscaping: Contracts Total	246,043	225,162	224,898	227,120	219,067	303,692	251,100	23,980
70	Pond & Landscaping: Other								
71	Lake/Pond Repairs	-	880	-	-	-	-	-	-
72	Mitigation Areas: Monitor & Maintain	-	-	-	1,500	-	-	1,500	-
73	Rust Prevention for Irrigation System	9,725	4,145	-	12,000	1,130	4,710	12,000	-
74	Field Miscellaneous (Included in FY 2023 - Kubota)	2,873	20,560	4,225	-	-	-	-	-
75	Fountain Repairs & Maintenance	507	8,362	1,108	3,500	-	1,500	3,500	-
76	Pond & Landscaping: Other Total	13,105	33,947	5,333	17,000	1,130	6,210	17,000	-
77	Lakes/Ponds & Landscape Total	314,025	313,987	285,109	303,996	256,782	367,283	327,976	23,980
78	Streets, Sidewalks, Maintenance & Operations								
79	Maintenance Staff								
80	Employee - Health & Phone Stipends	2,400	14,800	14,600	14,400	9,600	13,600	14,400	-
81	Employee - P/R Taxes	6,113	12,716	8,491	12,751	8,626	11,025	13,695	944
82	Employee - Salaries	99,441	135,853	132,290	147,000	95,218	147,000	152,880	5,880
83	Employee - Workers Comp	2,911	4,979	2,559	4,620	3,252	3,252	4,620	-
84	Mileage	-	-	-	1,000	-	-	1,000	-
85	Payroll Processing Fees	910	1,994	2,020	1,900	1,470	1,900	1,900	-
86	Maintenance Staff Total	111,775	170,342	159,960	181,671	118,166	176,777	188,495	6,824
87	Streets & Sidewalks								
88	Entry & Walls Maintenance	1,989	2,175	-	2,000	-	500	2,000	-
89	Sidewalk Repair & Maintenance	2,975	-	3,287	1,500	-	500	1,500	-
90	Street/Decorative Light Maintenance	236	1,570	1,210	1,000	435	750	1,000	-
91	Streets & Sidewalks Total	5,200	3,745	4,497	4,500	435	1,750	4,500	-
92	Streets, Sidewalks, Maintenance & Operations Total	116,975	174,087	164,457	186,171	118,601	178,527	192,995	6,824

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	Actual 05.30.2025	Projected Total FY 2025	FY 2026 Proposed	2026 v 2025 Variance
93	Clubhouse & Safety & Security								
94	Clubhouse & Miscellaneous								
95	Clubhouse Facility Maintenance	17,959	3,279	4,326	12,000	2,921	8,000	12,000	-
96	Clubhouse Miscellaneous	13,798	6,110	5,373	10,000	4,416	8,000	10,000	-
97	Clubhouse Telephone/Internet/Fax	5,070	5,139	5,387	4,200	3,392	5,092	5,500	1,300
98	Park/Field Repairs	10,443	-	-	-	-	-	-	-
99	Pest Control	320	1,400	-	520	-	200	520	-
100	Pool Permits	705	705	705	750	705	705	750	-
101	Pool/Fountain/Splash Pad Maintenance	14,699	23,573	19,953	23,072	14,412	26,000	20,000	(3,072)
102	Seasonal Lighting	15,325	13,750	12,750	14,000	13,250	13,250	14,000	-
103	Clubhouse & Miscellaneous Total	78,319	53,956	48,494	64,542	39,096	61,247	62,770	(1,772)
104	Safety & Security								
105	Pool Monitor - Employee P/R Taxes	-	868	-	2,000	-	2,000	2,000	-
106	Pool Monitor - Employee Worker's Comp	-	1,050	-	1,300	-	1,300	1,300	-
107	Part-Time Law Enforcement / Private Security	34,350	20,260	23,628	50,000	15,708	23,628	35,000	(15,000)
108	Salary for Pool Monitor at Both Pools	2,199	5,842	23,870	23,500	3,019	23,000	23,500	-
109	Security - Other (Gate Service)	4,423	2,777	3,188	1,000	-	500	1,000	-
110	Video Surveillance	-	-	-	-	-	-	1,300	1,300
111	Safety & Security Total	40,972	30,797	50,686	77,800	18,727		64,100	(13,700)
112	Clubhouse & Safety & Security Total	119,291	84,753	99,180	142,342	57,823	61,247	126,870	(15,472)
113	O&M Contingency								
114	O&M Contingency & Capital Projects								
115	O&M Contingency	197,962	32,645	21,043	5,000	21,202	23,702	50,000	45,000
116	O&M Contingency & Capital Projects Total	197,962	32,645	21,043	5,000	21,202	23,702	50,000	45,000
117	O&M Contingency Total	197,962	32,645	21,043	5,000	21,202	23,702	50,000	45,000
118	Other Financing Sources and (Uses)								
119	Reserves Transfers Out-Other Financing Uses								
120	Asset Reserve	47,500	50,500	51,500	78,100	-	78,100	82,000	3,900
121	Emergency Reserve	90,000	-	-	-	-	-	-	-
122	Park Development Reserve	50,000	100,000	50,000	19,332	-	19,332	20,000	668
123	Reserves Transfers Out-Other Financing Uses Total	187,500	150,500	101,500	97,432	-	97,432	102,000	4,568
124	Other Financing Sources and (Uses) Total	187,500	150,500	101,500	97,432	-	97,432	102,000	4,568
125	EXPENDITURES Total	1,223,353	1,088,395	980,547	1,069,661	687,443	1,051,965	1,142,913	73,252
126	EXCESS REVENUES OVER/(UNDER) EXPENDITURES	(195,066)	(54,597)	61,233	-	326,727	2,205	(0)	(0)

	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	Actual 05.30.2025	Projected Total FY 2025	FY 2026 Proposed	2026 v 2025 Variance
--	-------------------	-------------------	-------------------	------------------------------	----------------------	----------------------------	---------------------	-------------------------

Fund Balance	FY 24	Audited
	Nonspendable	\$ 10,633.00
	Unassigned	\$201,663.00
	Forward to FY 25	(40,000)
	Firward to FY 26	(118,252)
		\$ 54,044.00

Amounts in Emergency Reserve	280,103
------------------------------	---------

EXHIBIT 32

RETURN TO AGENDA

**MINUTES OF 05/08/25 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Tuesday, May 08, 2025 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O’Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by Mr. Mendenhall. Roll was called and a quorum was confirmed with the following supervisors present:

Richard Levy.....	Board of Supervisors, Chairman
Chris Milano	Board of Supervisors, Vice Chairman
Kendrick Miller.....	Board of Supervisors, Assistant Secretary
Cecilio “Tony” Thomas.....	Board of Supervisors, Assistant Secretary
Brian Giacobbe	Board of Supervisors, Assistant Secretary

Also present were:

Lauren Parsons.....	Vice President, Kai
Kaylee Roach	Happiness Manager, Kai
Andy Mendenhall.....	District Manager, Kai
Gaby Arroyo.....	Community Director, Kai
Greg Woodcock.....	District Engineer, Stantec
Yovani Cordero (via zoom).....	Steadfast
Durango Ruckman	Maintenance Supervisor
Anna Lyalina.....	Anchor Stone Management
Robert Rios	Anchor Stone Management
Austin Comings	Anchor Stone Management
James Paleveda	Anchor Stone Management
Mariam Gabuzyan.....	Anchor Stone Management

It was acknowledged that a quorum was established.

The following is a summary of the discussions and actions taken at the May 8, 2025 Ballantrae CDD Board of Supervisors Regular Meeting.

II. Audience Questions & Comments on Agenda Items – (limited to 3 minutes per individual)

There being none, the next item followed.

III. Professional Reports

A. Stantec District Engineering Report – Mr. Woodcock- Project Manager

Old Playground was removed, and a motion was made to approve Steadfast’s Playground Proposal.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the Proposal for Ballantrae Playground of Steadfast in the amount of \$184,657.50 and to change the basket swing into two versa swing, for the Ballantrae Community Development District.

B. District Counsel

Concerns were raised about motorcycles causing safety and property issues. Calls to the non-emergency line have been ineffective. Mr. Mendenhall will have the attorneys send a diplomatic reminder about the rules, with escalation as a future option.

The incident involving Residents, non-Residents, and Mr. Ruckman where law enforcement was called was discussed. The board questioned their legal responsibilities and potential liability. Mr. Mendenhall explained that staff can ask individuals to leave and involve police if needed. The Board can suspend Resident privileges with due process.

Legal counsel was recommended to clarify responsibilities and support staff. The Pasco County Sheriff's Office responded to the incident, and follow-up with involved residents for further legal guidance.

C. Supervisor Requests

Based on the request from Chairman Levy, the District Management Contract with Breeze/Kai was discussed later in the Meeting.

D. Steadfast Alliance

Consideration of Proposals

Exhibit 1: Plant 344 Knotted Spikerush around the perimeter of the banks of pond 23

Ms. Cordero was not able to present during the Meeting, as she was not the designated attendee for the session. She indicated that she would follow up with her colleagues to gather the necessary information regarding the item. Tabled for the next meeting.

E. Steadfast Environmental Reports

Conservation Area Inspection Report dated April 2025

The Report was provided as part of Exhibit 2.

Waterway Inspection Report dated May 2025

The Report was provided as part of Exhibit 2.

Daily Logs Report

Ms. Cordero was asked to check on the status of a water variance to help maintain landscaping, checks on sprinkler heads and lid replacements, provide maintenance costs for battery replacements for the reserve report, follow up with the aquatics team for updates on fountain repairs, including electronic components and an action request about overgrown foliage near the barbecue areas at both pool sites, identified as a fire hazard.

F. Florida Brother's Maintenance Repair LLC

Exhibit 3: Florida Brother's Maintenance Repair LLC; Consideration of Replacing all the Essentials in Bathrooms at Both Amenity Centers in the District - \$31,568.67

The Board has reviewed the current proposals and is requesting additional quotes to ensure a comprehensive comparison.

G. CertaPro Painters

Exhibit 4: CertaPro Painters; Consideration of Painting of the Additional Wall on Mentmore Blvd Proposal

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board accepted the CertaPro Painters Proposal of Painting of the Additional Wall on Mentmore Blvd in the amount of \$9,465.00, for the Ballantrae Community Development District.

IV. Business Items

Walk-on Item: Anchorstone Management Proposal

The Anchorstone staff members introduced themselves one by one. Recognizing the many ongoing projects and proposals in the community, Ms. Lyalina stated that their Team offered an additional three months of service free of charge to support the District.

After reviewing the proposal from AnchorStone Management, the Board Members each reflected on their long-standing relationship with Ms. Thibault and emphasized that loyalty and trust in her leadership played a major role in their decision-making. Chairman Levy noted that although Breeze/Kai serves the District at a good level, part of the terms of the Agreement with Breeze was Ms. Thibault's designation to the District. The Supervisors praised her leadership, noting she had successfully guided the District through multiple transitions and challenging times. They emphasized her financial expertise, creativity, and the trust built with the Board over more than a decade, expressing full confidence in her continued leadership. Chairman Levy emphasized importance of Ms. Thibault's deep knowledge of

the District's budget. Mr. Mendenhall was then asked if he had any comments in response to the AnchorStone Management proposal.

Mr. Mendenhall acknowledged the Board's perspective and emphasized that while his company's services were similar, he understood and appreciated the strong relationship the District had with Ms. Thibault. Drawing from his own experience of managing districts, he recognized the concerns that can arise with leadership changes.

Ms. Parsons also acknowledged understanding of the relationship between the District and Ms. Thibault dating back to pre-Breeze times, outlined current Breeze/Kai's Team's competence, and offered two months free of charge services.

Supervisor Thomas acknowledged general equality in services but firmly emphasized the relationship with Ms. Thibault as the most critical factor.

Vice Chair Milano also emphasized the relationship and in light of Ms. Thibault's expertise and knowledge of the District and its finances and trusting into a smooth services transition, expressed his concerns about the District's possibility of a need to increase the assessments.

After further discussion, the Board proceeded with a vote. A motion was made and seconded to terminate the agreement with KAI (formerly Breeze) with the standard 60-day notice. The motion passed unanimously.

On a MOTION by Supervisor Thomas, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved to **Terminate Kai Connected as the Management Company**, for the Ballantrae Community Development District.

A motion was made to hire a new management company.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Thomas WITH ALL IN FAVOR, the Board adopted the **District Management Services Proposal from AnchorStone Management as the new Management Company**, for the Ballantrae Community Development District.

A. Consideration of Resolution 2025-05; Authorizing Bank Account Signatories

The Board adopted Resolution to authorize new bank account signatories. Ms. Thibault and Ms. Lyalina were designated as the authorized signatories. All accounts would be moved from Bank United to South State Bank. A wire transfer would be initiated, leaving a small balance in the old account for Kai to process pending invoices. The signatory update process would begin immediately upon receiving the necessary names. Existing checks would be closed out, and banking operations would be formally handed over to the new team.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board adopted **Resolution 2025-05; Authorizing Bank Account Signatories**, for the Ballantrae Community Development District.

B. Consideration of Resolution 2025-06; Designating Officers

The board adopted the resolution designating Ms. Thibault as Secretary and Treasurer, and Ms. Lyalina as Assistant Treasurer.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-06; Designating Officers**, for the Ballantrae Community Development District.

Walk-on Item: Resolution 2025-07; Movement of District Bank

Mr. Mendenhall introduced Resolution 2025-07, which authorized the official movement to South State Bank.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board adopted **Resolution 2025-07; Movement of District Bank to South State Bank**, for the Ballantrae Community Development District.

Walk-on Item: Resolution 2025-08; Designating Primary Administrative Office Headquarters

The resolution addressed the designation of the district's official address, be updated to Anchor Stone Management's address.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, , the Board adopted **Resolution 2025-08; Designating Primary Administrative Office Headquarters at 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746**, for the Ballantrae Community Development District.

C. Announcement of Qualified Electors as of April 15, 2025

Mr. Mendenhall announced that there are 1,845 registered voters in the Ballantrae Community Development Districts of April 15, 2025.

D. Discussion on Fiscal Year 2026 Budget Workshop

Discussed out of order after adopting of the Anchor Stone Management Proposal for District Management Services, a budget workshop was scheduled for Wednesday, May 21, 2025, to comply with notice requirements and ensure adequate time for the upcoming budget adoption deadline. The first regular Board Meeting with Anchor Stone as District Manager was scheduled for Tuesday, June 10, 2025, at 6:30 PM.

V. Kai Field Operations Report

A. Field Inspection Report dated April 30, 2025

Ms. Arroyo presented her report.

VI. Consent Agenda Items.

A. Approval of Minutes of March 13, 2025, Regular Meeting of the Board of Supervisors

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved **the Minutes of March 13, 2025, Regular Meeting of the Board of Supervisors**, for the Ballantrae Community Development District.

B. Approval of Minutes of April 10, 2025, Regular Meeting of the Board of Supervisors

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas WITH ALL IN FAVOR, the Board approved **the Minutes of April 10, 2025, Regular Meeting of the Board of Supervisors**, for the Ballantrae Community Development District.

C. Acceptance of the Unaudited March 2025 Financial Statements

On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano WITH ALL IN FAVOR, the Board accepted **the Unaudited March 2025 Financial Statements**, for the Ballantrae Community Development District.

VII. Audience Questions & Comment on Non - Agenda Items– (limited to 3 minutes per individual)

There being none, the next item followed.

VIII. Supervisor Requests

Chairman Levy raised concerns for the Staff petty cash. Ms. Parsons stated that the District's current Bank, Bank United, terminated all joint debit cards. As a result, petty cash was used temporarily, and management is seeking alternative banking solutions.

The Board discussed the possible rehire of a former pool monitor for two consistent days per week, with a fixed schedule required. Concerns were raised about past conflicts involving the individual.

Additionally, ongoing Staff issues were addressed, including absenteeism, unprofessional behavior, and a hostile work environment. Supervisors emphasized the need for consistent reporting and improved oversight after a missed maintenance shift resulted in an untreated pool during swim lessons.

Chairman Levy proposed that a reliable time tracking system be established, such as a physical time clock or a digital check-in system, to ensure clear records of employee arrival and departure times.

170 **IX. Adjournment**

171 Mr. Mendenhall called for the meeting to be adjourned.

172 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano WITH ALL IN FAVOR, the Board adjourned
173 the **meeting**, for the Ballantrae Community Development District.

174 ~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting
175 is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including
176 all testimony and evidence upon which the appeal is based.~

177
178 The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on
179 **July 17, 2025.**

180
181
182
183 _____
184 **Signature**

185
186
187
188 _____

189 **Printed Name** ☐ Secretary ☐ Assistant Secretary
190

Signature

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 33

RETURN TO AGENDA

**MINUTES OF 06/10/25 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Tuesday, June 10, 2025 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by District Manager Thibault. Roll was called and a quorum was confirmed with the following supervisors present:

Richard Levy.....	Board of Supervisors, Chairman
Kendrick Miller.....	Board of Supervisors, Assistant Secretary
Brian Giacobbe	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault.....	District Manager, Anchor Stone Management
Anna Lyalina.....	Finance and Assessments Manager, Anchor Stone Management
Greg Woodcock (via phone)	District Project Manager, Stantec
Jason Combee	Project Manager, Steadfast

It was acknowledged that a quorum was established with the Chairman Levy, Supervisor Miller and Supervisor Giacobbe present.

II. Audience Questions & Comments on Agenda Items – (limited to 3 minutes per individual)

Ms. Thibault opened the floor to audience comments. An attendee, new to the meeting, was welcomed and given an overview of the board structure and the CDD's role as a government entity under Florida Statutes.

A Resident thanked the Board for considering the installation of a new playground and voiced concerns about non-Residents frequently using the District's Amenities without contributing financially. She advocated installing a fenced area to protect the playground and reduce maintenance costs over time. She also described an incident where a non-Resident attempted to bypass security gates to access the pool area, emphasizing the ongoing misuse of facilities.

Ms. Thibault thanked the Residents for their input and reiterated that the Board is actively considering ways to protect the Community's investments.

III. Professional Reports

A. Stantec District Engineering Report – Mr. Woodcock- Project Manager

Mr. Woodcock, who attended the Meeting by phone, provided a brief update on the new playground, stating that Steadfast has submitted the necessary permit applications and is currently awaiting approval. Construction is expected to begin in the first week of August and take approximately five days to complete, weather permitting. The new playground is anticipated to be ready by the third week of August.

B. District Counsel

Mr. Babbar was not in attendance.

C. Steadfast Alliance

Monthly Maintenance Report – Exhibit 1

The Steadfast Team introduced the new Member Mr. Combee and addressed several issues, including a previously tabled proposal for Mentmore, which may be revisited post-rainy season, about ongoing irrigation concerns. Timers at various locations (particularly behind the Lynn Tower and at Cunningham) have been repeatedly unplugged, likely by unauthorized individuals. These disruptions have caused plant loss due to lack of irrigation. The Board discussed potential solutions with the Team.

Chairman Levy expressed strong concerns about the declining landscape quality, specifically dirt patches and loss of vegetation in high-visibility areas. He emphasized the need for restoration rather than minimal maintenance. Ms. Thibault reiterated that no additional funds are available this fiscal year, and any new proposals must be strategic and

possibly staged over time. Steadfast noted the past construction activity along Mentmore Boulevard has contributed to the damage of the grass. The team also confirmed that some irrigation repairs have already been completed.

Chairman Levy raised questions about herbicide spraying near ponds, expressing concern over soil erosion. Mr. Combee clarified that only necessary areas are being treated with technicians avoiding native vegetation when possible. Chairman Levy requested the removal of invasive Cattails. Chairman Levy stressed the importance of restoring visual appeal and landscaping symmetry across the property, despite limited resources.

The Steadfast team agreed to take a closer look at these issues and follow up on the specific points raised.

D. Steadfast Environmental Reports

Conservation Area Inspection Report dated May 2025

Under Exhibit 2 of the Agenda, the Report was provided but not specifically discussed during the Meeting. The Board Members did not raise any questions or offer comments.

Waterway Inspection Report dated May 2025

Under Exhibit 3 of the Agenda, the Report was provided but not specifically discussed during the Meeting. The Board Members did not raise any questions or offer comments.

At this point in the meeting, Mr. Combee raised a concern about erosion near Pond 28, noting a 6-by-6-foot hole caused by water runoff coming from a residential area behind a fence. It was suspected that the source might be related to pool drainage. Chairman Levy, Ms. Thibault, and Mr. Combee discussed the situation while reviewing photos of the site. Ms. Thibault will send a letter to the Homeowner once the address and supporting photos are confirmed.

Daily Logs Report

Not provided or discussed.

IV. Business Items

A. Presentation of FY 25-26 Proposed Operation & Maintenance Budget

Ms. Thibault clarified that the version being presented does not yet reflect changes discussed during the previous budget workshop, as she has not received the full accounting information needed to make adjustments or to reallocate funding.

She explained that the proposed budget currently includes an increase in assessments. However, the Board has until the August meeting to adopt the final budget. If the increase remains, notices must be sent to residents no later than twenty days before the August meeting. She reiterated that the goal is to mitigate any increase this year and, if possible, defer it to the following year, when the District will be actively breaking ground on capital improvements.

Ms. Thibault noted that despite the proposed increase, the District maintains a healthy emergency reserve fund, and she does not anticipate the District being in a financial deficit. These reserves were established for unforeseen expenses and remain protected.

B. Consideration for Adoption: Resolution 2025-09 Approving the Proposed Operation and Maintenance Budget for Fiscal Year 2025-2026 and Setting the Public Hearing for August 21, 2025 at 6:30 p.m.

Chairman Levy sought clarification on whether the figures currently reflected in the Resolution included the proposed increase. Ms. Thibault confirmed that they do, explaining that the inclusion of the increase is required at this stage in order to provide proper notice to the Residents, should the increase ultimately remain. She reassured the Board once again that she would make every effort to reduce the figures and present a flat budget before adoption.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved **Resolution 2025-09 Approving the Proposed Operations and Maintenance Budget for Fiscal Year 2025-2026 and Setting the Public Hearing for August 21, 2025, at 6:30P.M.,** for the Ballantrae Community Development District.

C. Consideration for Approval – District Management Agreement with Anchor Stone Management, LLC

Ms. Thibault highlighted that the contract includes three months of complimentary service.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved **District Management Agreement with Anchor Stone Management, LLC**, for the Ballantrae Community Development District.

D. Discussion of On Sight Management – 4 -6 Hours Weekly for 90 Days

Ms. Thibault presented a proposal, originally suggested by Supervisor Milano, to bring in temporary oversight for the on-site staff to improve accountability, ensure task completion, and address issues like unchecked landscaping decline and inconsistent PTO tracking. A newly hired Project Manager would provide about six hours of weekly oversight at varied times for 60 to 90 days. The district would reimburse the Manager's time at \$25/hour.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved **to hire a temporary On-Site Manager for 60 days – 6 hours per week at \$25/hour**, for the Ballantrae Community Development District.

Chairman Levy then raised concerns about the outdated Amenity Center computer, which struggles to support current video and access software.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved **a computer purchase for the Amenity Center daily tasks and surveillance video streaming with two monitors - not exceeding \$2,500.00**, for the Ballantrae Community Development District.

Chairman Levy also requested a purchase of three power strip units noting one should be an average of \$65.00.

E. Discussion of Changes to Employee Handbook

Request initiated by the Vice Chair Milano, particularly regarding scheduling policies. Additionally noted by the Chairman Levy there has been substantial PTO usage across multiple staff members, including for both vacation and sick time. The Board and Ms. Thibault discussed topics including lunch breaks, sick leave policies, and better employee oversight. Chairman Levy recommended that all members submit suggestions in advance to be reviewed at the July meeting.

V. Field Operations Report

A. Consideration for Approval – Biometric Time Clock - \$159.99

Proposed purchase of a biometric time clock requiring fingerprint check-in/out to improve employee accountability. was selected to avoid mobile app use. Ms. Thibault noted that Staff have been informed of the upcoming change.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved **Biometric Time Clock - \$159.99** for the Ballantrae Community Development District.

VI. Consent Agenda Items.

A. Consideration for Approval of Minutes of May 8, 2025, Regular Meeting of the Board of Supervisors

Ms. Thibault noted that Anchor Stone had just received from the prior Manager the Minutes from the May 8th Meeting and some corrections were needed. Thus, the approval of those Minutes would be deferred to the July Meeting.

B. Acceptance of the Unaudited April 2025 Financial Statements

The District Manager noted the April 2025 Financial Statements also received earlier that day from the Prior Manager. According to the Statements, the District was trending unfavorably with approximately \$87,000 in overall expenditure largely due to unbudgeted expenditures of approximately \$70,000 incurred for Juniper landscaping and irrigation system repairs. These items were not originally allocated for in the budget. It was noted that, if necessary, funds could be drawn from the District's emergency reserve to cover the costs related to Juniper and irrigation.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board approved the **Unaudited April 2025 Financial Statements** for the Ballantrae Community Development District.

VII. Audience Questions & Comment on Non - Agenda Items– (limited to 3 minutes per individual)

Ms. Thibault noted that there were no audience members present for public comment, and the Board proceeded to the next Agenda item.

VIII. Supervisor Requests

A. Discussion of Wildlife Crossing Signage

Ms. Thibault informed the Board that a resident had reached out regarding the need for wildlife crossing signage. Chairman Levy noted that such signs had existed in the past but may have been removed or damaged. He confirmed frequent wildlife activity in the area, particularly between Mentmore and Cunningham.

The Board agreed that two signs should be sufficient but requested a review of visibility at all four relevant locations and research into the cost of two signs. A proposal will be needed to proceed.

IX. Adjournment

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board approved the **Unaudited April 2025 Financial Statements** for the Ballantrae Community Development District.

~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on **July 17, 2025.**

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 34

RETURN TO AGENDA

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
May 31, 2025**

Ballantrae CDD
Balance Sheet
May 31, 2025

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 436,284	\$ -	\$ -	\$ 436,284
3 CASH - OPERATING ACCTS-RESTRICTED	22,147	-	-	22,147
4 CASH - OPERATING SOUTHSTATE	70,735	-	-	70,735
5 CASH - DEBIT CARD BU	-	-	-	-
6 PETTY CASH	200	-	-	200
7 INVESTMENTS:				
8 ASSET RESERVE	-	610,721	-	610,721
9 EMERGENCY RESERVE	-	280,103	-	280,103
10 PARK DEVELOPMENT	-	1,326,141	-	1,326,141
11 BILL PAYMENT RESERVE	-	170,759	-	170,759
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	177,070	177,070
14 RESERVE-SERIES 2015	-	-	221,652	221,652
15 PREPAYMENT-SERIES 2015	-	-	-	-
16 INTEREST-SERIES 2015	-	-	-	-
17 ACCOUNTS RECEIVABLE	3,966	-	-	3,966
18 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
19 ASSESSMENTS RECEIVABLE -ON ROLL	11,529	-	6,268	17,798
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	-	-	-	-
21 DUE FROM OTHER FUNDS	112,421	-	22,147	134,569
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	1,200	-	-	1,200
24 TOTAL ASSETS	\$ 659,564	\$ 2,387,725	\$ 427,138	\$ 3,474,427
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 72,845	\$ -	\$ -	\$ 72,845
27 DUE TO OTHER FUNDS	22,147	112,421	-	134,569
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	14,019	-	-	14,019
30 DEFERRED REVENUE ON-ROLL	11,529	-	6,268	17,798
31 <u>FUND BALANCE:</u>				
32 NON SPENDABLE (Deposits & Prepaid)	2,375	-	-	2,375
33 ASSIGNED	-	2,275,304	-	2,275,304
34 RESTRICTED FOR DEBT SERVICE	-	-	420,870	420,870
35 UNASSIGNED	536,648	-	-	536,648
36 TOTAL LIABILITIES & FUND BALANCE	\$ 659,564	\$ 2,387,725	\$ 427,138	\$ 3,474,427

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending May 31, 2025

		FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1	O&M REVENUES:					
2	LANDOWNER ASSESMENTS (NET)	\$ 1,024,660	\$ 1,024,660	\$ 1,013,131	\$ (11,529)	99%
3	EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4	CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	45,000	-	-	-	0%
5	OTHER INCOME	-	-	1,039	1,039	0%
6	TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7	O&M TOTAL REVENUES:	1,069,660	1,024,660	1,014,170	(10,490)	95%
8	O&M ADMINISTRATIVE EXPENDITURES:					
	BOARD OF SUPERVISORS					
1	SUPERVISOR STIPENDS	14,000	9,333	8,400	933	60%
2	NEWSLETTER - PRINT & MAILING	-	-	-	-	0%
3	WEBSITE SERVER & NAME	2,015	2,015	1,515	500	75%
4	PUBLIC OFFICIALS LIABILITY INSURANCE	# 3,409	3,409	3,316	93	97%
5	ADMINISTRATIVE SERVICES	-	-	-	-	0%
6	DISTRICT MANAGEMENT	55,000	36,667	36,664	3	67%
7	FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
8	ACCOUNTING SERVICES	-	-	-	-	0%
9	DISTRICT ENGINEER	16,000	10,667	15,524	(4,858)	97%
10	DISTRICT COUNSEL	10,000	6,667	2,040	4,627	20%
11	ANNUAL FINANCIAL AUDIT	4,400	2,933	-	2,933	0%
12	DISCLOSURE REPORT	-	-	-	-	0%
13	TRUSTEES FEES	4,256	2,837	2,378	459	56%
14	PROPERTY APPRAISER FEE	150	150	150	-	100%
15	LEGAL ADVERTISING	1,500	1,000	289	711	19%
16	ARBITRAGE REBATE CALCULATION	475	317	-	317	0%
17	DUES, LISCENSES AND FEES	1,200	800	1,394	(594)	116%
18	COMPLIANCE WITH ADA	-	-	-	-	0%
19	PROPERTY TAX IN ARREARS	-	-	8,389	(8,389)	0%
20	ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
21	O&M ADMINISTRATIVE TOTAL:	112,405	76,795	80,059	(3,264)	71%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending May 31, 2025

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
22 INSURANCE		-	-	-	
23 GERNERAL LIABILITY	4,603	4,603	3,830	773	83%
24 PROPERTY CASUALTY	25,512	25,512	24,872	640	97%
25 INSURANCE TOTAL	30,115	30,115	28,702	1,413	95%
26 UTILITY SERVICES					
27 ELECTRIC UTILITY SERVICES	39,000	26,000	21,070	4,930	54%
28 ELECTRIC UTILITY - RECREATION FACILITIES	19,000	12,667	11,941	725	63%
29 ELECTRIC STREET LIGHTING	120,000	80,000	77,794	2,206	65%
30 UTILITY - WATER - CLUBHOUSE & POOLS	12,000	8,000	13,507	(5,507)	113%
31 STORMWATER ASSESSMENT	2,200	1,467	-	1,467	0%
32 UTILITY SERVICES SUBTOTAL	192,200	128,133	124,313	3,820	65%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	25,384	25,385	(1)	67%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	11,200	11,200	-	67%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	2,333	-	2,333	0%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,000	-	1,000	0%
50 LAKE/POND REPAIRS	-	-	-	-	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	3,333	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	144,240	96,160	146,852	(50,692)	102%
53 LANDSCAPE - SECONDARY CONTRACTS	41,380	27,587	21,790	5,797	53%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	9,333	3,675	5,658	26%
55 REPLACE PLANTS, MULCH & TREES	15,000	10,000	46,750	(36,750)	312%
56 SOD & SEED REPLACEMENT	10,000	6,667	-	6,667	0%
57 EXTRA MOWINGS DURING RAINY SEASON	2,500	1,667	-	1,667	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	8,000	1,130	6,870	9%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	303,996	202,664	256,782	(54,118)	84%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending May 31, 2025

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
61 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
62 ENTRY & WALLS MAINTENANCE	2,000	1,333	-	1,333	0%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	667	435	232	44%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,000	-	1,000	0%
65 EMPLOYEE - SALARIES	147,000	98,000	95,217	2,783	65%
66 EMPLOYEE - P/R TAXES	12,751	8,501	8,626	(126)	68%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	3,252	1,368	70%
68 PAYROLL PROCESSING FEES	1,900	1,267	1,470	(203)	77%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	9,600	9,600	-	67%
70 MILEAGE	1,000	667	-	667	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	186,171	125,654	118,601	7,053	64%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	8,000	2,921	5,079	24%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	2,800	3,392	(592)	81%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	667	1,738	(1,071)	174%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	23,072	15,381	14,412	970	62%
79 POOL PERMITS	750	750	705	45	94%
80 SEASONAL LIGHTING	14,000	14,000	13,250	750	95%
81 PEST CONTROL	520	520	-	520	0%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	6,667	2,677	3,989	27%
85 PART-TIME LAW ENFORCEMENT DETAILS	50,000	33,333	15,708	17,625	31%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	15,667	3,019	12,648	13%
87 EMPLOYEE P/R TAXES	2,000	1,333	-	1,333	0%
88 EMPLOYEE WORKER'S COMP	1,300	867	-	867	0%
89 VIDEO SURVEILLANCE	-	-	-	-	0%
90 CLUBHOUSE & SAFETY & SECURITY	142,342	99,985	57,821	42,164	41%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending May 31, 2025

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
101 O&M CONTINGENCY & CAPITAL PROJECTS					
102 O&M CONTINGENCY	5,000	3,333	21,165	(17,831)	423%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	5,000	3,333	21,165	(17,831)	423%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	972,229	666,679	687,443	(20,764)	71%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	97,432	357,982	326,728	(31,254)	335%
109 OTHER FINANCING SOURCES AND (USES)					
110 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
111 EMERGENCY RESERVE	-	-	-	-	0%
112 ASSET RESERVE	78,100	-	-	-	0%
113 BILL PAYMENT RESERVE	-	-	-	-	0%
114 PARK DEVELOPMENT RESERVE	19,332	-	-	-	0%
115 TOTAL OTHER FINANCING SOURCES AND (USES)	97,432	-	-	-	0%
		-	-	-	0%
116 O&M TOTAL EXPENDITURES	1,069,661	666,679	687,443	(20,764)	64%
117 NET CHANGE IN FUND BALANCE	-	357,982	326,727	(31,254)	0%
118 NET CHANGE IN FUND BALANCE	-	357,982	326,727	(31,254)	0%
119 BEGINNING FUND BALANCE GENERAL FUND (adjusted for FY22)			209,921		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			536,648		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 536,648	\$ -	

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending May 31, 2025

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE				
3 ASSET RESERVE	\$ -	\$ -	\$ 14,679	\$ 14,679
4 PARK DEVELOPMENT	-	-	31,758	31,758
5 EMERGENCY RESERVE	-	-	6,836	6,836
6 BILL PAYMENT RESERVE	-	-	4,167	4,167
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	15,000	-	-	-
TOTAL REVENUE	15,000	-	57,440	57,440
9 RESERVES EXPENDITURES:				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	15,000	15,000	135,521	(120,521)
13 PROJECTS	-	-	-	-
14 TOTAL RESERVE EXPENDITURES	15,000	15,000	135,521	(120,521)
15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	(78,081)	(63,081)
16 OTHER FINANCING SOURCES SOURCES (USES)				
17 TRANSFER IN - PARK DEVELOPMENT	19,332	2,387,725	2,387,725	-
18 TRANSFER IN (OUT)- ASSET RESERVE	78,100	(2,387,725)	(2,387,725)	-
19 INCREASE IN FUND BALANCE	(97,432)	-	-	-
31 TRANSFER IN (OUT) - EMERGENCY RESERVE	-	-	-	-
32 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	-	0	0	-
33 NET CHANGE IN FUND BALANCE	-	-	(78,081)	
34 FUND BALANCE BEGINNING			2,353,384	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,275,303	

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending May 31, 2025

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 222,644	\$ 550,343	\$ 327,698
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	12,175	12,175
6 TOTAL REVENUE	556,611	222,644	562,518	339,873
EXPENDITURES				
1 INTEREST NOV 2024	82,838	-	89,593	(89,593)
2 INTEREST MAY 2025	88,133	-	88,045	(88,045)
3 PREPAYMENT	-	-	10,000	(10,000)
4 PRINCIPAL PAYMENT MAY 2024	380,000	-	380,000	(380,000)
5 TOTAL CONTINGENCY	550,971	-	567,638	(567,638)
6 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,640	222,644	(5,121)	(227,765)
7 OTHER FINANCING SOURCES				
8 TRANSFER-IN	-	-	-	-
9 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
10 NET CHANGE IN FUND BALANCE	5,640	222,644	(5,121)	(227,765)
11 FUND BALANCE - BEGINNING	-	-	425,990	425,990
12 FUND BALANCE - ENDING	\$ 5,640	\$ 222,644	\$ 420,870	\$ 198,225

Ballantrae CDD
Bank Reconciliation
May 31, 2025

	8417 BU Acct	HB Acct	Consolidated Oper accts
Balance Per Bank Statement	\$ -	\$ 461,646.44	\$ 461,646.44
Less: Outstanding Checks	(179.60)	(7,687.60)	(7,867.20)
	-		-
Deposits in Transit	4,651.87	-	4,651.87
<i>Adjusted Bank Balance</i>	<u>\$ 4,472.27</u>	<u>\$ 453,958.84</u>	<u>\$ 458,431.11</u>
Beginning Cash Balance Per Books	\$ 74,795.35	\$ 587,960.15	\$ 662,755.50
Deposits / Transfer	2,388,446.20	88.11	2,388,534.31
Cash Disbursements	(2,458,769.28)	(134,089.42)	(2,592,858.70)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u>\$ 4,472.27</u>	<u>\$ 453,958.84</u>	<u>\$ 458,431.11</u>

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
09/30/2024		EOY Balance Hancock Bank				276,029.88
10/1/24	100364	Business Observer	Invoice: 24-01812P (Reference: Ballantrae 2024/2025 Meeting Schedule.)	83.13		275,946.75
10/1/24	100365	Breeze	Invoice: 19516 (Reference: Pickle Bal net.)	257.99		275,688.76
10/2/24	100366	Egis Insurance Risk Advisors	Invoice: 25648 (Reference: FY 2025 Insurance.)	29,698.00		245,990.76
10/2/24	100367	Stantec Consulting Services, Inc.	Invoice: 2285058 (Reference: engineering Services.)	3,178.70		242,812.06
10/3/24		Cooper Pools Leak Detection Inc	QuickBooks generated zero amount transaction for bill payment stub			242,812.06
10/4/24	100368	Breeze Connected LLC	Invoice: 4090 (Reference: Professional Management Services Monthly.)	4,583.00		238,229.06
10/4/24	100369	DCSI, Inc	Invoice: 32582 (Reference: Set up network for new router..)	145.00		238,084.06
10/4/24	100370	Poolsure	Invoice: 101295658955 (Reference: Water Management Seasonal Billing Rate.)	1,129.26		236,954.80
10/4/24	100371	Steadfast Environmental, LLC	Invoice: SE-25026 (Reference: Flush cut & removal of 2 trees on attached map..) Invoice	2,150.00		234,804.80
10/4/24	100424ACH	Engage PEO	PR	8,668.56		226,136.24
10/14/24	2343	Ballantrae CDD.	To transfer funds to park development account pursuant to budget	50,000.00		176,136.24
10/14/24	2644	Ballantrae CDD.	To transfer funds to asset reserve account pursuant to budget	51,500.00		124,636.24
10/14/24	439		DS payment paid from BU-8417 this zeros out restricted cash in HB		28,524.33	153,160.57
10/14/24	439		DS payment paid from BU-8417 this zeros out restricted cash in HB	28,524.33		124,636.24
10/15/24	100372	Steadfast Environmental, LLC	Invoice: SE-25082 (Reference: Routine Aquatic Maintenance (Pond Spraying).)	4,573.15		120,063.09
10/15/24	100373	Suncoast Rust Control, Inc	Invoice: 07550 (Reference: Commercial: Monthly rust control service and solution for previc	225.00		119,838.09
10/16/24	100374	Illuminations Holiday Lighting, LLC	Invoice: 220924 (Reference: Holiday Lighting and Decor, 50% Deposit Required.)	6,625.00		113,213.09
10/18/24	101824ACH	Engage PEO	PR	5,561.68		107,651.41
10/21/24	102124ACH	Pasco County Utilities Services Branch	0 Ayshire Blvd - 8/13/2024 to 9/12/2024	10.44		107,640.97
10/22/24	102224ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse Oct 5 - Nov 4	22.99		107,617.98
10/23/24	100375	Business Observer	Invoice: 24-01875P (Reference: Meeting on October 22, 2024.)	61.25		107,556.73
10/24/24	102124ACH1	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 8/13/2024 to 9/12/2024	535.05		107,021.68
10/24/24	102424ACH1	Duke Energy	Reference: 17611 Mentmore Blvd Sep 4 - Oct 1	1,237.83		105,783.85
10/24/24	101024ACH2	Duke Energy	Reference: 17835 State Road 54 Sep 5 - Oct 2	9,844.17		95,939.68
10/24/24	102424ACH2	Duke Energy	Reference: 2800 Ballantrae Blvd Sep 4 - Oct 1	2,109.66		93,830.02
10/24/24	102424ACH3	Duke Energy	Reference: 3643 Duke Firth St Sep 4 - Oct 1	33.24		93,796.78
10/24/24	102424ACH4	Duke Energy	Reference: 2131 Ballantrae Blvd Sep 4 - Oct 1	33.24		93,763.54
10/24/24	102424ACH5	Duke Energy	Reference: 17626 Glenapp Dr Sep 4 - Oct 1	33.26		93,730.28
10/24/24	102424ACH6	Duke Energy	Reference: 17650 Ayrshire Blvd Sep 4 - Oct 1	33.26		93,697.02
10/24/24	102424ACH7	Duke Energy	Reference: 3542 BALLANTRAE BLVD. Sep 4 - Oct 1	56.52		93,640.50
10/24/24	102424ACH8	Duke Energy	3351 Downan Point Dr Sep 4 - Oct 1	74.27		93,566.23
10/24/24	102424ACH9	Duke Energy	Reference: 2500 Ballantrae Blvd Aug 2 - Sep 3	103.70		93,462.53
10/24/24	102424ACH10	Duke Energy	Reference: 172524 Hugh Ln Sep 4 - Oct 1	291.30		93,171.23
10/24/24	102424ACH11	Duke Energy	3633 Duke 5th St. Sep 4 - Oct 1	35.56		93,135.67
10/24/24	102424ACH78	Duke Energy	Reference: 17600 Stinchar Dr Sep 4 - Oct 1	34.08		93,101.59
10/24/24	102424ACH	Duke Energy	Reference: 17700 Glenapp Dr Sep 4 - Oct 1	41.51		93,060.08
10/28/24	100376	Stantec Consulting Services, Inc.	Invoice: 2297367 (Reference: Engineering Fees, October 4, 2024.)	1,451.00		91,609.08
10/29/24	100377	Egis Insurance Risk Advisors	Invoice: 25656 (Reference: Policy #WC100124657 10/01/2024-10/01/2025 FIA WC.)	2,320.36		89,288.72
10/29/24	102924ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	399.95		88,888.77
10/31/24	100378	SchoolNow	Invoice: INV-SN-249 (Reference: Subscription start: 10/1/2024.)	1,515.00		87,373.77
10/31/24	431		restricted cash excess fees	2,609.03		84,764.74
10/31/24	431		restricted cash excess fees		2,609.03	87,373.77
10/31/2024				219,789.47	31,133.36	87,373.77
11/1/24	110124ACH1	Engage PEO	BOS PR	465.30		86,908.47
11/1/24	132	Richard Levy	BOS MTG	200.00		86,708.47

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
11/1/24	133	Christopher Milano	BOS MTG	200.00		86,508.47
11/1/24	110124ACH	Engage PEO	PR	8,832.76		77,675.71
11/5/24	110524ACH	Engage PEO	PR	2,457.54		75,218.17
11/6/24	439		to book cash collected from tax collector		66.10	75,284.27
11/6/24	439		to book cash collected from tax collector	23.27		75,261.00
11/6/24	440		to book cash collected from tax collector		7,668.94	82,929.94
11/6/24	440		to book cash collected from tax collector	2,699.47		80,230.47
11/6/24	439		to book cash collected from tax collector		23.27	80,253.74
11/6/24	440		to book cash collected from tax collector		2,699.47	82,953.21
11/8/24	100379	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 90714 (Reference: Annual District Filing Fee.)	175.00		82,778.21
11/8/24	100380	Breeze Connected LLC	Invoice: 4174 (Reference: Professional Management Services Monthly.)	4,583.00		78,195.21
11/12/24	100381	Straley Robin Vericker	Invoice: 25445 (Reference: For Professional Services Rendered Through September 30, 2	498.20		77,697.01
11/13/24	100382	Poolsure	Invoice: 101295659800 (Reference: Water Management Seasonal Billing Rate.)	1,129.26		76,567.75
11/13/24	100383	Steadfast Environmental, LLC	Invoice: SE-25159 (Reference: Cut Down dead tree in conservation area along Ayrshire Bl	250.00		76,317.75
11/13/24	100384	JCS Investigations	Invoice: 15 (Reference: Security Patrol (10/1-10/31/24).)	1,980.00		74,337.75
11/14/24			Deposit		4,388.29	78,726.04
11/14/24	441		to book cash collected from tax collector		79,673.96	158,400.00
11/14/24	441		to book cash collected from tax collector	28,045.23		130,354.77
11/14/24	441		to book cash collected from tax collector		28,045.23	158,400.00
11/15/24	100385	Stantec Consulting Services, Inc.	Engineering Fees, November 1, 2024	693.00		157,707.00
11/15/24	111524ACH	Engage PEO	PR	5,561.67		152,145.33
11/20/24	100386	DCSI, Inc		883.00		151,262.33
11/20/24	100387	Steadfast Environmental, LLC	Invoice: SE-25239 (Reference: Routine Aquatic Maintenance (Pond Spraying).)	4,573.15		146,689.18
11/20/24	100388	Summit Carpet & Upholstery	Invoice: 316 (Reference: Tile Cleaning Office Club House Men and Women's Restrooms.	500.00		146,189.18
11/21/24	112124ACH1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 9/12/2024 to 10/11/2024	10.60		146,178.58
11/21/24	112124ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 9/12/2024 to 10/11/2024	1,633.58		144,545.00
11/21/24	442		to book cash collected from tax collector		913.95	145,458.95
11/21/24	442		to book cash collected from tax collector	321.71		145,137.24
11/21/24	443		to book cash collected from tax collector		52,277.34	197,414.58
11/21/24	443		to book cash collected from tax collector	18,401.62		179,012.96
11/21/24	442		to book cash collected from tax collector		321.71	179,334.67
11/21/24	443		to book cash collected from tax collector		18,401.62	197,736.29
11/22/24	134	Richard Levy	BOS MTG	200.00		197,536.29
11/22/24	135	Christopher Milano	BOS MTG	200.00		197,336.29
11/22/24	100389	Steadfast Environmental, LLC	Invoice: SM-13752 (Reference: Landscape Maintenance.)	13,325.00		184,011.29
11/22/24	112224ACG	Engage PEO	BOS PR	265.30		183,745.99
11/22/24	112224ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse Nov 5 - Dec 4	22.99		183,723.00
11/26/24	112624ACH1	Duke Energy	Reference: 17611 Mentmore Blvd Oct 2 - Nov 1	1,217.41		182,505.59
11/26/24	112624ACH2	Duke Energy	Reference: 2800 Ballantrae Blvd Oct 2 - Nov 1	2,322.42		180,183.17
11/26/24	112624ACH3	Duke Energy	Reference: 2131 Ballantrae Blvd Oct 2 - Nov 1	33.24		180,149.93
11/26/24	112624ACH4	Duke Energy	Reference: 17650 Ayrshire Blvd Oct 2 - Nov 1	33.25		180,116.68
11/26/24	112624ACH5	Duke Energy	Reference: 17700 Glenapp Dr Oct 2 - Nov 1	38.48		180,078.20
11/26/24	112624ACH6	Duke Energy	Reference: 17600 Stinchar Dr Oct 2 - Nov 1	53.38		180,024.82
11/26/24	112624ACH7	Duke Energy	Reference: 3542 BALLANTRAE BLVD. Oct 2 - Nov 1	60.50		179,964.32
11/26/24	112624ACH8	Duke Energy	3351 Downan Point Dr Oct 2 - Nov 1	78.05		179,886.27
11/26/24	112624ACH9	Duke Energy	Reference: 2500 Ballantrae Blvd Oct 2 - Nov 1	114.49		179,771.78

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
11/26/24	112624ACH10	Duke Energy	Reference: 172524 Hugh Ln Oct 2 - Nov 1	318.78		179,453.00
11/26/24	112624ACH11	Duke Energy	Reference: 17626 Glenapp Dr Oct 2 - Nov 1	33.26		179,419.74
11/26/24	112624ACH12	Duke Energy	3633 Duke 5th St. Oct 2 - Nov 1	38.10		179,381.64
11/26/24	112624ACH	Duke Energy	Reference: 3643 Duke Firth St Oct 2 - Nov 1	33.25		179,348.39
11/27/24	100391	Steadfast Environmental, LLC	Invoice: SE-25362 (Reference: Application of EPA approved herbicide to vegetation within	200.00		179,148.39
11/27/24	444		to book cash collected from tax collector		35,048.21	214,196.60
11/27/24	444		to book cash collected from tax collector	12,336.97		201,859.63
11/27/24	444		to book cash collected from tax collector		12,336.97	214,196.60
11/29/24	112924ACH-2	Engage PEO	PR	5,561.68		208,634.92
11/29/24	112924ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	399.95		208,234.97
11/30/2024				121,003.86	241,865.06	208,234.97
12/1/24	100390	Poolsure	changed date of check to 12/1 MG Invoice: 101295660669 (Reference: Water Managemer	1,129.26		207,105.71
12/2/24	120224ACH	Duke Energy	Reference: 17835 State Road 54 Oct 3 - Nov 4	9,844.17		197,261.54
12/6/24	100392	JCS Investigations	Invoice: 16 (Reference: Security Patrol (11/1-11/30/24.)	1,980.00		195,281.54
12/6/24	100393	Breeze Connected, LLC	Invoice: 4237 (Reference: Professional Management Services.)	4,583.00		190,698.54
12/9/24	100394	Straley Robin Vericker	Invoice: 25602 (Reference: For Professional Services Rendered Through October 31, 2024	1,007.00		189,691.54
12/9/24	433		to book cash collected from tax collector		1,259,009.89	1,448,701.43
12/9/24	433		to book cash collected from tax collector	443,171.48		1,005,529.95
12/9/24	433		to book cash collected from tax collector		443,171.48	1,448,701.43
12/13/24	100395	Breeze Connected, LLC	Invoice: 4283 (Reference: Advertising - meeting notice.)	166.50		1,448,534.93
12/13/24	100396	JCS Investigations	Invoice: 17 (Reference: Security Patrol (12/1-12/31/24).)	1,980.00		1,446,554.93
12/13/24	100397	DCSI, Inc	Invoice: 32878 (Reference: Replace NVR at Cunningham entrance.) Invoice: 32905 (Ref	889.00		1,445,665.93
12/13/24	100398	Steadfast Environmental, LLC	Invoice: SM-13992 (Reference: Well #3 Repair.) Invoice: SM-13988 (Reference: Well #4	19,601.59		1,426,064.34
12/13/24	100399	Sign Solutions of Tampa Bay	Invoice: ORD-62147 (Reference: 18x12 Alum 063.)	53.21		1,426,011.13
12/13/24	121324ACH	Engage PEO	PR	6,852.01		1,419,159.12
12/16/24	100400	Steadfast Environmental, LLC	Invoice: SM-13966 (Reference: Landscape Maintenance.)	13,325.00		1,405,834.12
12/16/24	434		to book cash collected from tax collector		957.42	1,406,791.54
12/16/24	434		to book cash collected from tax collector	337.01		1,406,454.53
12/16/24	435		to book cash collected from tax collector		42,909.75	1,449,364.28
12/16/24	435		to book cash collected from tax collector	15,104.23		1,434,260.05
12/16/24	434		to book cash collected from tax collector		337.01	1,434,597.06
12/16/24	435		to book cash collected from tax collector		15,104.23	1,449,701.29
12/20/24	122024ACH1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 10/11/2024 to 11/12/2024	10.60		1,449,690.69
12/20/24	122024ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 10/11/2024 to 11/12/2024	2,112.38		1,447,578.31
12/24/24	122424ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse	22.99		1,447,555.32
12/26/24	122624ACH1	Duke Energy	Reference: 2800 Ballantrae Blvd Nov 2 - Dec 2	2,324.16		1,445,231.16
12/26/24	122624ACH2	Duke Energy	Reference: 17835 State Road 54 Nov 5 - Dec 3	9,844.17		1,435,386.99
12/26/24	122624ACH3	Duke Energy	Reference: 3643 Duke Firth St Nov 2 - Dec 2	33.25		1,435,353.74
12/26/24	122624ACH4	Duke Energy	Reference: 17650 Ayrshire Blvd Nov 2 - Dec 2	33.26		1,435,320.48
12/26/24	122624ACH5	Duke Energy	Reference: 17626 Glenapp Dr Nov 2 - Dec 2	38.63		1,435,281.85
12/26/24	122624ACH6	Duke Energy	Reference: 17700 Glenapp Dr Nov 2 - Dec 2	39.28		1,435,242.57
12/26/24	122624ACH7	Duke Energy	3351 Downan Point Dr Nov 2 - Dec 2	53.85		1,435,188.72
12/26/24	122624ACH8	Duke Energy	Reference: 3542 BALLANTRAE BLVD. Nov 2 - Dec 2	68.40		1,435,120.32
12/26/24	122624ACH9	Duke Energy	Reference: 2131 Ballantrae Blvd Nov 2 - Dec 2	78.71		1,435,041.61
12/26/24	122624ACH10	Duke Energy	Reference: 17600 Stinchar Dr Nov 2 - Dec 2	83.46		1,434,958.15
12/26/24	122624ACH11	Duke Energy	Reference: 2500 Ballantrae Blvd Nov 2 - Dec 2	114.95		1,434,843.20

BALLANTRAE CDD

Check Register FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
12/26/24	122624ACH12	Duke Energy	Reference: 172524 Hugh Ln Nov 2 - Dec 2	319.63		1,434,523.57
12/26/24	122624ACH13	Duke Energy	3633 Duke 5th St Oct 2 - Nov 1	40.98		1,434,482.59
12/26/24	122624ACH	Duke Energy	Reference: 17611 Mentmore Blvd Nov 2 - Dec 2	1,293.90		1,433,188.69
12/27/24	122724ACH2	Engage PEO	BOS PR 12-19-24	1,745.62		1,431,443.07
12/27/24	136	Richard Levy	BOS MTG 12-19-24	200.00		1,431,243.07
12/27/24	137	Christopher Milano	VOID: BOS MTG 12-19-24			1,431,243.07
12/27/24	137	Christopher Milano	BOS MTG 12-19-24	200.00		1,431,043.07
12/27/24	122724ACH	Engage PEO	PR	7,341.77		1,423,701.30
12/29/24	122924ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	399.95		1,423,301.35
12/31/2024				546,423.40	1,761,489.78	1,423,301.35
1/2/25	100401	Tampa S.W.A.P	Invoice: 1080 (Reference: Ballantrae Basketball court fence removal.)	2,500.00		1,420,801.35
1/3/25	100402	Samantha Bamberger	Invoice: 010225 (Reference: Rental Deposit Refund.)	150		1,420,651.35
1/6/25	100403	Breeze Connected, LLC	Invoice: 4336 (Reference: Professional Management Services.)	4,583.00		1,416,068.35
1/7/25	100404	JCS Investigations	Invoice: 18 (Reference: Security Patrol.)	1,980.00		1,414,088.35
1/7/25	100405	Illuminations Holiday Lighting, LLC	Invoice: 221224 (Reference: Holiday Lighting and Decor, 50% balance.)	6,625.00		1,407,463.35
1/7/25	100406	Blue Wave Lighting, LLC	Invoice: 231224 (Reference: Assess and repair track lighting system on community clubhou	435		1,407,028.35
1/7/25	100407	Poolsure	Invoice: 101295661520 (Reference: Water Management.)	1,174.43		1,405,853.92
1/8/25	435		to book cash collected from tax collector		1,485.04	1,407,338.96
1/8/25	435		to book cash collected from tax collector	522.73		1,406,816.23
1/8/25	436		to book cash collected from tax collector		2,731.76	1,409,547.99
1/8/25	436		to book cash collected from tax collector	961.58		1,408,586.41
1/8/25	437		to book cash collected from tax collector		17,812.41	1,426,398.82
1/8/25	437		to book cash collected from tax collector	6,269.97		1,420,128.85
1/8/25	435		to book cash collected from tax collector		522.73	1,420,651.58
1/8/25	436		to book cash collected from tax collector		961.58	1,421,613.16
1/8/25	437		to book cash collected from tax collector		6,269.97	1,427,883.13
1/10/25	11025ACH	Engage PEO	PR	7,793.72		1,420,089.41
1/17/25	138	Brian Giacobbee	BOS 1-9-25	184.7		1,419,904.71
1/17/25	139	Richard Levy	BOS MTG 1-9-24	200		1,419,704.71
1/17/25	140	Christopher Milano	BOS MTG 19-24	200		1,419,504.71
1/17/25	011725ACH	Engage PEO	BOS PR 1-9-25	1,783.58		1,417,721.13
1/21/25	012125ACH1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 11/12/2024 to 12/13/2024	10.6		1,417,710.53
1/21/25	012125ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 11/12/2024 to 12/13/2024	1,729.34		1,415,981.19
1/21/25	100408	Straley Robin Vericker	Invoice: 25828 (Reference: Professional Services Rendered Through November 30, 2024.)	183		1,415,798.19
1/21/25	100409	Stantec Consulting Services Inc.	Invoice: 2335693 (Reference: Engineering Fees, January 3, 2025.)	2,910.60		1,412,887.59
1/22/25	012225ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse m Jan 5 - Feb 4	22.99		1,412,864.60
1/23/25	100410	Site Masters of Florida, LLC	Invoice: 123124-6 (Reference: Ayrshire Monument Repair-Deposit (50%)).)	1,750.00		1,411,114.60
1/24/25	012425ACH2	Engage PEO	BOS PR	80.6		1,411,034.00
1/24/25	141	Brian Giacobbee	BOS PR Backpay	184.7		1,410,849.30
1/24/25	012425ACH	Engage PEO	PR	5,763.94		1,405,085.36
1/24/25	100411	Steadfast Environmental, LLC	Invoice: SE-26036 (Reference: Routine Aquatic Maintenance.) Invoice: SM-14275 (Refere	17,898.15		1,387,187.21
1/27/25	012725ACH1	Duke Energy	Reference: 17611 Mentmore Blvd Dec 3 - Jan 2	1,177.63		1,386,009.58
1/27/25	012725ACH2	Duke Energy	2800 Ballantrae Blvd Dec 3 - Jan 2	2,184.56		1,383,825.02
1/27/25	012725ACH3	Duke Energy	17650 Ayrshire Blvd Dec 3 - Jan 2	33.24		1,383,791.78
1/27/25	012725ACH4	Duke Energy	3643 Duke Firth St Dec 3 - Jan 2	33.25		1,383,758.53
1/27/25	012725ACH5	Duke Energy	3351 Downan Point Dr Dec 3 - Jan 2	34.41		1,383,724.12

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
1/27/25	012725ACH6	Duke Energy	3542 BALLANTRAE BLVD. Dec 3 - Jan 2	85		1,383,639.12
1/27/25	012725ACH7	Duke Energy	17626 Glenapp Dr Dec 3 - Jan 2	86.47		1,383,552.65
1/27/25	012725ACH8	Duke Energy	17600 Stinchar Dr Dec 3 - Jan 2	96.61		1,383,456.04
1/27/25	012725ACH9	Duke Energy	2131 Ballantrae Blvd Dec 3 - Jan 2	144.95		1,383,311.09
1/27/25	012725ACH10	Duke Energy	2500 Ballantrae Blvd Dec 3 - Jan 2	204.6		1,383,106.49
1/27/25	012725ACH11	Duke Energy	172524 Hugh Ln Dec 3 - Jan 2	284.26		1,382,822.23
1/27/25	012725ACH	Duke Energy	Reference: 17700 Glenapp Dr Dec 3 - Jan 2	38.75		1,382,783.48
1/27/25	100412	Steadfast Environmental, LLC	Invoice: SM-14154 (Reference: Winter annual rotation - winter mix.)	8,370.00		1,374,413.48
1/29/25	012925ACH1	Duke Energy	3633 Duke 5th St. Dec 3 - Jan 2	39.24		1,374,374.24
1/29/25	012925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	399.95		1,373,974.29
1/31/25	100413	Steadfast Environmental, LLC	Invoice: SE-25223 (Reference: Repair of the cart path & pond bank erosion.)	35,200.00		1,338,774.29
01/31/2025				114,310.55	29,783.49	1,338,774.29
2/1/25	100416	JCS Investigations	Reference: Security Patrol 2/1-2/28/25. https://clientname(FILLIN).payableslockbox.com/t	1,848.00		1,336,926.29
2/5/25	020525ACH	Duke Energy	Reference: 17835 State Road 54 Dec 4 - Jan 3	10,108.31		1,326,817.98
2/5/25	100414	Florida Brothers Maintenance & Repair	Invoice: 1237 (Reference: Repaired (3) fence panels.)	300		1,326,517.98
2/7/25	020723ACH	Engage PEO	PR	5,773.96		1,320,744.02
2/7/25	100415	Breeze Connected, LLC	Invoice: 4394 (Reference: Uline - Bench.) Invoice: 4417 (Reference: Professional Manager	5,404.55		1,315,339.47
2/11/25	100417	Stantec Consulting Services Inc.	Invoice: 2350296 (Reference: Engineering Fees, January 31, 2025.)	3,233.75		1,312,105.72
2/12/25	435		to book cash collected from tax collector		506.06	1,312,611.78
2/12/25	435		to book cash collected from tax collector	178.13		1,312,433.65
2/12/25	436		to book cash collected from tax collector		21,856.69	1,334,290.34
2/12/25	436		to book cash collected from tax collector	7,693.55		1,326,596.79
2/12/25	435		to book cash collected from tax collector		178.13	1,326,774.92
2/12/25	436		to book cash collected from tax collector		7,693.55	1,334,468.47
2/13/25	100418	Poolsure	Invoice: 101295662289 (Reference: Water Management Seasonal.)	1,174.43		1,333,294.04
2/19/25	100419	Steadfast Environmental, LLC	Invoice: SE-26187 (Reference: Routine Aquatic Maintenance.)	4,573.15		1,328,720.89
2/21/25	022125ACH1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 12/13/2024 to 1/13/2025	10.6		1,328,710.29
2/21/25	022125ACH1	Engage PEO	PR ending 2/16/24	5,743.36		1,322,966.93
2/21/25	022125ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 12/13/2024 to 1/13/2025	1,553.78		1,321,413.15
2/21/25	100420	Steadfast Environmental, LLC	Invoice: SE-26111 (Reference: Bush hogging of the area behind the homes on Braemar Driv	1,800.00		1,319,613.15
2/22/25	022225ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse m Feb 5 - Mar 4	25		1,319,588.15
2/25/25	142	Brian Giacobbee	BOS 2-13-25	184.7		1,319,403.45
2/25/25	143	Richard Levy	BOS MTG 2-13-25	200		1,319,203.45
2/25/25	144	Christopher Milano	VOID: BOS MTG 2-13-25			1,319,203.45
2/25/25	144	Christopher Milano	BOS MTG 2-13-25	200		1,319,003.45
2/25/25	022525ACH	Engage PEO	BOS PR 2-13-25	495.9		1,318,507.55
2/25/25	100421	Durango Ruckman	Invoice: 022025 (Reference: Expenditures Reimbursements.)	165.15		1,318,342.40
2/25/25	100422	DCSI, Inc	Invoice: 33217 (Reference: Access system is not working at front gate properly..)	145		1,318,197.40
2/26/25	022625ACH1	Duke Energy	Reference: 17611 Mentmore Blvd Jan 3 - Feb 3	1,163.64		1,317,033.76
2/26/25	022625ACH2	Duke Energy	2800 Ballantrae Blvd Jan 3 - Feb 3	2,090.79		1,314,942.97
2/26/25	022625ACH3	Duke Energy	3351 Downan Point Dr Jan 3 - Feb 3	30.8		1,314,912.17
2/26/25	022625ACH4	Duke Energy	Reference: 17700 Glenapp Dr Jan 3 - Feb 3	36.3		1,314,875.87
2/26/25	052625ACH5	Duke Energy	17600 Stinchar Dr Jan 3 - Feb 3	64.54		1,314,811.33
2/26/25	022625ACH6	Duke Energy	17626 Glenapp Dr Jan 3 - Feb 3	79.56		1,314,731.77

BALLANTRAE CDD

Check Register FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
2/26/25	022625ACH7	Duke Energy	2500 Ballantrae Blvd Jan 3 - Feb 3	137.58		1,314,594.19
2/26/25	022625ACH8	Duke Energy	2131 Ballantrae Blvd Jan 3 - Feb 3	188.29		1,314,405.90
2/26/25	022625ACH9	Duke Energy	172524 Hugh Ln Jan 3 - Feb 3	275.61		1,314,130.29
2/26/25	022625ACH10	Duke Energy	3633 Duke 5th St. Dec 3 - Jan 2	39.79		1,314,090.50
2/26/25	020526ACH	Duke Energy	3643 Duke Firth St Jan 3 - Feb 3	30.8		1,314,059.70
2/26/25	022625ACH	Duke Energy	17650 Ayrshire Blvd Jan 3 - Feb 3	30.8		1,314,028.90
2/28/25	022825ACH2	Duke Energy	Reference: 17835 State Road 54 Jan 4 - Feb 4	9,269.30		1,304,759.60
2/28/25	030125ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	399.95		1,304,359.65
02/28/2025				64,649.07	30,234.43	1,304,359.65
3/1/25	2607	Ballantrae CDD	DS 2015 tax collections FY25	530,804.30		773,555.35
3/3/25	100423	Steadfast Alliance, LLC	Irrigation Labor to make all additional repairs and wire track 7 zones	2,870.89		770,684.46
3/3/25	100424	Straley Robin Vericker	Invoice: 26058 (Reference: For Professional Services Rendered Through January 31, 2025)	70.00		770,614.46
3/4/25	030425ACH	Duke Energy	3542 BALLANTRAE BLVD. Jan 3 - Feb 3	75.15		770,539.31
3/4/25	100425	Breeze	Reference: Trail Camera. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice	40.00		770,499.31
3/6/25	100426	JCS Investigations	Invoice: 20 (Reference: Security Patrol 3/1-3/31/25.)	1,980.00		768,519.31
3/6/25	100427	Steadfast Alliance, LLC	Invoice: SM-14135 (Reference: Irrigation Wet Check for Well #5 Lintower/Clubhouse.) Inv	3,499.42		765,019.89
3/7/25	030725ACH	Engage PEO	PR	7,017.83		758,002.06
3/7/25	100428	Breeze Connected, LLC	Invoice: 4507 (Reference: Professional Management Services Monthly.)	4,583.00		753,419.06
3/11/25	437		to book cash collected from tax collector		11,970.29	765,389.35
3/11/25	437		to book cash collected from tax collector	4,213.54		761,175.81
3/11/25	437		to book cash collected from tax collector		4,213.54	765,389.35
3/12/25	100429	Poolsure	Invoice: 101295663065 (Reference: Water Management Seasonal.)	1,174.43		764,214.92
3/12/25	100430	Stantec Consulting Services Inc.	Invoice: 238202060 (Reference: For Period Ending: February 28, 2025.)	2,946.50		761,268.42
3/19/25	100431	Steadfast Alliance, LLC	Reference: Routine Aquatic Maintenance (Pond Spraying). https://clientname(FILLIN).payableslockbox.com/DocView/Invoice	27,423.15		733,845.27
3/19/25	100432	Straley Robin Vericker	Invoice: 26204 (Reference: For Professional Services Rendered Through February 28, 2025)	50.00		733,795.27
3/21/25	032125ACH1	Pasco County Utilities Services Branch	0 Ayrshire Blvd - 1/13/2025 to 2/13/2025	10.60		733,784.67
3/21/25	032125ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmore 1/13/2025 to 2/13/2025	1,505.90		732,278.77
3/21/25	032125ACH	Engage PEO	PR	5,727.02		726,551.75
3/21/25	100433	Steadfast Environmental, LLC	Invoice: SM-14567 (Reference: Landscape Maintenance.) Invoice: SM-14429 (Reference	54,225.00		672,326.75
3/22/25	032225ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse m Mar 5 - Apr 4	25.00		672,301.75
3/24/25	100434	CertaPro Painters	Invoice: 1399-4660 (Reference: Deposit on perimeter wall painting project.)	16,260.00		656,041.75
3/26/25	032625ACH1	Duke Energy	3643 Duke Firth St Feb 4 - Mar 3	30.80		656,010.95
3/26/25	032625ACH2	Duke Energy	17650 Ayrshire Blvd Feb 4 - Mar 3	31.35		655,979.60
3/26/25	032625ACH3	Duke Energy	3351 Downan Point Dr Feb 4 - Mar 3	39.52		655,940.08
3/26/25	032625ACH4	Duke Energy	17626 Glenapp Dr Feb 4 - Mar 3	41.69		655,898.39
3/26/25	032625ACH5	Duke Energy	3542 BALLANTRAE BLVD. Feb 4 - Mar 3	47.53		655,850.86
3/26/25	032625ACH6	Duke Energy	17600 Stinchar Dr Feb 4 - Mar 3	63.72		655,787.14
3/26/25	032625ACH7	Duke Energy	2500 Ballantrae Blvd Feb 4 - Mar 3	119.06		655,668.08
3/26/25	032625ACH8	Duke Energy	2131 Ballantrae Blvd Feb 4 - Mar 3	261.78		655,406.30
3/26/25	032625ACH9	Duke Energy	172524 Hugh Ln Feb 4 - Mar 3	295.33		655,110.97
3/26/25	032625ACH10	Duke Energy	2800 Ballantrae Blvd Feb 4 - Mar 3	2,216.51		652,894.46
3/26/25	032625ACH11	Duke Energy	Reference: 17700 Glenapp Dr Feb 4 - Mar 3	37.19		652,857.27
3/26/25	032625ACH12	Duke Energy	3633 Duke 5th St. Feb 4 - Mar 3	39.95		652,817.32
3/26/25	032625ACH	Duke Energy	Reference: 17611 Mentmore Blvd Feb 4 - Mar 3	1,146.89		651,670.43
3/26/25	100435	Pasco County Tax Collector-Mike Fasano	VOID: Invoice: 25002 (Reference: Annual renewal fee.)			651,670.43
3/28/25	032825ACH	Duke Energy	Reference: 17835 State Road 54 Feb 5 - Mar 4	9,694.14		641,976.29

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
3/29/25	032925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	400.00		641,576.29
03/31/2025				678,967.19	16,183.83	641,576.29
4/1/25	100436	Pasco County Tax Collector-Mike Fasano	VOID: Invoice: 25002 (Reference: Annual renewal fee.)			641,576.29
4/4/25	040425ach2	Engage PEO	PR-anthony valdane	285.38		641,290.91
4/4/25	040425ach	Engage PEO	PR	7,683.46		633,607.45
4/7/25	100437	JCS Investigations	Invoice: 21 (Reference: Security Patrol 4/1-4/30/25.)	1,980.00		631,627.45
4/8/25	100438	Egis Insurance Risk Advisors	Invoice: 26929 (Reference: Policy #WC100123657 10/01/2023-10/01/2024 FIA WC.)	3,252.00		628,375.45
4/9/25	ACH040525	Duke Energy	3643 Duke Firth St Mar 2 - Apr 1	30.8		628,344.65
4/9/25	433		to book cash collected from tax collector		3,607.95	631,952.60
4/9/25	433		to book cash collected from tax collector	1,270.00		630,682.60
4/9/25	434		to book cash collected from tax collector		24,977.54	655,660.14
4/9/25	434		to book cash collected from tax collector	8,792.09		646,868.05
4/9/25	433		to book cash collected from tax collector		1,270.00	648,138.05
4/9/25	434		to book cash collected from tax collector		8,792.09	656,930.14
4/10/25	100439	Site Masters of Florida, LLC	Invoice: 032025-1 (Reference: Playground Demolition Deposit (50%).)	7,000.00		649,930.14
4/11/25	100440	Florida Brothers Maintenance & Repair	Invoice: 1265 (Reference: Replacement of One (1) GFI in the well pump area.)	350		649,580.14
4/11/25	100441	Poolsure	Invoice: 101295663856 (Reference: Water Management Seasonal Billing Rate.)	1,957.39		647,622.75
4/16/25	100442	Steadfast Alliance, LLC	Invoice: SA-10719 (Reference: Watering Service for newly installed plants.)	6,875.00		640,747.75
4/18/25	041825ach	Engage PEO	PR	5,523.01		635,224.74
4/21/25	042125ACH1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 2/13/2025 to 3/17/2025	10.6		635,214.14
4/21/25	042125ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 2/13/2025 to 3/17/2025	2,144.30		633,069.84
4/22/25	042225ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse Apr 5 - May 4	25		633,044.84
4/24/25	042425ACH1	Duke Energy	2800 Ballantrae Blvd Mar 4 - Apr 1	1,387.71		631,657.13
4/24/25	042425ACH2	Duke Energy	Reference: 17835 State Road 54 Mar 5 - Apr 2	9,496.08		622,161.05
4/24/25	042425ACH3	Duke Energy	VOID: 3643 Duke Firth St Mar 4 - Apr 1			622,161.05
4/24/25	042425ACH4	Duke Energy	17650 Ayrshire Blvd Mar 4 - Apr 1	31.55		622,129.50
4/24/25	042425ACH5	Duke Energy	Reference: 17700 Glenapp Dr Mar 4 - Apr 1	37.53		622,091.97
4/24/25	042425ACH6	Duke Energy	3351 Downan Point Dr Mar 4 - Apr 1	52.19		622,039.78
4/24/25	042425ACH7	Duke Energy	17626 Glenapp Dr Mar 4 - Apr 1	57.37		621,982.41
4/24/25	042425ACH8	Duke Energy	17600 Stinchar Dr Mar 4 - Apr 1	78.53		621,903.88
4/24/25	042425ACH9	Duke Energy	3542 BALLANTRAE BLVD. Mar 4 - Apr 1	83.7		621,820.18
4/24/25	042425ACH10	Duke Energy	2131 Ballantrae Blvd Mar 4 - Apr 1	104.55		621,715.63
4/24/25	042425ACH11	Duke Energy	2500 Ballantrae Blvd Mar 4 - Apr 1	126.23		621,589.40
4/24/25	042425ACH12	Duke Energy	172524 Hugh Ln Mar 4 - Apr 1	304.01		621,285.39
4/24/25	042425ACH	Duke Energy	Reference: 17611 Mentmore Blvd Mar 4 - Apr 1	1,158.82		620,126.57
4/24/25	100443	Pasco Cnty Property Appraiser-Mike Wells	Invoice: 25002-1 (Reference: Annual renewal fee.)	150		619,976.57
4/25/25	100444	Steadfast Alliance, LLC	Invoice: SA-10962 (Reference: Contracted Landscape Maintenance.) Invoice: SA-11067 (R	17,898.15		602,078.42
4/25/25	100445	Suncoast Rust Control, Inc	Invoice: 08205 (Reference: ol service and solution for previous month..)	225		601,853.42
4/25/25	100446	Kai Connected, LLC	Invoice: 4540 (Reference: Professional Management Services Monthly.)	4,583.00		597,270.42
4/28/25	042825ACH	Duke Energy	3633 Duke 5th St. Mar 4 - Apr 1	40.27		597,230.15
4/28/25	100447	Steadfast Alliance, LLC	Invoice: SA-11186 (Reference: Annual rotation - Spring mix.) Invoice: SA-11200 (Referenc	8,870.00		588,360.15
4/29/25	042925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	400		587,960.15
04/30/2025				92,263.72	38,647.58	587,960.15
5/2/25	100,448.00	Site Masters of Florida, LLC	Invoice: 041725-1 (Reference: Ayrshire Monument Repair remaining.)		1,750.00	586,210.15
5/2/25	050225ach	Engage PEO	PR		6,813.32	579,396.83
5/2/25	050225ach1	Engage PEO	bos 4-10-25		495.90	578,900.93

BALLANTRAE CDD

Check Register FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
5/2/25	147.00	Christopher Milano	BOS MTG 4-10-25		200.00	578,700.93
5/2/25	146.00	Richard Levy	BOS MTG 4-10-25		200.00	578,500.93
5/2/25	145.00	Brian Giacobbee	BOS 4-10-25		184.70	578,316.23
5/6/25	100,449.00	Steadfast Alliance, LLC	Invoice: SA-11370 (Reference: Watering Service for newly installed plants.)		3,125.00	575,191.23
5/6/25	050625ach	Engage PEO	PR-lacey sloan backpay		85.84	575,105.39
5/6/25	148.00	Lacey Sloam	pr backpay		206.86	574,898.53
5/8/25	100,450.00	JCS Investigations	Invoice: 22 (Reference: Security Patrol 5/1-5/31/25.)		1,980.00	572,918.53
5/12/25	100,451.00	Florida Brothers Maintenance & Repair	Invoice: 1277 (Reference: This invoice is for the removal of (3) large mattress tops from the c...		350.00	572,568.53
5/12/25	100,452.00	Kai Connected, LLC	Invoice: 4578 (Reference: Professional Management Services Monthly - May.)		4,583.00	567,985.53
5/13/25	100,453.00	Poolsure	Invoice: 101295664749 (Reference: Water Management Seasonal Billing Rate.)		1,957.39	566,028.14
5/13/25	100,454.00	Cooper Pools Inc	Invoice: 2025-504 (Reference: Commercial pool equipment repairs.)		1,055.11	564,973.03
5/13/25	100,455.00	Steadfast Alliance, LLC	Invoice: SA-11633 (Reference: Contracted Landscape Maintenance.) Invoice: SA-11724 (Reference...		16,450.00	548,523.03
5/14/25	100,456.00	Steadfast Alliance, LLC	Invoice: SA-11867 (Reference: Routine Aquatic Maintenance.)		4,573.15	543,949.88
5/14/25	100,457.00	Florida Dept of Health in Pasco County	Invoice: 51-BID-7815817 (Reference: Pool Permit.) Invoice: 51-BID-7815808 (Reference: Pool Pe...		705.00	543,244.88
5/16/25	051625ach	Engage PEO	PR		4,806.31	538,438.57
5/16/25	051625ach23	Engage PEO	BOS PR 5-8-28		495.90	537,942.67
5/16/25	151.00	Christopher Milano	BOS MTG 5-8-25		200.00	537,742.67
5/16/25	149.00	Brian Giacobbee	BOS 5-8-25		184.70	537,557.97
5/16/25	150.00	Richard Levy	BOS MTG 5-8-25		200.00	537,357.97
5/19/25	051925ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 3/17/2025 to 4/16/2025		2,208.14	535,149.83
5/19/25	051925ACH1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 3/17/2025 to 4/16/2025		10.60	535,139.23
5/20/25	100,458.00	Steadfast Alliance, LLC	Invoice: SA-12112 (Reference: Landscape Service.)		2,400.00	532,739.23
5/21/25	436.00		temp deposit to reconcile	88.11		532,827.34
5/21/25	100,459.00	Stantec Consulting Services Inc.	Invoice: 2377725 (Reference: For Period Ending: March 28, 2025.) Invoice: 2397463 (Reference:...		5,740.40	527,086.94
5/21/25	100,460.00	Steadfast Alliance, LLC	Invoice: SA-12022 (Reference: Irrigation Service.) Invoice: SA-12037 (Reference: Irrigation S...		1,362.50	525,724.44
5/21/25	100,461.00	Poolsure	Invoice: 101295665723 (Reference: Water Management Seasonal Billing Rate.)		1,957.39	523,767.05
5/21/25	100,462.00	Straley Robin Vericker	Invoice: 26362 (Reference: For Professional Services Rendered Through March 31, 2025.)		266.50	523,500.55
5/21/25	100,463.00	Suncoast Rust Control, Inc	Invoice: 08224 (Reference: Commercial: Monthly water treatment.)		225.00	523,275.55
5/21/25	100,464.00	CertaPro Painters	Invoice: 1424-4489 (Reference: perimeter wall painting project.)		42,475.00	480,800.55
5/21/25	100,465.00	Site Masters of Florida, LLC	Invoice: 050125-1 (Reference: Playground Demolition Deposit.)		7,000.00	473,800.55
5/22/25	052225ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse May 5 - Jun 4		25.00	473,775.55
5/27/25	052725ACH	Duke Energy	Reference: 17611 Mentmore Blvd Apr 2 - May 1		1,161.74	472,613.81
5/27/25	052725ACH1	Duke Energy	2800 Ballantrae Blvd Apr 2 - May 1		1,235.81	471,378.00
5/27/25	052725ACH2	Duke Energy	3643 Duke Firth St Apr 2 - May 1		30.80	471,347.20
5/27/25	052725ACH3	Duke Energy	17650 Ayrshire Blvd Apr 2 - May 1		31.86	471,315.34
5/27/25	052725ACH4	Duke Energy	Reference: 17700 Glenapp Dr Apr 2 - May 1		38.18	471,277.16
5/27/25	052725ACH5	Duke Energy	3351 Downan Point Dr Apr 2 - May 1		56.71	471,220.45
5/27/25	052725ACH6	Duke Energy	17626 Glenapp Dr Apr 2 - May 1		59.86	471,160.59
5/27/25	052725ACH7	Duke Energy	3542 BALLANTRAE BLVD. Apr 2 - May 1		85.06	471,075.53
5/27/25	052725ACH8	Duke Energy	17600 Stinchar Dr Apr 2 - May 1		111.90	470,963.63
5/27/25	052725ACH9	Duke Energy	2131 Ballantrae Blvd Apr 2 - May 1		132.40	470,831.23
5/27/25	052725ACH10	Duke Energy	2500 Ballantrae Blvd Apr 2 - May 1		135.24	470,695.99
5/27/25	052725ACH11	Duke Energy	172524 Hugh Ln Apr 2 - May 1		294.62	470,401.37
5/28/25	052825ACH	Duke Energy	Reference: 17835 State Road 54 Apr 3 - May 2		9,694.14	460,707.23
5/29/25	052925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	460,307.23
5/29/25	45,806.00	Duke Energy	3633 Duke 5th St. Apr 2 - May 1		40.94	460,266.29

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
5/30/25	45,807.00	Engage PEO	PR		6,307.45	453,958.84
5/31/25				88.11	134,089.42	453,958.84

EXHIBIT 35

RETURN TO AGENDA

**HIMES
ELECTRICAL
SERVICE, INC.**

June 23, 2025

Ballentrae CDD
Attn: Gary Kubler
29154 Chapel Park
Wesley Chapel, FL 33543

Phone: 813-526-4714
Email: ballantrae@tampa.rr.com

RE: Westside Fountain.

Dear Gary,

We are pleased to submit this proposal to provide the labor and material to replace the disconnect for the westside fountain on Ballantrae Blvd.

- 1) Replace the 3 phase disconnect and the wiring from the meter.
- 2) Install a new surge arrester.

Total for the above proposal is **\$1100.00**. This quote is good for 30 days.

NOTE: Work that is not listed on the proposal will be considered additional. All additional work will be billed on a time and material basis and will be added to the proposal and due upon completion.

Please feel free to call if you have any questions or if I can be of further assistance.

Respectfully Submitted,

Gavin Furnas

Gavin Furnas
Estimator/Electrician

Acknowledged and Accepted by:

Date: _____

Printed Name and Title: