



ADVANCED MEETING PACKAGE

REGULAR MEETING

DATE / TIME:

Tuesday, August 26, 2025
6:30 P.M.

LOCATION:

Ballantrae Community Center
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 Meeting of the Board of Supervisors of the Ballantrae Community Development District is scheduled for **Tuesday, August 26, 2025, at 6:30 P.M.** at the **Ballantrae CDD, Ballantrae Community Center, 17611 Mentmore Blvd., Land O' Lakes, FL 34638.**

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

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. 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: Tuesday, August 26, 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

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

I. Call to Order / Roll Call

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

III. Vendor & Professional Reports

A. Steadfast Environmental Reports - Aquatics

❖ Conservation Area Inspection Report

[**EXHIBIT 1**](#)

❖ Waterway Inspection Report

[**EXHIBIT 2**](#)

B. Steadfast Maintenance Division

[**EXHIBIT 3**](#)

C. Consideration of Steadfast Maintenance Proposals:

❖ Annuals – Durango Marigolds - \$7,920.

[**EXHIBIT 4.1**](#)

❖ Valve 23 Replacement - \$650

[**EXHIBIT 4.2**](#)

IV. Administrative Items

A. Consideration for Adoption of Resolution 2025-10, Amending the Date of the Public Hearing

[**EXHIBIT 5**](#)

B. Public Hearing on the FY 2025-2026 Operating Budget

❖ Open the Public Hearing

❖ Notice Of Publications 25-01596P & 25-01658P

[**EXHIBIT 6**](#)

- ❖ Presentation of the FY 2025-2026 Budget [EXHIBIT 7](#)
- ❖ Public Comments on the FY 2025-2026 Budget
- ❖ Close the Public Hearing
- C. Consideration for Adoption Resolution 2025-11, Annual Appropriations Resolution Adopting the FY 2025-2026 Budget [EXHIBIT 8](#)
- D. Consideration for Adoption Resolution 2025-12; Providing for the Collections & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget [EXHIBIT 9](#)
- E. Consideration for Adoption Resolution 2025-13, Adopting the FY 2025-2026 Meeting Dates [EXHIBIT 10](#)
- F. Consideration for Acceptance of Minutes of the Regular Meeting of the Board of Supervisors Held July 17, 2025 [EXHIBIT 11](#)
- G. Consideration for Approval of the June 2025 Unaudited Financial Statements [EXHIBIT 12](#)
- V. District Engineer - Change Order** [EXHIBIT 13](#)
- VI. Amenity Manager Report**
- A. Consideration & Discussion of Proposal for AC Unit Replacement
 - ❖ FL Air Heating & Cooling [EXHIBIT 14.1](#)
 - ❖ Air Force 1 - \$21,780 [EXHIBIT 14.2](#)
- B. Consideration & Discussion of Proposal - Florida Patio Furniture – New Tops for Patio Tablets - \$2,158 [EXHIBIT 15](#)
- C. Consideration & Discussion of Proposal – Tactical Pressure Washing & Paver Sealing - \$14,368.75 [EXHIBIT 16](#)
- D. Consideration & Discussion of Proposal – NuWash Power Wash Paver Sealing Project - \$6,577.21 [EXHIBIT 17](#)
- E. Consideration & Discussion of Proposal – DCSI – Add an Emergency Pull Station to Release the Front Gate - \$579 [EXHIBIT 18](#)
- F. Consideration & Discussion of Proposal – Lithonia Lighting - \$410.16 [EXHIBIT 19](#)
- G. Consideration & Discussion of Proposal – Tennis Court Fence
 - ❖ Florida Commercial Care – Tennis Court Fence - \$9,919.50 [EXHIBIT 20.1](#)
 - ❖ Vilo – Tennis Court Fence - \$9,675 [EXHIBIT 20.2](#)

- | | |
|---|-----------------------------------|
| H. Consideration & Discussion of Proposal – Lawson Courts – Heavy Duty Tennis Net, Portable Pickleball and 2 Replacement Nets - \$1,740 | <u>EXHIBIT 21</u> |
| I. Consideration & Discussion of Proposal – Vilo Fence – Post Caps - \$643.48 | <u>EXHIBIT 22</u> |
| J. Consideration & Discussion of Proposal – Sign-A-Rama - Pool Signage - \$200 | <u>EXHIBIT 23</u> |
| K. Consideration & Discussion of Proposal – All State – Repaint Two Monuments - \$13,275 | <u>EXHIBIT 24</u> |
| L. Consideration for Approval Scope for Restroom Renovations | <u>EXHIBIT 25</u> |
| M. Consideration & Discussion of Proposal GK Electric Surge Protector - \$905 | <u>EXHIBIT 26</u> |
| N. Consideration & Discussion of Proposal Polson Painting Building = \$3,900 | <u>EXHIBIT 27</u> |
| O. Consideration & Discussion of Shed Ramp Replacement Materials \$456.01 | <u>EXHIBIT 28</u> |
| P. Consideration & Discussion of Proposal Pulexa for Repair of Crack - \$13,900 | <u>EXHIBIT 29</u> |
| Q. Ballantrae Maintenance Report | <u>EXHIBIT 30</u> |

VII. Other Items to Be Introduced

- | | |
|--|-----------------------------------|
| A. Ratifications: | |
| ❖ Bandu LLC – Splash Pad Bearings - \$4,959.69 | <u>EXHIBIT 31</u> |
| ❖ Bandu LLC– 8 Cartridge Filter for Splash Pad - \$1,880.96 | <u>EXHIBIT 32</u> |
| B. Discussion of Salary Increase for On Sight Employees | |
| C. Discussion of Mandas Minnows – 39 Clients - 5 Residents
Schedule Mon – Thurs: 8:15 am to 1 pm and 3 pm to 6 pm | <u>EXHIBIT 33</u> |

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual)*

IX. Supervisor Requests

X. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD Conservation Areas

Inspection Date:

8/13/2025 12:36 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 3

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Buffer zones well maintained and mostly free of nuisance growth. Routine monitoring and treatments as needed will continue.

I apologize if some sections of buffers on these and subsequent pictures are shaded. I like to get photos in the morning before the hottest part of the day.

<u>WATER:</u>	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
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 4

Condition: Excellent Great ☒Good Poor ☒Mixed Condition Improving



Comments:

More attention is needed on roadside sections of the buffer zone. Any nuisance growth present will be addressed during maintenance events.

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

Inspection Report

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Growth in the roadside buffer zone is thick, but few invasives present. Other sections have been treated and nuisance growth is under control.

<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: 6

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Buffer zones well maintained and mostly free of nuisance growth. Routine monitoring and treatments as needed will continue.

<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: 7

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Buffer zones well maintained and mostly free of nuisance growth. Routine monitoring and treatments as needed will continue.

<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: 8

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

More attention is needed in accessible sections of the buffer zone. Any nuisance growth present will be addressed during maintenance events.

<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: 11

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Growth in some sections of the buffer zone is thick, but few invasives present. Treatments will be done to create a better defined buffer.

<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: 13

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

More attention is needed to control nuisance growth (mainly dog fennel and tropical soda apple). These will be addressed during this week's service

<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: 14

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Growth in the buffer zone is thick, but few invasives present. This area typically grows cattails farther in which are currently decaying. Other nuisance growth will be addressed during maintenance events.

<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:

More attention is needed to control nuisance growth (mainly dog fennel). This will be addressed during maintenance events.

<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



An increased number of rain events has accelerated plant growth. Right now is the time of year when technicians are the most attentive to conservation areas. Improvement has continued, and ongoing treatments will keep this trend on track.

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:

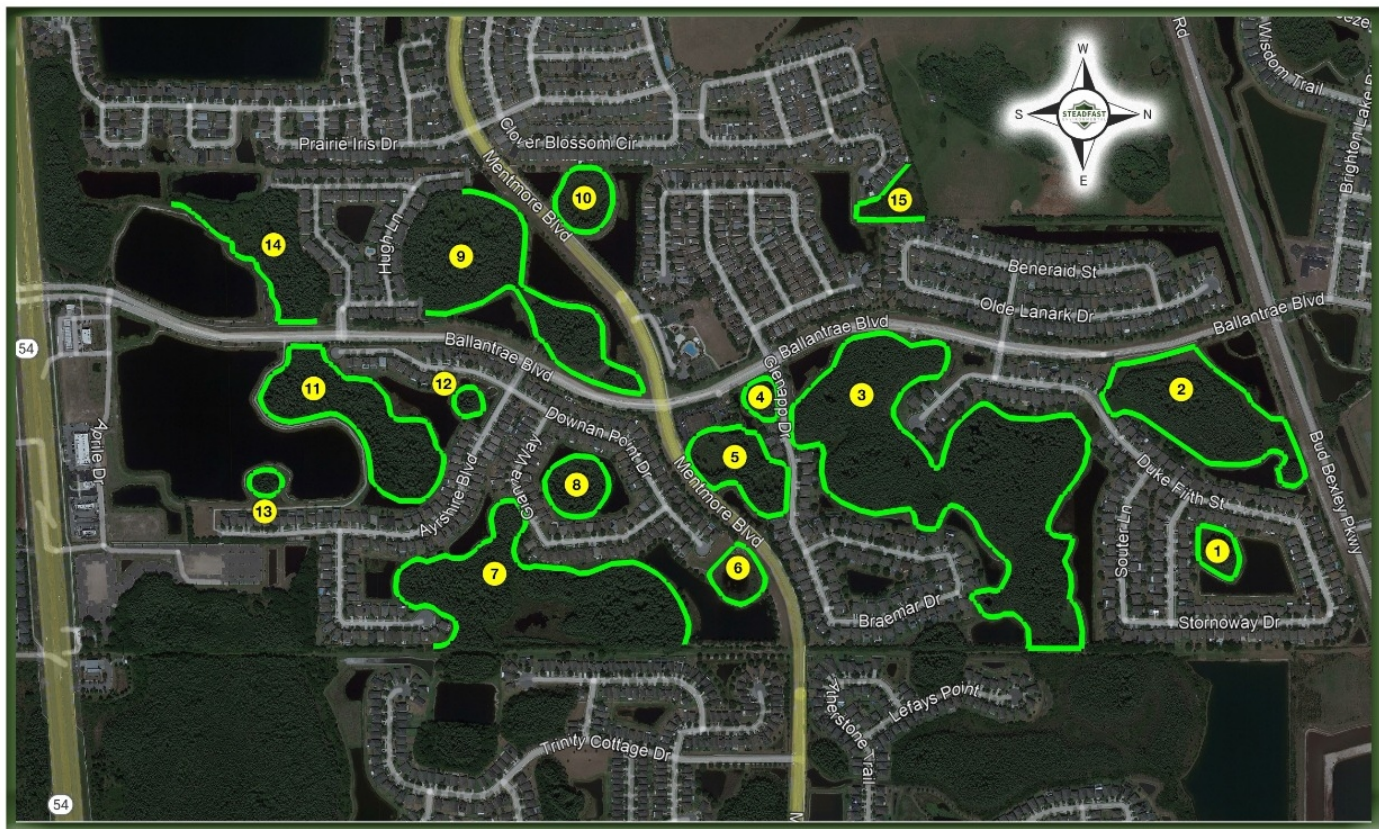


EXHIBIT 2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD Aquatics

Inspection Date:

8/13/2025 12:55 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 19

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth amid the beneficials. Most has already been treated. A technician will follow up to inspect for and treat new growth.

<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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 20

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

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

The grate on the outflow structure is out of place and needs re-set before water levels rise.

<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: 21

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No 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

SITE: 22

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Very mild filamentous algae growth on the surface. A technician will address this during the next maintenance event if rain doesn't break it down before then. No nuisance grass 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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 23

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



Comments:

No 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:	

SITE: 24

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



Comments:

No 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:	

Inspection Report

SITE: 25

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Small patches of nuisance grasses present on the exposed banks. Herbicide treatments during the next regular service will quickly begin to clear these. No algae growth observed.

<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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" 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: 26

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Filamentous algae currently blooming. This pond is shallow and susceptible to algae growth in the summer. Technicians are aware of these conditions and will treat the pond next visit. No nuisance grass 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"/> Other:

Inspection Report

SITE: 27

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth amid the beneficial plants. Carefully targeted treatments can be done to control unwanted 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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

Erosion has worsened since I last inspected it. I am looking into the best solution for repairs and mitigation.

<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

MANAGEMENT SUMMARY



With the passing of the summer solstice, we are currently in the longest, hottest days of the year, the height of Summer. As such, algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. It should be noted that more frequent rainfall is likely in the coming weeks. Should this be the case, the pond's appearance will improve dramatically as algae is pelted down after treatment and fill ponds, and circulate water, resetting the pond's biology.

During today's visit, most ponds were in good or better condition. Algae will be the main target moving forward. Additional algaecides have been included in a recent supply order to assist with this. Shoreline gasses are at a minimum and will continue to be monitored and treated.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

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:

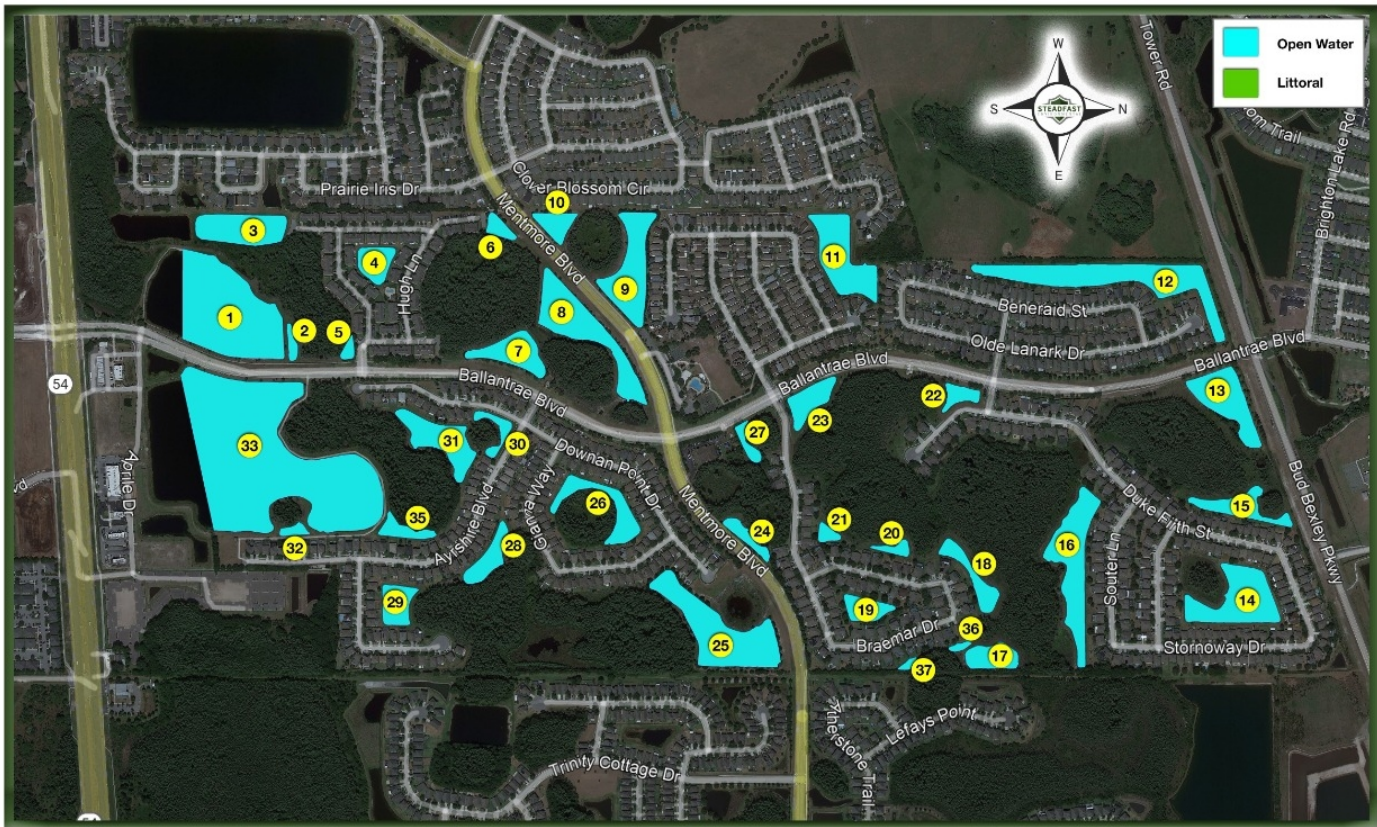


EXHIBIT 3

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD

Identified 34 Issues

Issue 1

1

Assigned to Main Entrance

Turf is healthy and shows no signs of fungus or pests.

Landscape beds are weed free.

Bushes are well maintained and consistent with contractual monthly trimming obligations.

Sidewalks are clear of any encroaching landscape.

Large Oak trees are starting to become overgrown and will need pruning soon. Proposal can be submitted upon request.

Annuals are nearing their seasonal lifespan. Proposal has been submitted for the fall rotation. Proposed yellow and orange Marigolds for fall.

Complete ☐



Issue 2

2

Assigned to Circle K

Per Pasco County Property Appraiser website, the SE corner of Ballantrae Blvd and Aprile Dr is owned by Circle K. The District owns the sidewalk only.

Complete ☐

Issue 3

3

Assigned to Ballantrae Blvd

Pond mowing complete.

Turf looks very good.

Beds are weed and debris free.

Maple tree decline like caused by Verticillium Wilt. VW has no cure or treatment. Pruning of dead tree parts of still living trees and removal of dead trees is recommended to help stop the spread. Proposal can be provided upon request.

Sidewalk repair needed on East side. Turf showing signs of pedestrian traffic from traveling around damaged sidewalk.

Complete ☐



Issue 4

4

Assigned to Straiton

Entrance is well maintained.

Crew to treat crack weeds in paved surfaces during next service.

Bottlebrush hedge showing new growth after hard cut back. Will fill in nicely.

Complete ☐



Issue 5

5

Assigned to Straiton Pool

Turf is well maintained.

Landscape beds are weed free.

Stink vine issue is an ongoing battle. Maintenance team is instructed to pull vines as needed during each service.

Complete ☐



Assigned to Ballantrae Blvd Continued

Natural overseeding and increased mowing height has helped Bahia turf to fill in sparse areas rather well.

Pond tree elevation to 10' is scheduled for winter season. Some trees are several years deferred.

Pedestrian clearance on sidewalks is maintained. Trees above 10' and landscape clear of encroachment.

Complete ☐

Issue 7

7

Assigned to Ballantrae Blvd Continued

Fire hydrant cleared of all overgrowth.

Battling stink vine throughout blvd. Team to pull ass needed each service.

Beds free of fallen debris.

Bushes and weed control consistent with monthly contractual obligations.

Complete ☐

Issue 8

8

Assigned to Ayrshire Entrance

Entrance is well maintained.

Complete ☐

Assigned to Ayrshire Continued

Overall Juniper is healthy. There are some declining juniper plants due to lack of irrigation and approved supplements watering events during brief periods of drought. Maintenance team to prune dead sections and pull dead plants as needed during services.

Weed control is needed in Juniper beds. Mulch washing out during heavy rains.

Vehicle damage to Juniper in culdesac on Dowan Point Dr

Pedestrian tree clearance is needed along Dowan Point Dr

*Pedestrian tree clearance is needed along Ayrshire Blvd.
Turf is sparse under Oak trees due to shade.*

Complete ☐

Issue 10

10

Assigned to Ayrshire Continued

*Buffer behind homes on Cunningham CT is maintained**Juniper and Common Area on Gianna Way is well maintained.**Northside of Dowan Point Dr is maintained. Juniper bed needs weed control.*Complete ☐

Issue 11

11

Assigned to Ballantrae Blvd Continued

Bushes that received hard cut back in June are filling in with new growth nicely.

Beds weed a debris free.

Pedestrian clearance is acceptable. Trees over 10' and landscape not encroaching sidewalks.

Bahia filling in sparse areas well after natural overseeding.

Complete ☐

Issue 12

12

Assigned to Mentmore Blvd East

Complete ☐

Assigned to Mentmore Blvd West

Bahia still very sparse. Proposal for sod replacement and supplemental waterings can be provided upon request.

Elevation on pond trees scheduled during winter season.

Ponds and easement are maintained.

Complete ☐



Assigned to Braemar Entrance

Turf is healthy.

Beds are weed free.

Bushes consistent with monthly trimming. Due for next trim.

Complete ☐



Issue 15

15

Assigned to Braemar Continued

*Common areas are maintained.**Juniper is healthy. Weed control is needed.*Complete ☐

Issue 16

16

Assigned to Ballantrae Blvd Continued

*Turf is healthy and filled in after overseeding.**Maintenance team to continue working on vine removal.**Hard cut backs on bushes has promoted a lot of new growth.**Beds are weed and debris free.*Complete ☐

Assigned to Castleway Entrance

Turf is healthy.

Some trees in center island are struggling due to no tree rings. Turf and dirt build up at base of tree is likely causing trees to “suffocate” Recommend creating tree wells and allowing root mat to breathe. Proposal can be submitted upon request.

Ponds are mowed and detail is consistent with monthly trimming obligations.

Complete ☐



Assigned to Castleway Continued

Common areas are maintained.

Maintenance team to weed existing Juniper and remove dead sections during next service.

Complete ☐



Issue 19

19

Assigned to Ballantrae Blvd Continued

*Have some sparse turf under Oaks due to shade. Turf is otherwise healthy.**Beds are weed and debris free.**Trees elevated to or above 10'.*Complete ☐

Issue 20

20

Assigned to Ballantrae Blvd Continued

*Pedestrian clearance is acceptable. No trees encroaching sidewalks.**Turf is healthy.**Ponds are maintained.*Complete ☐

Issue 21

21

Assigned to Ballantrae Blvd Continued

*Turf is healthy, however, still sparse in shaded areas.**Observed (1) dead Maple tree near sidewalk. Recommend removing due to possible liability issue if it falls during a storm.*Complete ☐

Issue 22

22

Assigned to Cunningham Entrance

*Turf at this entrance is healthy aside from a few large sections that died back in previous years and has since filled in with weeds. Recommend replacing these sections.**Trees are also struggling here due to the lack of tree rings.**Large pile of dirt at entrance left behind by utility work. Proposal for removal available upon request.*Complete ☐

Issue 23

23

Assigned to Ballantrae Blvd Continued

*Pedestrian clearance is acceptable. No low hanging limbs or encroaching landscape.**Maintenance team to clear overgrowth on electrical box at lift station.**Weeds are minimal. Beds are debris free.*Complete ☐

Issue 24

24

Assigned to Lintower Entrance

*Previously damaged sod has since filled in with weeds. Recommend replacement.**New electrical box installed. Needs sod repairs.**Maintenance team to trim bushes during next service.*Complete ☐

Issue 25

25

Assigned to Amenity Center

*Wild Bermuda grass in front is very healthy and vibrant.**Previously damaged St. Augustine has filled in with weeds. Recommend replacement of these areas throughout Amenities.**Some turf is struggling from foot and golf cart traffic in front of Amenity Center.*Complete ☐

Issue 26

26

Assigned to Amenity Center Continued

*Maintenance team to cut back bushes in center island and remove dead sections.**Palms appear healthy and maintained.*Complete ☐

Issue 27

27

Assigned to Amenity Center Continued

*Trimming and weed control is well maintained.*Complete ☐

Issue 28

28

Assigned to Amenity Center Continued

*Weeds in hard surfaces are minimal and consistent with monthly contractual obligations.**Large Oak trees near playgrounds need to be elevated for clearances.*Complete ☐

Issue 29

29

Assigned to Amenity Center Continued

*Field behind Amenity Center is maintained.**Weed control needed around fencing along outside of pool.**Pool equipment is free of any vegetation.*Complete ☐

Issue 30

30

Assigned to Amenity Center Continued

*Pool deck is weed free.**All grasses and bushes are well maintained from encroaching on deck.**All palms appear healthy and maintained.*Complete ☐

Assigned to General Consensus And Notes

All in all, property is in good shape despite previous and ongoing irrigation issues that have been/are being resolved. The natural overseeding efforts and increased mowing height has helped tremendously overall with the sparse Bahia areas throughout the property. There are still some areas that will need to be replaced.

After hard cut backs in June, all plant material along the blvd is showing new growth and filling in. The added sunlight in the middle of the bushes after being cut back has also allowed vines to grow. Our team is aware of this and is working in sections to remove them.

Regarding the Spanish Moss issue, there is an abundance throughout the property. Manual removal up to 10' is started in high focal areas. Other moss removal above 10' and in non focal areas via chemical and manual removal will need to be proposed by our Arborist.

Recommend the district budget for plant/sod replacements throughout main blvd and amenity center, along with mulch, and various tree work.

Complete ☐



Assigned to Complaints Before Photos

3615 Beneraid: complaints of overgrown fence line, low hanging trees, and missed mowing. Spoke with homeowner and advised that we would get the missed area mowed and clean up the fence line. Lifting the trees will be completed on the next scheduled pond mowing service. Requested conservation cut back is not included in contractual scope of work and needs to be proposed. (After photos in section below.)

17853 Machair: Resident complaint of encroachment of conservation due to buffer area not being maintained. Recreated buffer and will maintain moving forward. (After photos in section below.)

Complete ☐



Assigned to Complaints After Photos

Complete ☐



Assigned to Left Behind Debris Complaint

Keep receiving complaints of piles of debris forgotten by our team. After speaking with the foreman, I was advised that there are multiple homeowners who trim the trees hanging over the wall and throw the debris onto the CDD portion of the property along with debris generated from their own lawn work. First two photos were taken by me behind 17902 Glennap Dr. second two photos were taken by the team who cleaned up the mess left behind by the homeowner.

I believe this might be the root of most of the complaints received regarding forgotten debris. Recommend the district reach out to residents regarding this and advise them to stop and bundle the debris up for trash pick up in front of their home.

Complete ☐



Ballantrae

Community Development District



Printed: Aug 19, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Aug 13, 2025

Job: SM1152 Ballantrae CDD

Title:

Added By: Soledad Valencia

Log Notes:

1 Día y medio trabajando

Martes y miércoles

full service

Weather Conditions:

Partly cloudy with scattered storms

Wed, Aug 13, 2025, 5:07 PM



93°F

76°F

Wind: 6 mph

Humidity: 91%

Total Precip: 0.04"







EXHIBIT 4.1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE	DUE	ESTIMATE #
8/15/2025	8/15/2025	EST-SCA2246

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 for the Fall Seasonal Color Rotation. Price includes materials, labor, and dump fees.			
Annuals - Durango Marigolds - Yellow & Orange - 4.5"	2,880.00	2.75	7,920.00

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	7,920.00
--------------	-----------------

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 4.2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 8/18/2025 DUE ESTIMATE # EST-SCA2256

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 dig up valve 23 that continues to stay stuck on. Our team has already replaced the internal parts of the valve thinking that would stop the issue. Our tech found out that the entire valve needs to be replace and by doing so we need to dig up the current valve and rebuild it.

1.00 650.00 650.00

This is a NTE amount. Finaly invoice will shouw parts and labor used.

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 5

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

RESOLUTION 2025-__

A RESOLUTION OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AMENDING RESOLUTION 2025-09 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2025/2026 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Ballantrae Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year;

WHEREAS, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2025/2026 was considered and approved by the Board on June 10, 2025, by Resolution 2025-09; and,

WHEREAS, the Board desires to reschedule the public hearing date.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

Section 1. Resolution 2025-09 is hereby amended and the public hearing is rescheduled to **Tuesday, August 26, 2025, at 6:30 p.m. at The Ballantrae Community Center located at 17611 Mentmore Blvd., Land O’Lakes, Florida**, for the purpose of receiving public comments on the proposed Fiscal Year 2025/2026 Final Budget. The public hearing date will be advertised and/or mailed, as legally required.

PASSED, ADOPTED and EFFECTIVE on August 26, 2025.

ATTEST:

**BALLANTRAE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Chair /Vice Chair of the Board of Supervisors

EXHIBIT 6

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
Ballantrae Community Development District

The Board of Supervisors (the "Board") of the Ballantrae Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 26, 2025, at 6:30 p.m. at the Ballantrae Community Center located at 17611 Mentmore Blvd., Land O'Lakes, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.ballantraecdd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at Patricia@AnchorstoneMgt.com or via phone at (407) 698-5350.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Patricia Thibault
District Manager
August 1, 2025

25-01596P

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA IN AND FOR
PASCO COUNTY

2024DP000080DPAXWS-26

In the Interest of:

S.W., DOB: 02/13/2015

A Minor Child.

TO: Crystal Marie Hughes
Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of S.W., a female child, born on February 13, 2015, in Pasco County, State of Florida, as Crystal Marie Hughes and commitment of S.W. to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 September 25, 2025, 2025, at 9:30 am EST.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION.

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

(SEAL)

BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida

By: /s/ Jennifer Smith
Assistant State Attorney
Bar No. 85418

P.O. Box 17500
Clearwater, FL 33762-0500
(727) 847-8158

Representing the FL Department
WITNESS my hand as a Clerk of said

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001279
IN RE: ESTATE OF
EUGENE L. HOCKEMEIER
Deceased.

The administration of the estate of Eugene L. Hockemeier, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001268
IN RE: ESTATE OF
CONSTANCE ANN HOLIHAN
Deceased.

The administration of the estate of Constance Ann Holihan, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Towns at Woodsdale Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025
TIME: 9:00 a.m.
LOCATION: Tampa Civil Design
17937 Hunting Bow Circle
Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://townsatwoodsdalecdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
August 8, 15, 2025 25-01626P

FIRST INSERTION
WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Westwood of Pasco Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025
TIME: 9:00 a.m.
LOCATION: Tampa Civil Design
17937 Hunting Bow Circle
Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://westwoodofpascoecdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
August 8, 15, 2025 25-01627P

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve public school activities on 36.90 acres known as Connerton Charter School Access, Drainage & Utilities. The project is located in Pasco County, Section(s) 19, 24, 30, Township 25 South, Range 18, 19 East. The permit applicant is Lennar Homes, LLC whose address is 4301 West Boy Scout Blvd., Suite 600 Tampa, FL 33607. The Permit No. is 43023534.073.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
August 8, 2025 25-01631P

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 97.75 acres to serve the residential project known as Connerton Village 4 Phase 6 & 7. The project is located in Pasco County, Section(s) 19,20, Township 25 South, Range 19 E. The permit applicant is LNR3 AIV, LLC, 4301 W. Boy Scout Blvd., Suite 600, Tampa, FL 33607. The Permit No. is 43023534.081.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
August 8, 2025 25-01622P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Seven Oaks Community Development District

The Board of Supervisors (the “Board”) of the Seven Oaks Community Development District (the “District”) will hold a public hearing and a meeting on August 27, 2025, at 6:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting www.sevenoakscdd.com, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Scott Brizendine
District Manager
August 8, 2025 25-01624P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Acacia Fields Community Development District

The Board of Supervisors (the “Board”) of the Acacia Fields Community Development District (the “District”) will hold a public hearing and a meeting on Tuesday, September 9, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 and the District's fiscal year 2025-2026 proposed budgets. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.acaciafieldscdd.org/>, or may be obtained by contacting the District Manager's office via email at sbrizendine@inframark.com or via phone at 813-933-5571.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Scott Brizendine
District Manager
August 8, 15, 2025 25-01625P

FIRST INSERTION
NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on August 26, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line August 15, 2025, at 6:00am and ending August 26, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods and ZHNG Motorcycle.

Name Unit
John D. Moinar 7
Pamela K. Scheme 286
August 8, 15, 2025 25-01629P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Canon Evtnt located at 17665 Bellavista Loop Unit 1221, in the County of Pasco, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 01st day of August, 2025.
CANON EVNT LLC
August 8, 2025 25-01659P

FIRST INSERTION
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida

Notice is hereby given that the Epperson North Community Development District (“District”) will accept proposals from qualified firms and experienced landscaping companies (“Proposers”) to provide comprehensive landscaping, grounds maintenance, and related services for the common areas, amenities, and rights-of-way within the District. The goal is to maintain a high standard of aesthetic appeal, health, and safety for all landscaped areas, enhancing the overall quality of life for residents and visitors for certain lands within the District, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to hbeckett@vestapropertyservices.com and sconley@vestapropertyservices.com.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes; the selected contractor will enter into a service agreement with the District for a specified term. Entities submitting proposals must meet the following qualifications: (i) fully licensed and insured, (ii) minimum 5 years continuous operation (iii) experience with similar landscape maintenance projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (iv) Proposer must attend the mandatory pre-proposal on-site meeting on August 18, 2025 at 10:00 a.m. (EST) at Epperson North Lakehouse, 9405 Ivy Stark Blvd., Wesley Chaple, FL 33545, and (v) Proposer must submit total price along with an option for three (3) one (1) year renewals with price.

The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered. Any and all questions relative to this project shall be directed in writing by e-mail only to: hbeckett@vestapropertyservices.com and sconley@vestapropertyservices.com and ibrignoni@shirlawgroup.com. Questions received after 10 a.m. on August 21, 2025, will not be answered. Answers to all questions will be provided to all proposers via e-mail.

Firms desiring to provide services for this project must submit one (1) original and one (1) digital copy (in the form of a USB/flash drive) of the required proposal no later than August 25, 2025 at 10:00 a.m. (EST), at the offices of the Epperson North CDD District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attention: Heath Beckett. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project “Confidential: Epperson North Landscape RFP Response”. Proposals may be shipped, mailed or hand-delivered. No facsimile, electronic or other type of submittals will be accepted. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Proposals will be publicly opened at 1 p.m. (EST) on August 27, 2025 at Epperson North Lakehouse, 9405 Ivy Stark Blvd., Wesley Chaple, FL 33545, or as soon thereafter as possible. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, c/o Vesta District Services, and upon request to: hbeckett@vestapropertyservices.com and sconley@vestapropertyservices.com.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with the subject award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion whether or not reasonable it is in the District's best interest to do so.

Epperson North
Community Development District
Heath Beckett, District Manager
August 8, 2025 25-01632P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Ballantrae Community Development District

The Board of Supervisors (the “Board”) of the Ballantrae Community Development District (the “District”) will hold a public hearing and a meeting on Tuesday, August 26, 2025, at 6:30 p.m. at the Ballantrae Community Center located at 17611 Mentmore Blvd., Land O'Lakes, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.ballantraecdd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at Patricia@AnchorstoneMgt.com or via phone at (407) 698-5350.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Patricia Thibault
District Manager
August 8, 2025 25-01658P

PUBLISH
YOUR
LEGAL NOTICE

Call 941-906-9386
and select the appropriate County
name from the menu.

or email
legal@businessobserverfl.com

FLORIDA'S REQUIREMENT FOR THE C.O. CLERK

Business
Observer

1/2025/8/VB

EXHIBIT 7

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

BALLANTRAE

COMMUNITY DEVELOPMENT DISTRICT



PROPOSED OPERATING BUDGET
OCTOBER 1, 2025 – SEPTEMBER 30, 2026

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

BUDGET DEVELOPMENT

FLORIDA STATUTE 189.016

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)

BALLANTRAE

COMMUNITY DEVELOPMENT DISTRICT

BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

BALLANTRAE CDD

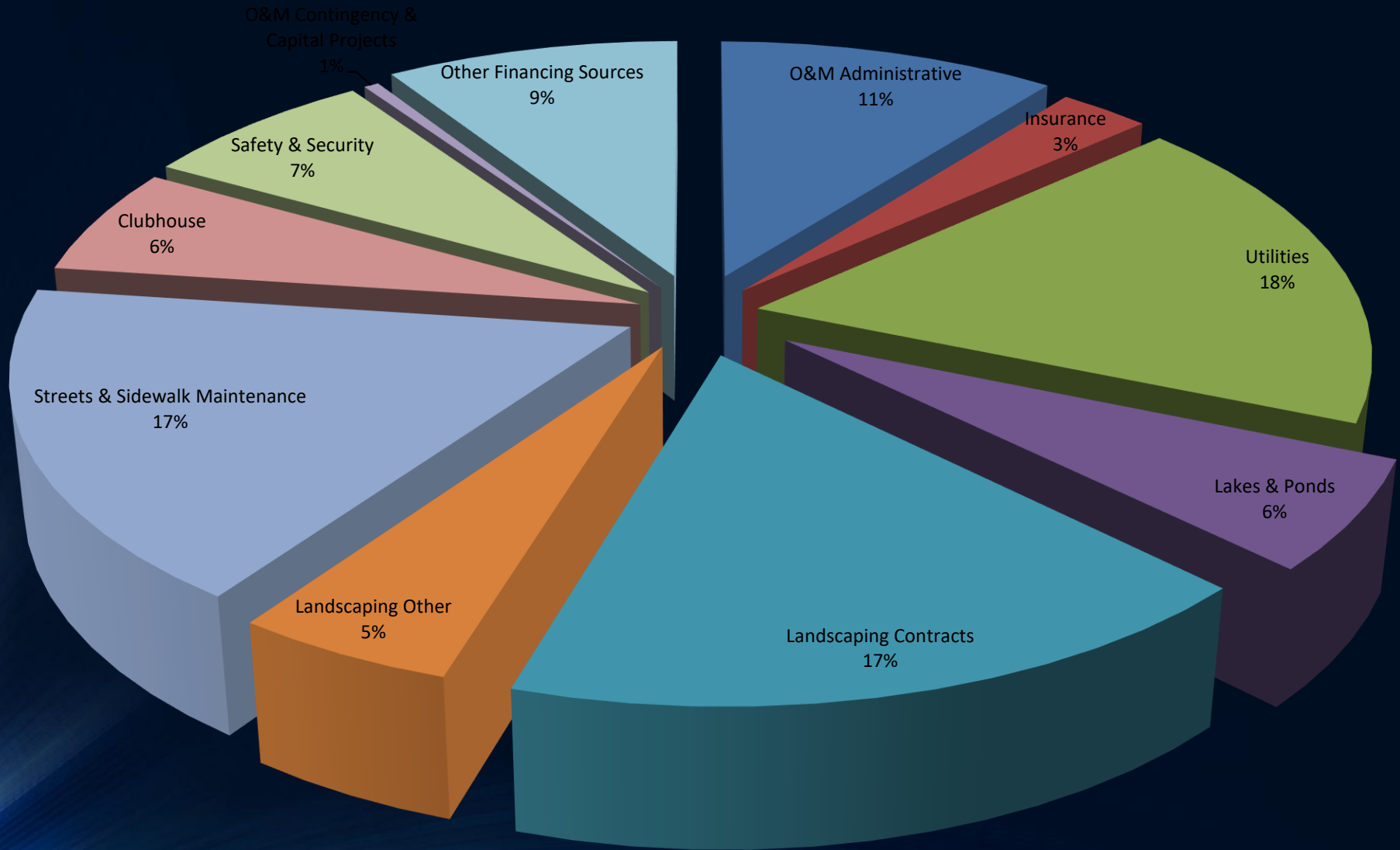
**NO INCREASE IN TOTAL ASSESSMENTS
SINCE 2009!!!!**

Locked down from prior years!



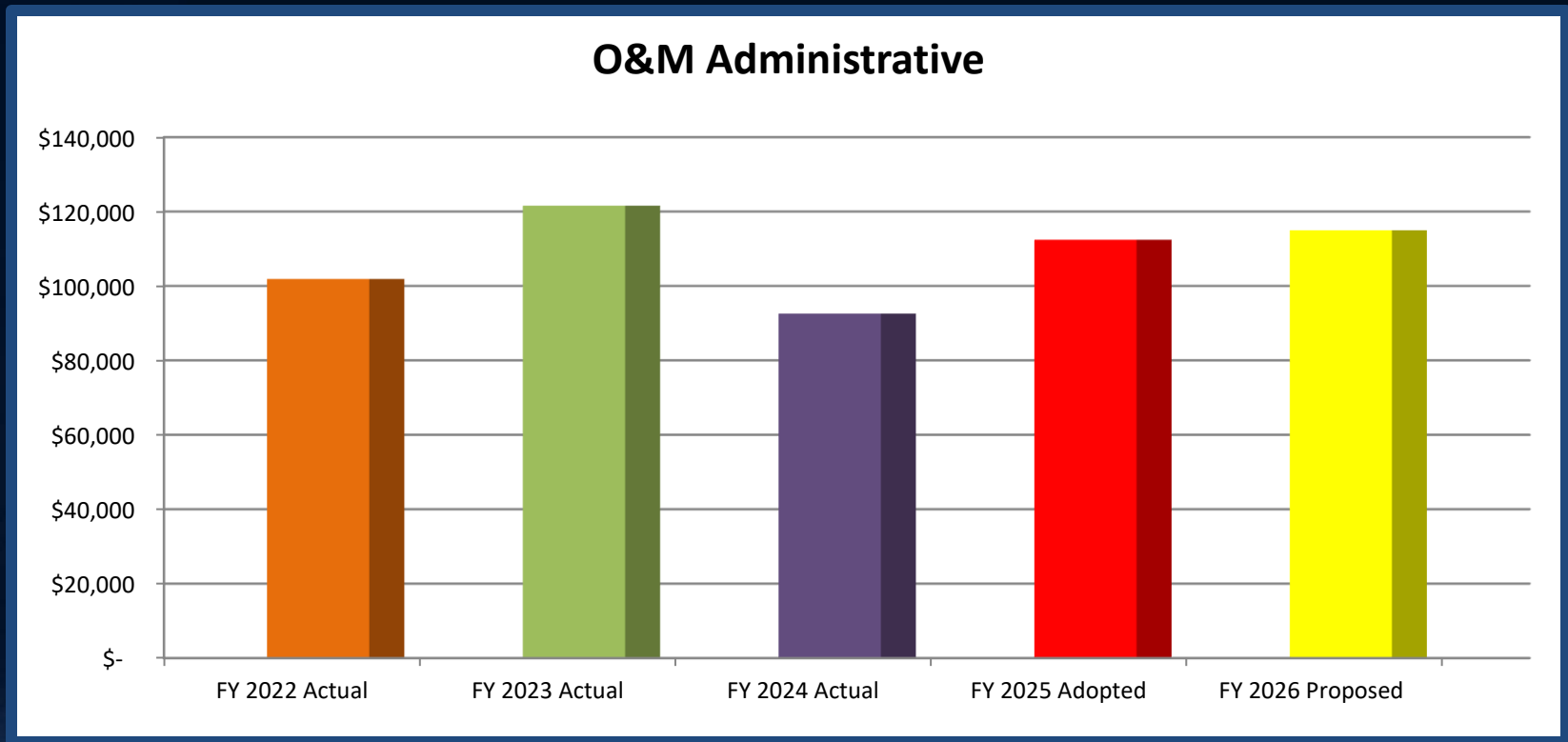
BALLANTRAE CDD

FY 2026 Expenditure Summary: \$1,142,913



BALLANTRAE CDD

O&M Administrative: \$114,978



BALLANTRAE CDD

O&M Administrative: 10%, \$2,573 Increase

Major Highlights:

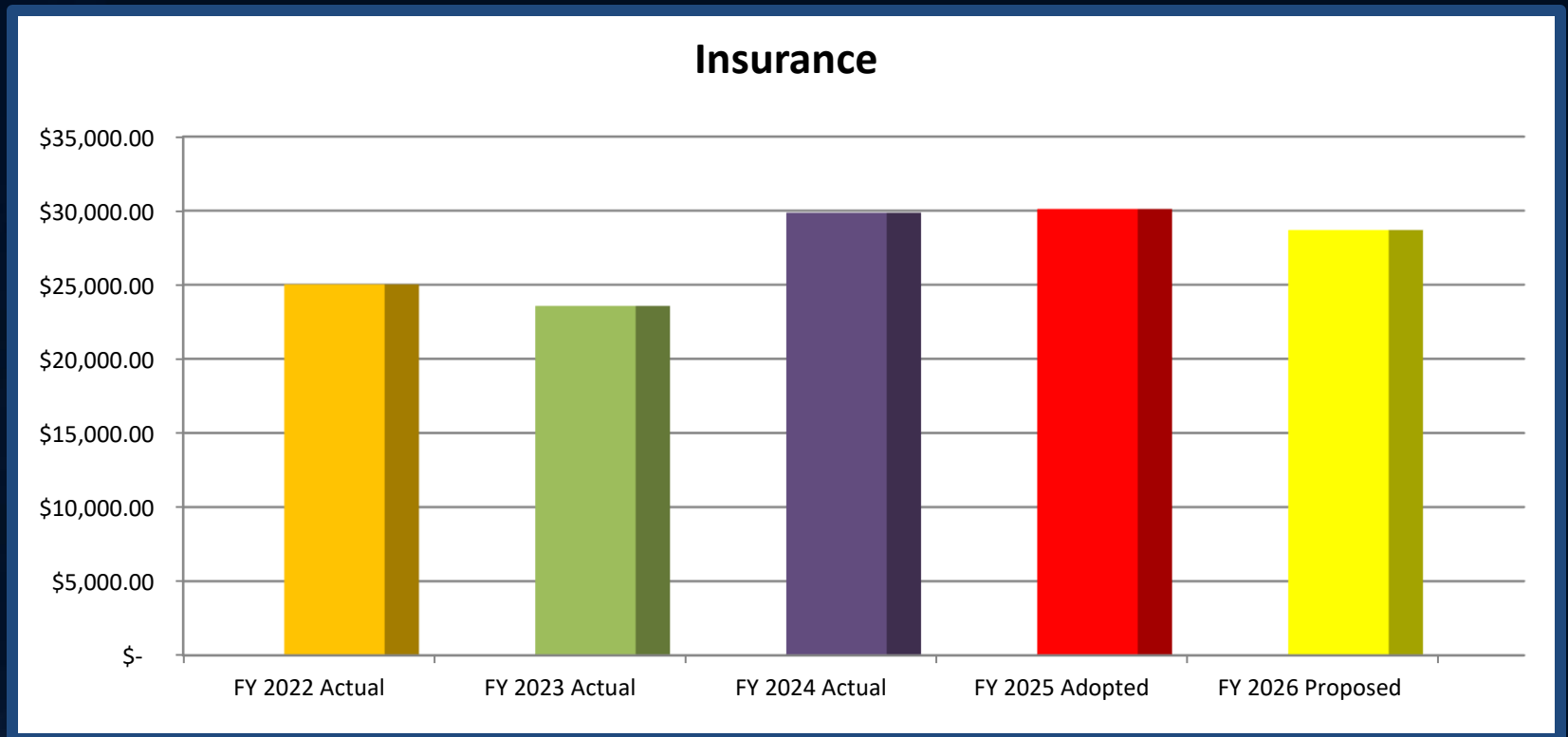
Trustee Fees – Increase of \$251 as confirmed with Trustee

Public Officials Insurance – Increase of \$322 as confirmed with Trustee

District Engineer – Increase of \$2,000 for various project oversight – such as the new amenity center

BALLANTRAE CDD

Insurance \$28,694



BALLANTRAE CDD

Insurance: 2.5%, \$1,421 Decrease

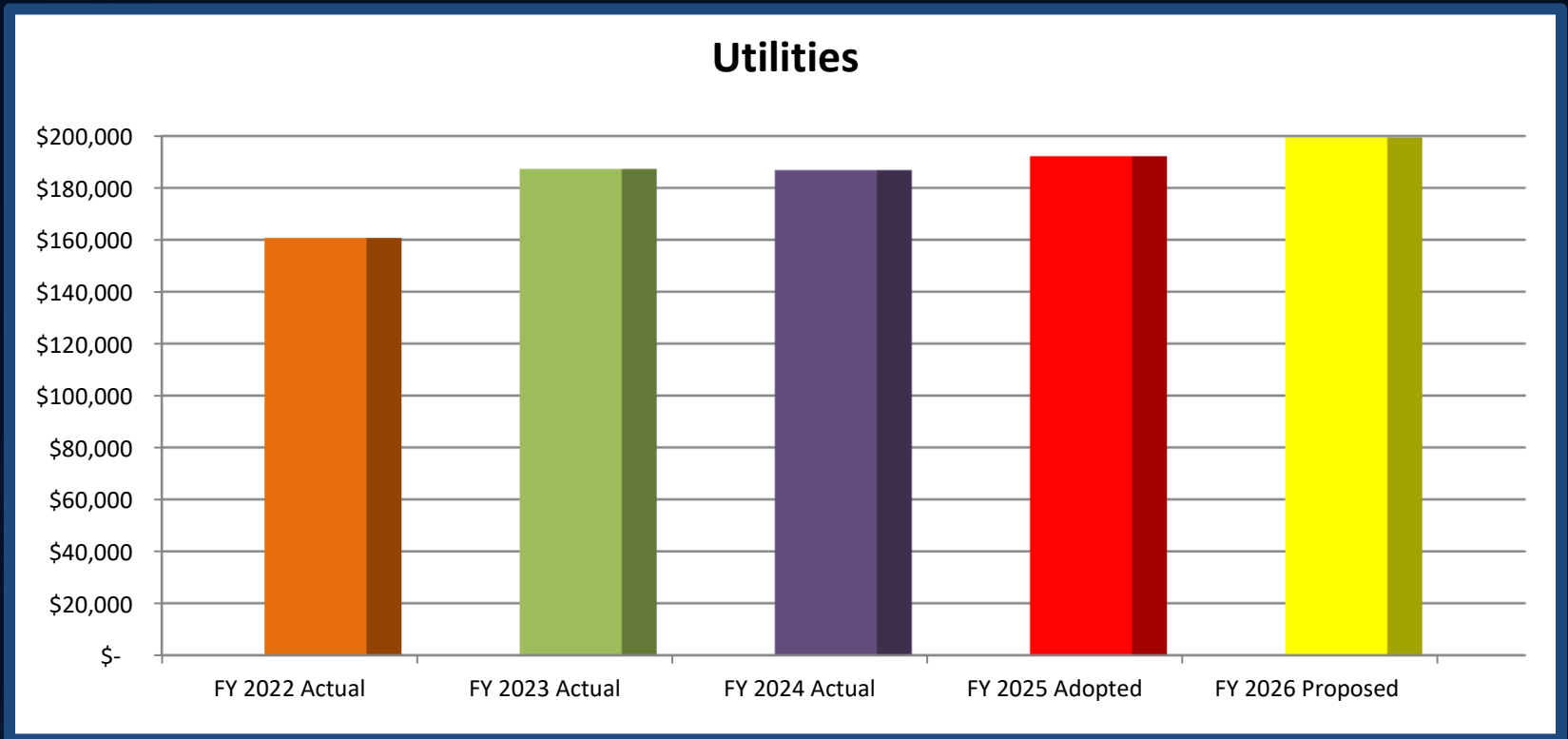
Major Highlights

General Liability Insurance – Increase of \$434 as confirmed with insurance agent

Property & Casualty Insurance – Decrease of \$1,855 as confirmed with insurance agent

BALLANTRAE CDD

Utilities: \$199,400



BALLANTRAE CDD

Utilities: 17.4%, \$7,200 Increase

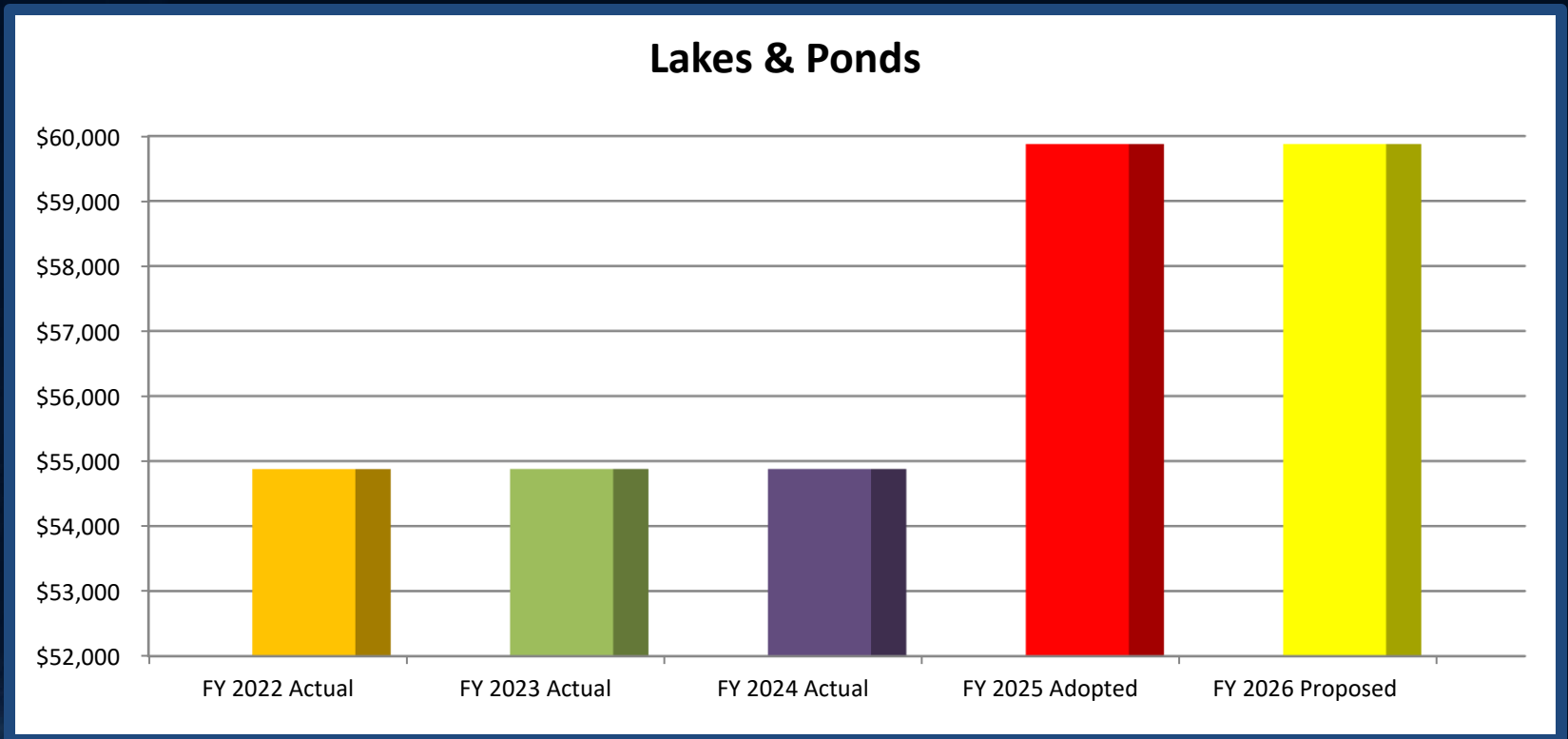
Major Highlights:

Electric – Increase of \$3,000, with an individual increase of \$1,000 in street lighting, recreation facilities and utility services based on historical expenditure status

Water – Increase of \$4,200 based on historical usage and expenditures and anticipated price increase from the utility

BALLANTRAE CDD

Lakes & Ponds: \$59,876



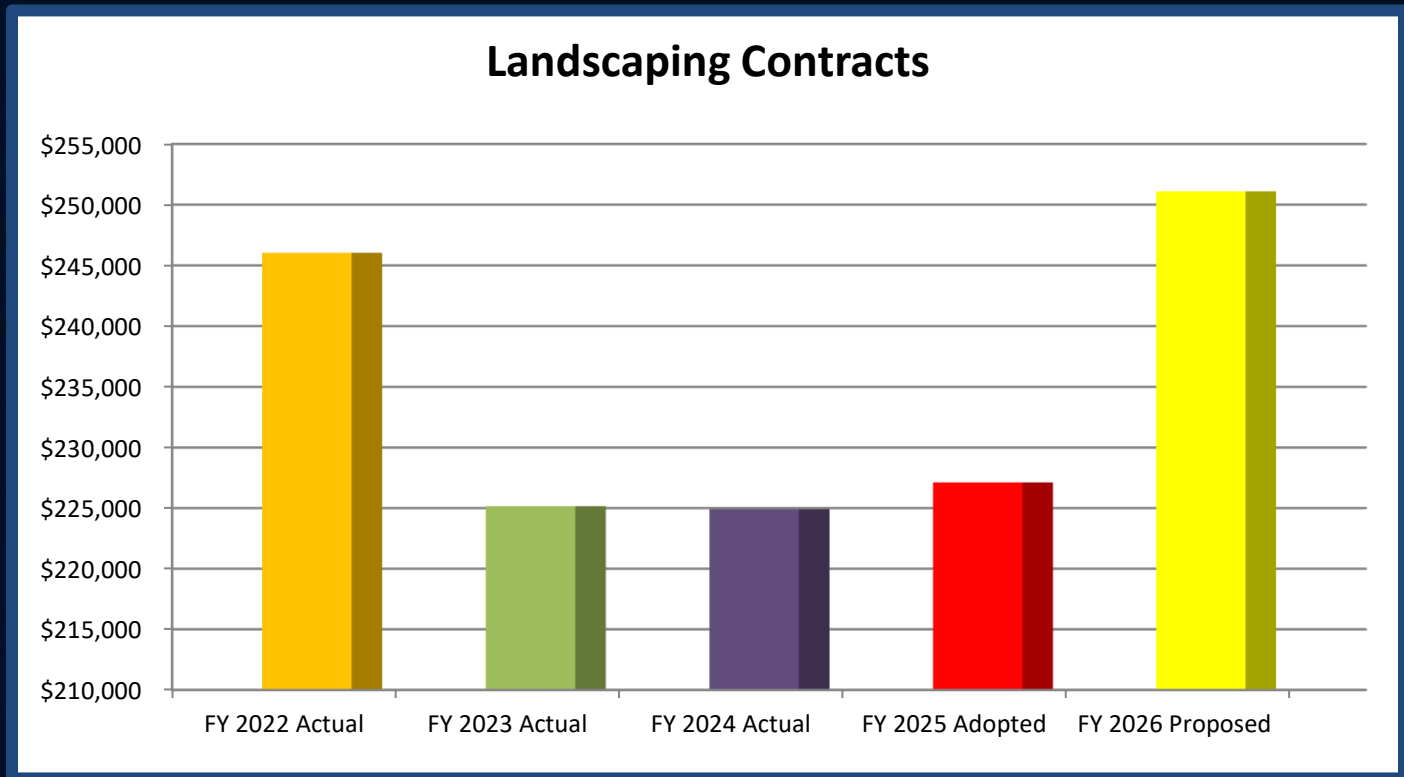
BALLANTRAE CDD

Lakes & Ponds: 5.2% – No Change from Prior Year

No Change from Prior Year

BALLANTRAE CDD

Landscape Contracts: \$251,100



BALLANTRAE CDD

Landscaping Contracts: 1.5%, \$23,980

Major Highlights:

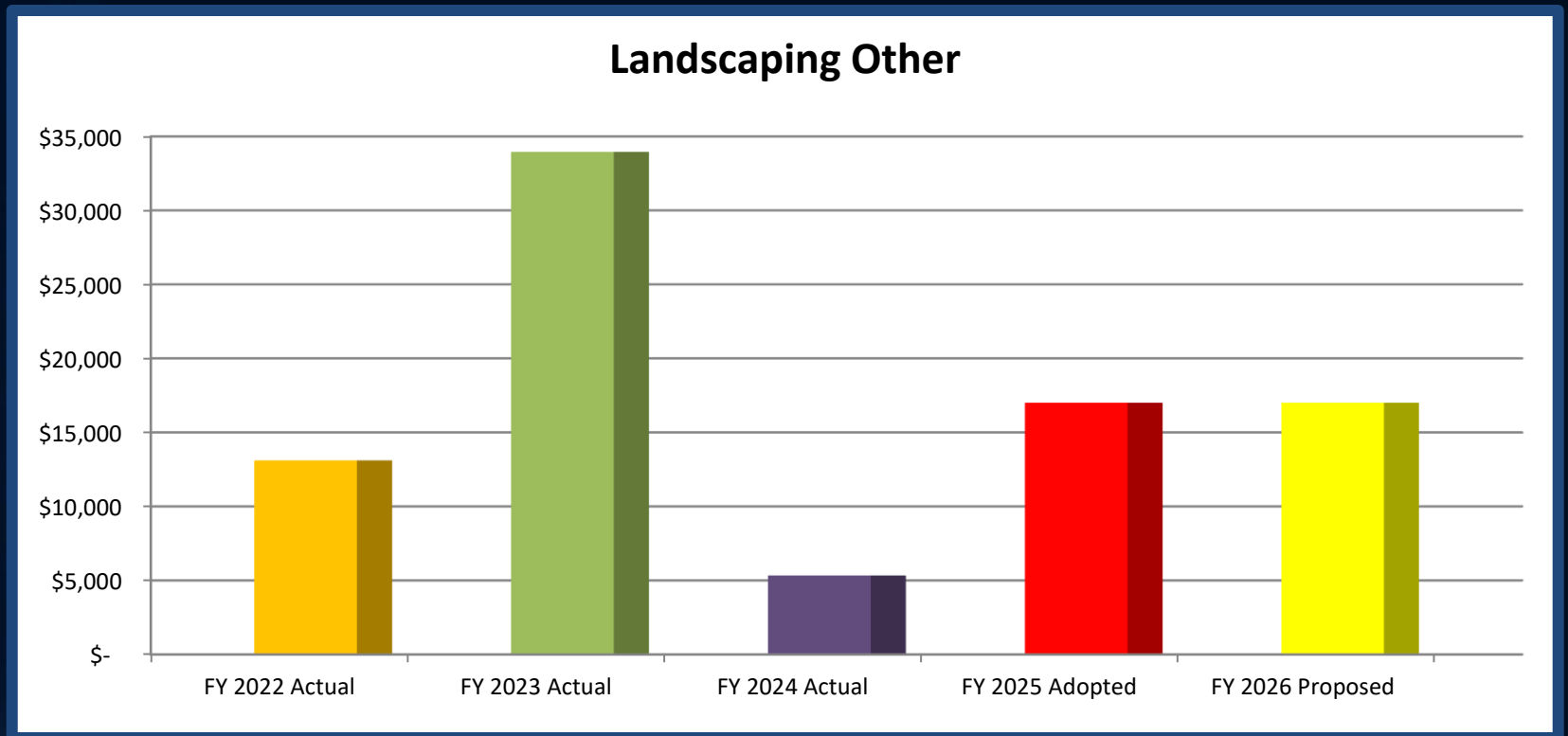
Landscape Secondary Contracts – Increase of \$9,820 for \$1x yearly mulch – \$18,000 annuals; \$8,300 per rotation (4 rotations); mulch and annuals . Increase in contract pricing

Landscape Maintenance contract – Increase of \$15,660 pursuant to contract

Extra Mowings – Decrease of \$1,500 based on historical expenditures

BALLANTRAE CDD

Landscaping Other: \$17,000



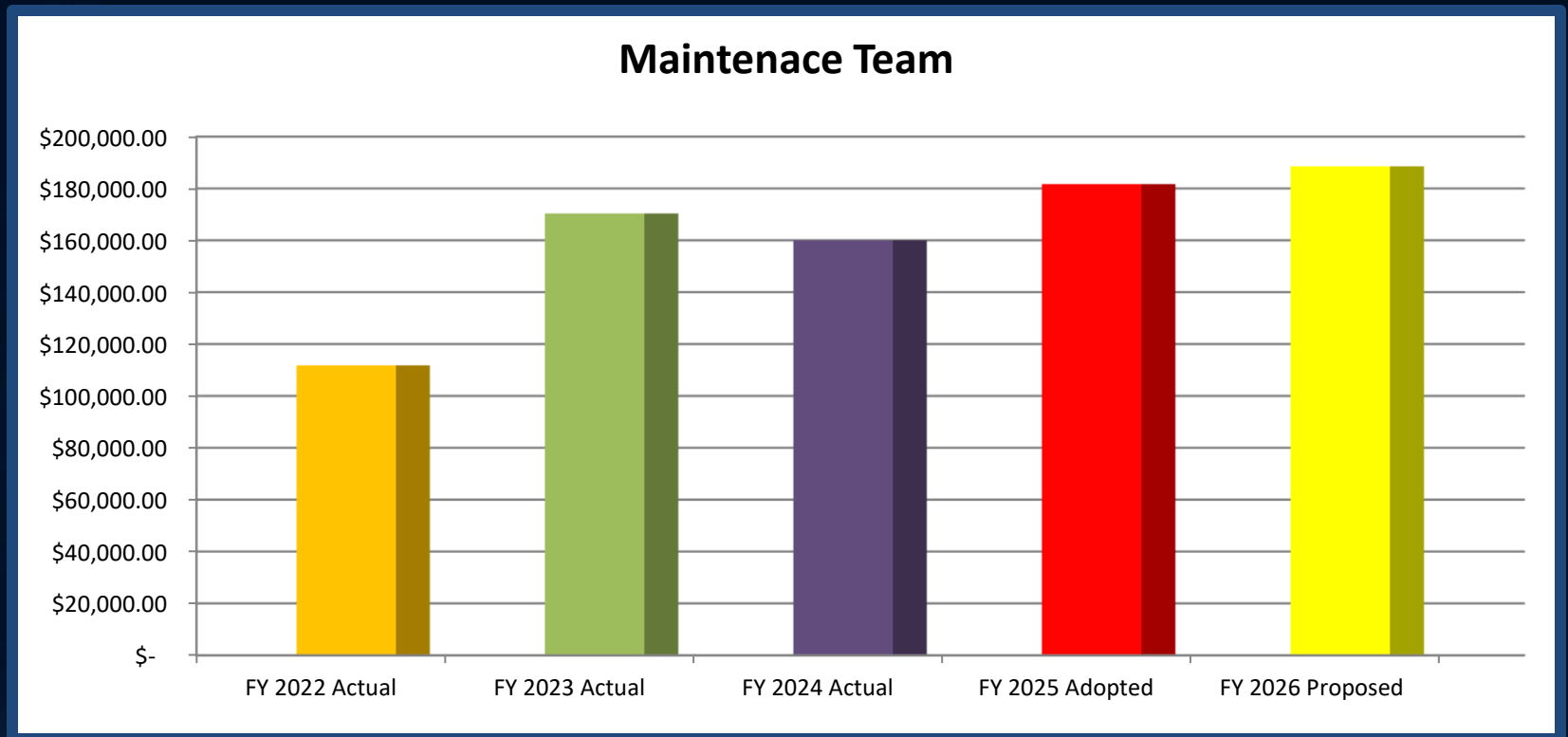
BALLANTRAE CDD

Landscaping Other: 1.5%, No Change

No Change From Prior Year

BALLANTRAE CDD

Maintenance Team \$188,495



BALLANTRAE CDD

Maintenance Team 16.5%, \$6,824 Increase

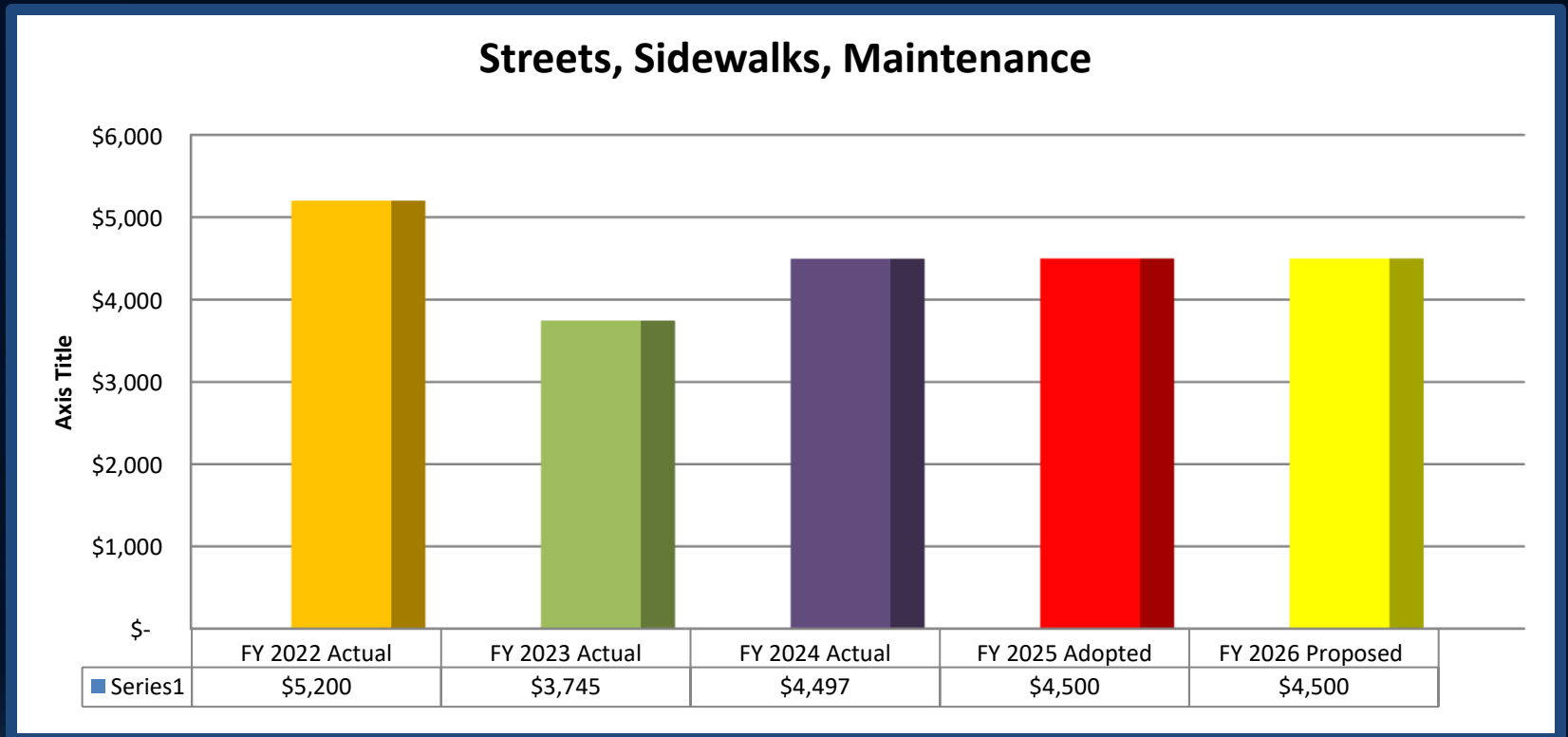
Major Highlights

Employee Salaries – A COLA increase of \$5,880 for the three District employees on sight

Employee P/R Taxes – an increase of \$944 that is related to the COLA increase in salaries

BALLANTRAE CDD

Streets, Sidewalks & Maintenance: \$4,500



BALLANTRAE CDD

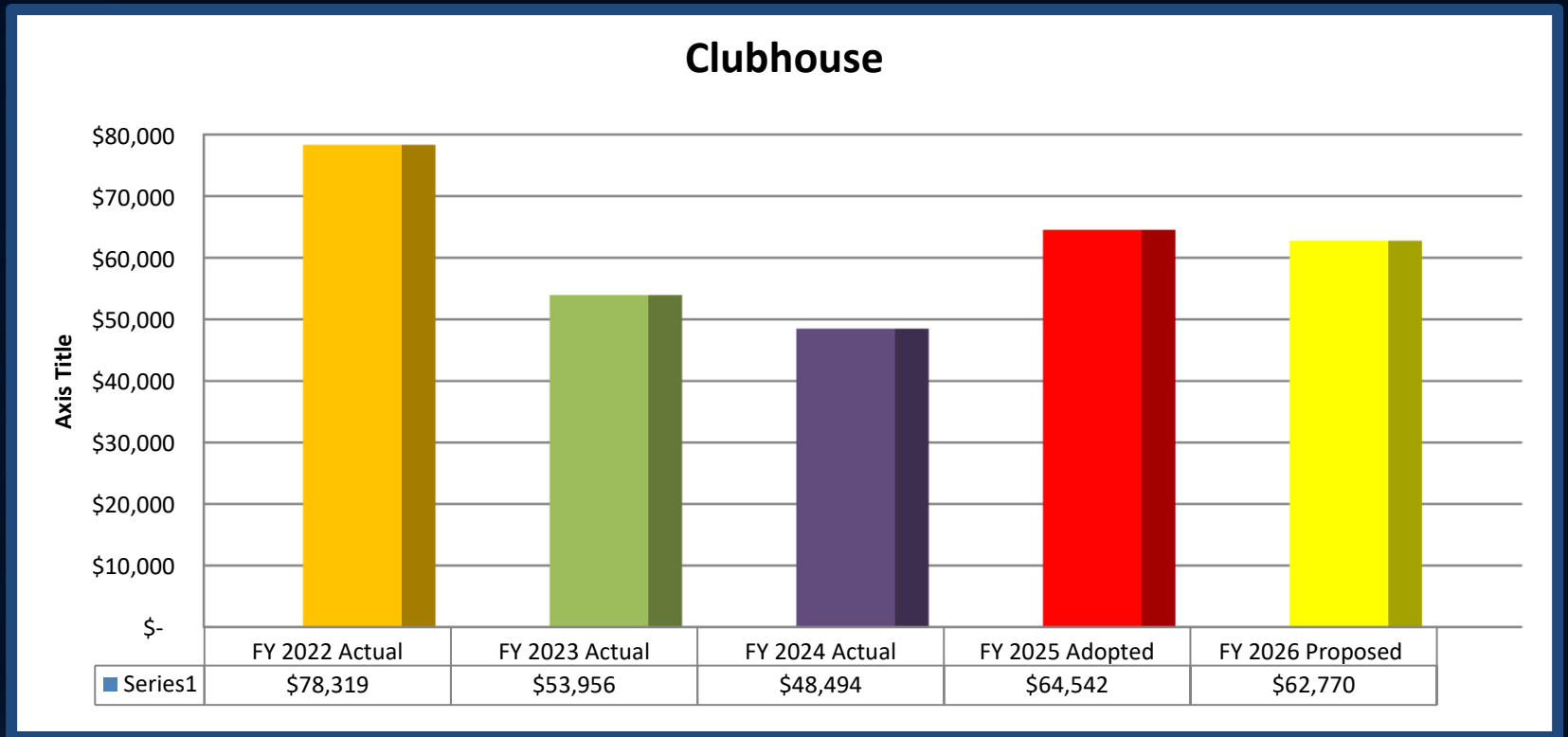
Streets, Sidewalks & Maintenance: 0.4%

No Change

- NO CHANGE FROM PRIOR YEAR

BALLANTRAE CDD

Clubhouse & Miscellaneous - \$62,770



BALLANTRAE CDD

Clubhouse:5.5%, Decrease-\$1,772

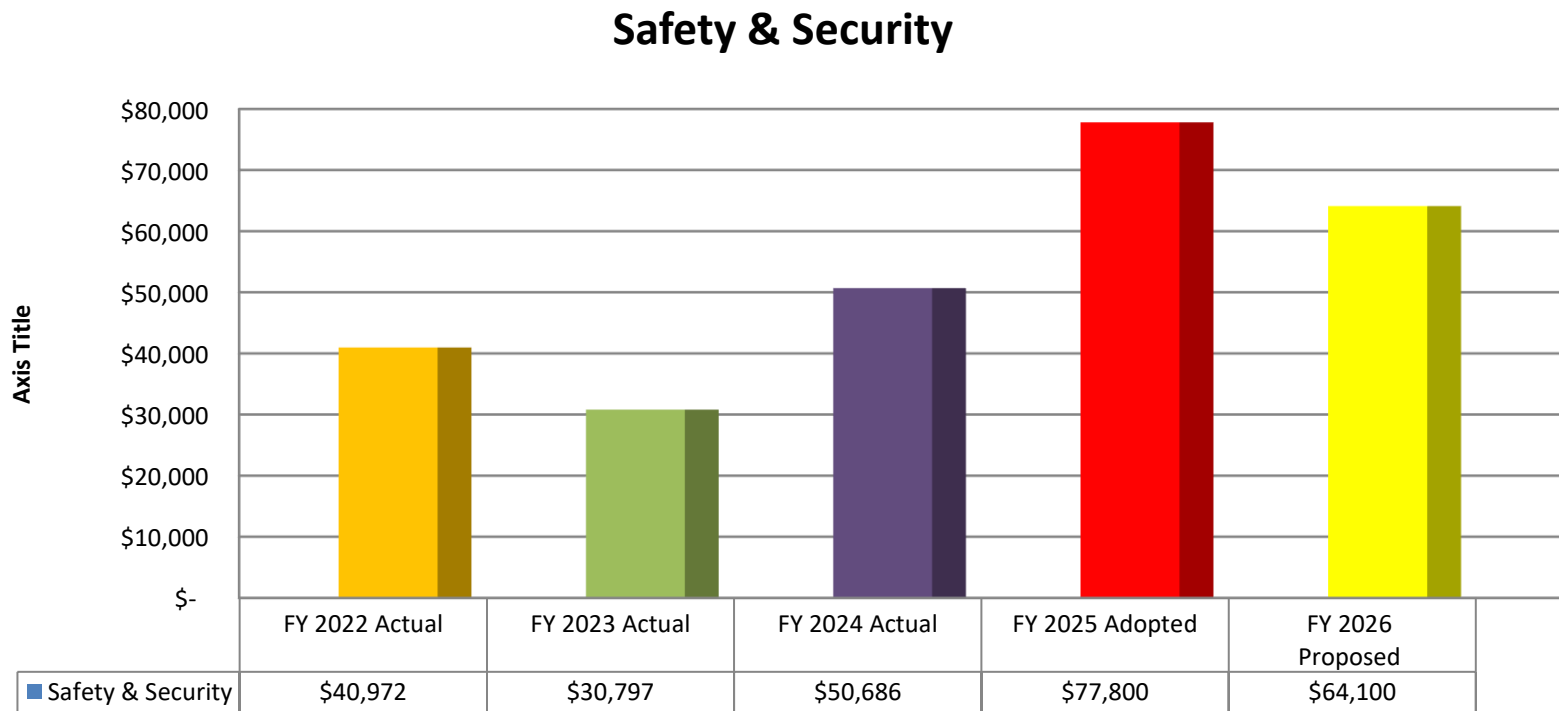
Major Highlights:

Clubhouse Telephone & Internet – Increase of \$1,300 based on historical trends

Pool/Fountain/Splash Pad – Decrease of \$3,072 based on critical maintenance expenditures in FY 2025

BALLANTRAE CDD

Safety & Security: \$64,100



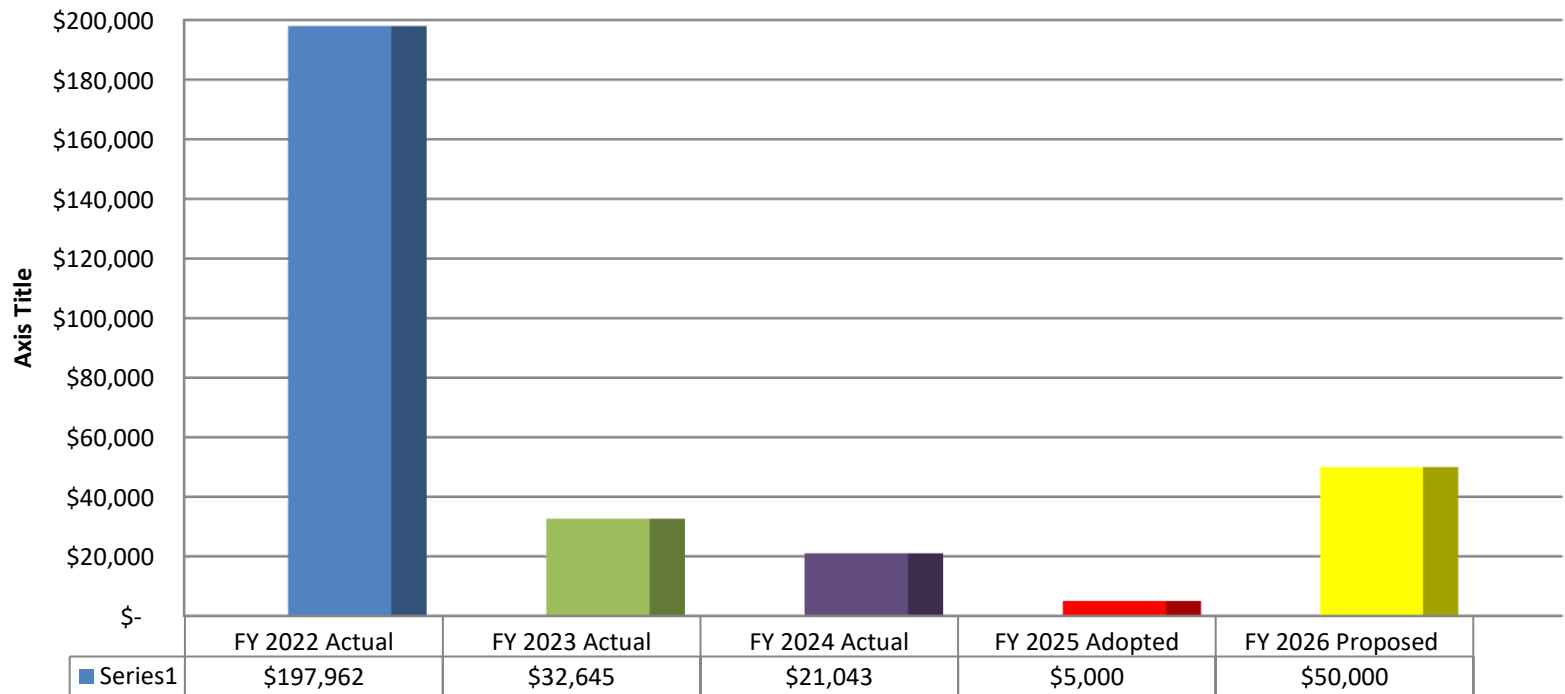
BALLANTRAE CDD

Safety & Security:5.6%

No Change From Prior Year

BALLANTRAE CDD

Contingency & Capital Projects: \$50,000



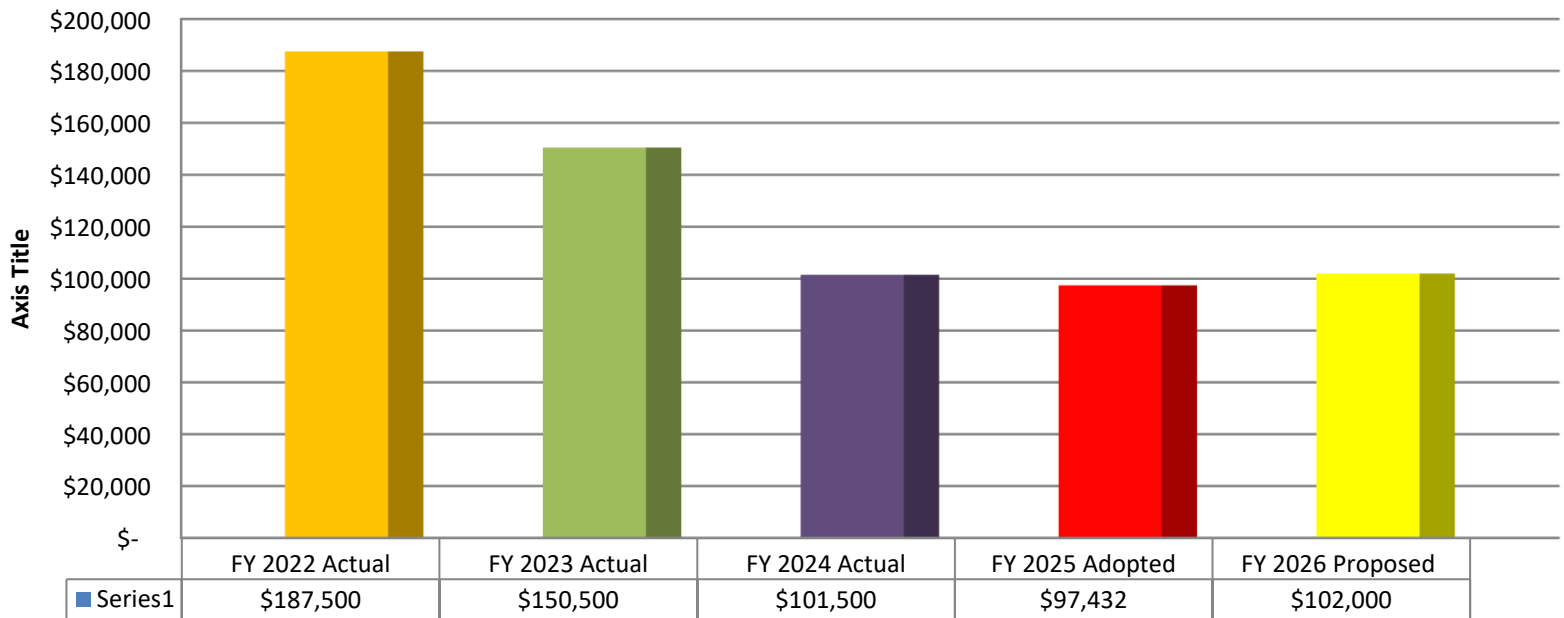
BALLANTRAE CDD

Contingency & Capital Projects - 4.4%, Increase
of \$45,000

Increase of \$45,000 to handle capital projects
that are deemed necessary by the Board of
Supervisors

BALLANTRAE CDD

Other Financing Sources: \$102,000



BALLANTRAE CDD

Other Financing Sources: 8.9%,

Increase: \$4,568

Asset Reserves - Increase in reserves due to the increase from the independent reserve study

Park Development Reserve – Increase of \$668 to further fund the park development fund in anticipation of the new amenity center

BALLANTRAE CDD

Assessments

FISCAL YEAR 2026 PROPOSED ANNUAL BUDGET TOTAL O&M AND DS ASSESSMENTS						
Lot Size	O&M Unit Count	Debt Service Unit Count	EAU Value	O&M Assmt, Gross	DS Assmt, Gross	Total Assessment
Townhomes	182	182	0.56	\$ 668.69	\$ 364.09	\$ 1,032.78
Single Family 40'	179	179	1	\$ 1,194.08	\$ 650.16	\$ 1,844.24
Single Family 45'	139	139	1	\$ 1,194.08	\$ 650.16	\$ 1,844.24
Single Family 50'	301	301	1	\$ 1,194.08	\$ 650.16	\$ 1,844.24
Single Family 50' O&M	1		1	\$ 1,194.08	\$ -	\$ 1,194.08
Single Family 65'	157	157	1.13	\$ 1,349.31	\$ 734.68	\$ 2,083.99
Single Family 65' O&M	1		1.13	\$ 1,349.31	\$ -	\$ 1,349.31
Single Family 70'	9	9	1.13	\$ 1,349.31	\$ 734.68	\$ 2,083.99
Commerical	1	1	2.26	\$ 2,698.62	\$ 1,469.36	\$ 4,167.99
	970	968				

- QUESTIONS?

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)

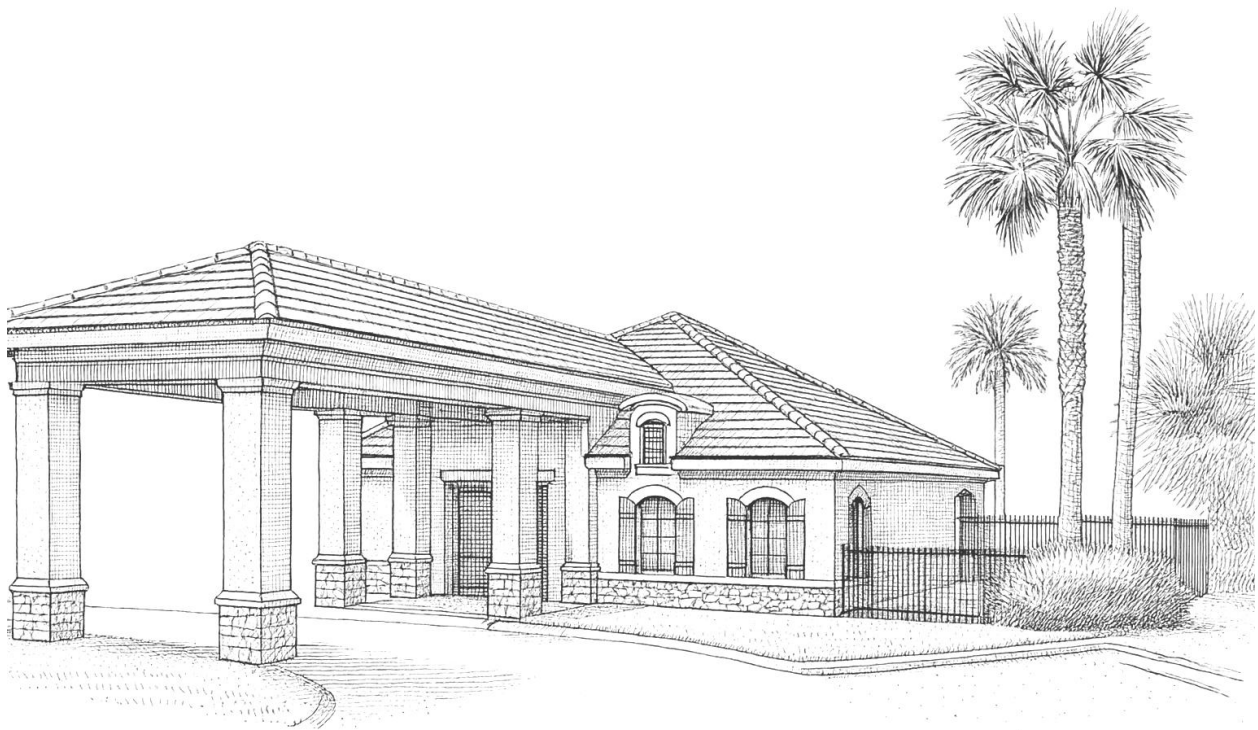
	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	Actual 05.30.2025	Projected Total FY 2025	FY 2026 Proposed	2026 v 2025 Variance
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Fund Balance	FY 24	Audited
	Nonspendable	\$ 10,633.00
	Unassigned	\$201,663.00
	Forward to FY 25	(40,000)
	Firward to FY 26	(118,252)
		\$ 54,044.00

Amounts in Emergency Reserve	280,103
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EXHIBIT 8

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

RESOLUTION 2025-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Ballantrae Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Ballantrae Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 26, 2025.

Attested By:

**Ballantrae Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

EXHIBIT 9

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

RESOLUTION 2025-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ballantrae Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 26, 2025.

Attested By:

**Ballantrae Community
Development District**

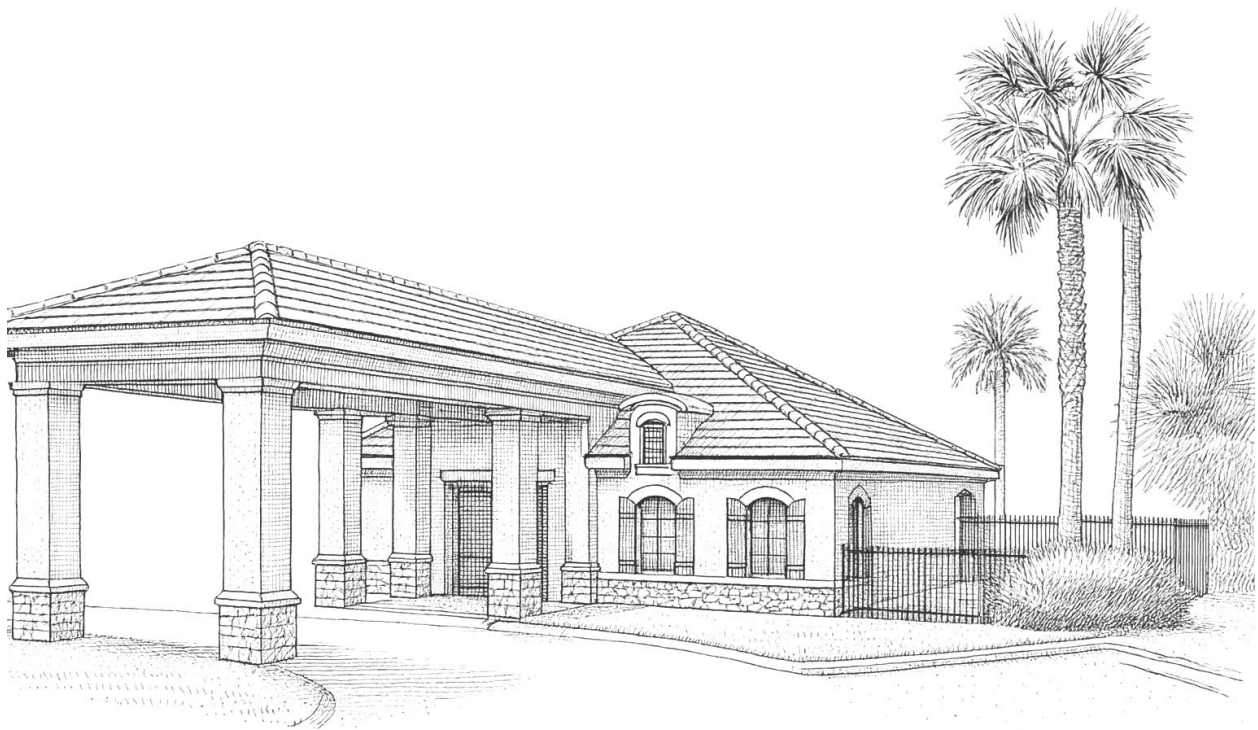
Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

EXHIBIT 10

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

RESOLUTION 2025-__

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025,
AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Pasco County and Florida Commerce.

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

Passed and Adopted on August 26, 2025.

Attested By:

**Ballantrae Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2025/2026
Ballantrae Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Ballantrae Community Development District shall be held at **6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida.** The meeting dates are as follows:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Anchor Stone Management, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 at (407) 698-5350, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Anchor Stone Management at (407) 698-5350. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Anchor Stone Management, District Management

Publish: August ____, 2025 (Business Observer – Pasco County)

EXHIBIT 11

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

**MINUTES OF 07/17/25 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, July 17, 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 the District Manager Ms. Thibault. 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 Chair
Kendrick Miller.....	Board of Supervisors, Assistant Secretary
Brian Giacobbe	Board of Supervisors, Assistant Secretary
Cecilio Thomas (via phone)	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault.....	District Manager, Anchor Stone Management
Anna Lyalina.....	Finance and Assessments Manager, Anchor Stone Management
Joe O'Reilly	Field Manager, Anchor Stone Management
Jason Combee	Project Manager, Steadfast
Yovani Cordero	Irrigation Manager, Steadfast
Matt Goldrick.....	Environmental Manager, Steadfast
Brent Dail.....	Sales Representative, Roof X
Tim Gay	Owner, Illuminations Holiday Lighting

It was acknowledged that a quorum was established with the Chairman Levy, Vice Chair Milano, Supervisor Miller and Supervisor Giacobbe present in person, and Supervisor Thomas present via phone.

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

Ms. Valerie, a long-term Resident of the Community, expressed concerns regarding the use of the Pool and Amenity spaces by the swimming class Vendor, citing an overwhelming presence that often results in a perceived takeover of the facilities. The Resident also noted instances of unsanitary accidents associated with the classes. Additionally, the Resident requested that the Board consider the attendance of non-Residents and the minimal financial contribution made by the Vendor, raising questions about the overall benefit to the Community and its Residents.

III. Professional Reports

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

Not present.

B. District Counsel

Not present.

C. Steadfast Alliance

❖ **Monthly Maintenance Report**

Presented by the Team of Ms. Cordero and Mr. Combee, Steadfast reported on the work done and went over the pictures provided in the Report under Exhibit 1 in more detail by request of the Chairman. The improved landscaping and grass condition was noted overall as well as minor areas identified for improvement following the damage from prior construction and installation of the fiber optic wire.

❖ **Consideration of Landscape Maintenance Proposals:**

1. Proposal for Under Sidewalk Repair - \$905

The Board decided to table the proposal to repair the damaged pipe under the sidewalk for future consideration.

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

50 The Board discussed the \$650 proposal to cap 8-10 heads on the exit side of the main entrance and to install 15
51 irrigation heads to the St. Augustine grass area in front of the Monument area and proceeded with a motion to approve
52 it. The motion was seconded and passed unanimously.

53 On a MOTION by Vice Chair Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved
54 the **Proposal to Cap & Install Heads - \$650**, for the Ballantrae Community Development District.

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

56 The Board discussed the \$950 proposal to wire the track at the corner of Mentmore & Ballantrae Blvd to locate
57 valve that irrigates turf in front of the Monument and proceeded with a motion to approve it. The motion was seconded
58 and passed unanimously.

59 On a MOTION by Supervisor Miller, SECONDED by Vice Chair Milano WITH ALL IN FAVOR, the Board approved
60 the **Proposal to Wire Track - \$950**, for the Ballantrae Community Development District.

61 **4. Depiction of Well 5 – Zone 1**

62 The Board discussed the \$550 proposal to troubleshoot Zone 1 at Well 5 due to its failure to operate following the
63 construction in the area. The motion was seconded and passed unanimously.

64 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved
65 the **Depiction of Well 5 – Zone 1 - \$550**, for the Ballantrae Community Development District.

66 **D. Steadfast Environmental Reports**

67 ❖ **Conservation Area Inspection Report dated June, 2025**

68 Mr. Goldrick went over the Monthly Report, identifying that the Team's technicians were instructed to focus more
69 on conservation areas during this growing season; that the largest conservation area was mostly free of nuisance growth
70 needing additional treatment in some sections which would be addressed at the upcoming maintenance visits at the
71 adjacent ponds; and that a few buffer zones were identified as needing continued attention with good condition of the
72 District's living assets overall

73 ❖ **Waterway Inspection Report dated June, 2025**

74 Most Ponds were identified to be in good or better conditions, specifically taking into account the ongoing season
75 of frequent rainfall, high temperatures, and increased direct sunlight, all which contribute to accelerated vegetation
76 growth, and high water temperatures being ideal for growth of algae. The Technicians awareness of the conditions as
77 well as treatments required were identified as sufficient for the Team to handle the ongoing season challenges

78 ❖ **Pond 9 Analysis**

79 At the time of Report preparation, Filamentous algae was present around the perimeter and littoral section which
80 was consistent with the expectations given the timing of the last treatment being two days prior. Technicians would
81 continue to inspect at the following visits to ensure decay progress. Mild nuisance grass growth in and around the littoral
82 section were identified and set to be addressed.

83 ❖ **Pond 28 Erosion Repair - \$3,740.80**

84 The Board discussed the \$3,740.80 proposal for Pond 28 erosion repair and decided to table the item for future
85 consideration provided due to the high chances of seasonal heavy rain showers, no warranty could be provided.

86 **IV. Field Operations Report**

87 Mr. O'Reilly reported improvements in the team's operations, highlighting prompt responses to issues and efforts to
88 obtain multiple repair proposals whenever possible. One of the key incidents this month involved a lightning strike that
89 caused a complete failure of the computer system. In response, Anchor Stone provided a temporary replacement unit
90 while a new system is on order.

A. Consideration of Roof Repair Proposals - Amount Available in Reserves for Main Amenity in FY 26 - \$61,610

Mr. O'Reilly and Mr. Dail detailed the findings of their roof inspections on the N.E. corner of the Clubhouse and on Gazebo and identified the needed repairs as being extremely urgent.

❖ **Consideration of Roof X Proposal - \$12,000 – Clubhouse only**

Not discussed.

❖ **Consideration of Roof X Proposal - \$63,900 – Total Replacement**

The Board discussed the Roof X proposal originally priced at \$63,900. Ms. Thibault advised that the District's budget was strictly limited at \$61,610 and requested the Vendor to consider to match or the District having to consider other options and Vendors. After Mr. Dail's private phone conversation with the Firm's Owner to review and approve the revised amount and the Board's corroboration of the findings with Mr. O'Reilly (which were also confirmed by the Resident present) and careful consideration of the upcoming expenditure and the budget, the Board proceeded with a motion to approve it at the revised amount of \$61,610. Ms. Thibault reiterated that change orders requiring any increase of price will not be accepted.

On a MOTION by Vice Chair Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Roof X Proposal for the amount of \$61,610 for the Total Replacement of the Clubhouse & Gazebo roof with no options for change orders** for the Ballantrae Community Development District.

❖ **Consideration of Westfall Roofing - \$64,400 – Total Replacement**

The Vendor was not present. The proposal was reviewed and not pursued.

❖ **Consideration of Westfall Roofing - \$29,140– Clubhouse only**

Not discussed.

B. Consideration of Restroom Remediation – Amounts Available in Reserves for Amenity Interior Renovations in FY 26 - \$32,973.14

Mr. O'Reilly, the Board, and Ms. Thibault discussed the design and ADA compliance requirements for the restrooms remodeling project.

❖ **Consideration of Bay Island Restroom Remediation - \$41,267**

The proposal was reviewed and not pursued.

❖ **Consideration of Florida Brothers Maintenance & Repair - Restroom Remediation \$31,568.67**

After careful consideration, the Board decided to table the \$31,568.67 proposal for the restrooms remodeling and remediation from Florida Brothers Maintenance & Repair until ADA compliance issues are fully understood.

The Board requested that the above proposal along with new ones be brought back for consideration at the August meeting.

C. Consideration of Paver Repairs – \$12,890 is allocated in Reserves for 2025

The Board decided to table the repairs and be reconsidered in August after costs for the Straiton repairs are reviewed.

❖ **NuWash Power Wash - Paver - \$6,577.21**

The proposal was reviewed and not pursued.

❖ **Tactical Pressure Wash and Sealing - \$6,665**

The proposal was reviewed and not pursued.

D. Consideration of Tampa Bay Door - \$3,440

The proposal was reviewed and not pursued. This and other Vendors' proposals were requested to include for both restrooms and to be included as part of the bathroom remediation project.

E. Consideration of GK Electrical - \$975.00 - Ratification

At the East Fountain, following a prior power surge or lightning strike, fuses were replaced with heavy duty ones and the damaged wires from the meter to disconnect were replaced.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Ratification of GK Electrical work of \$975.00** for the Ballantrae Community Development District.

**F. Consideration of Florida Tennis Fence Repair
Amount Available in Reserves for FY 26 - \$6,533.09**

The proposals were reviewed and found to exceed the District's limited budget for the remainder of FY 2025. Additionally, the proposed black fence color was noted. The Board requested updated quotes for a green fence to be presented at the next Board meeting.

❖ **Florida Commercial Care - \$9,919.50**

The proposal was reviewed and not pursued.

❖ **Vilo Fence - Price to be Established**

The proposal was reviewed and not pursued.

G. Consideration of Florida Brothers Maintenance – Swing Set Repair - \$1,981.22

Given that the full replacement of the swing set is expected to be installed in August, the Board declined the current proposal.

H. West Side Fountain

The Board decided to table the West Side Fountain item for future consideration.

I. Vendor Registration Form

J. The New Vendor Registration Form was presented to the Board for acknowledgment. The form's benefits were outlined, including improved internal tracking and record-keeping, as well as providing vendors with essential District information and requirements for proposals and invoices, such as tax exemption status.

K. Holiday Lighting Proposal for FY 26 - \$13,250. – Budget for FY 26 - \$14,000

Mr. Gay described to the Board different newer options of lights. The Board approved the Holiday Lighting Proposal as presented.

On a MOTION by Vice Chair Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Holiday Lighting Proposal for FY 26 - \$13,250** for the Ballantrae Community Development District.

Walk-on proposal – Lighting Repairs

Mr. Gay also discussed some repairs identified as needed:

- for the damaged track (not the lights) for a total of \$85.00 and
- a replacement of faulty lights at the top of the Entrance tower for \$275.

After a discussion of the relationship with the Board and prior purchase of services, the damaged track repair cost was waived.

In a separate motion, the Board approved the replacement of the faulty lights at the top of the Entrance tower in the amount of \$275.

On a MOTION by Vice Chair Milano, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Repair of the faulty lights at the top of the Entrance Tower in the Amount of \$275** for the Ballantrae Community Development District.

L. Consideration of Proposals for AC Maintenance

The Board reviewed proposals for the A/C maintenance. It was noted that a cost estimate for a full replacement should also be obtained. Updated information, including replacement pricing, will be brought back for consideration at the next Board meeting.

❖ **Vermana - \$204.40**

The proposal was reviewed and not pursued.

❖ **FL-Air Heating & Cooling -\$499**

The Board approved the FL-Air Heating & Cooling proposal for the Commercial semi-annual HVAC maintenance Plan in the amount of \$499.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **FL-Air Heating & Cooling for the Commercial semi-annual HVAC maintenance Plan in the amount of \$499** for the Ballantrae Community Development District.

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

❖ **Bandu LLC Splash Pad VFD - \$3,629.97**

❖ **Bandu LLC Replacement of the Recirculation Motor - \$1,483.18**

The Board discussed and approved the Splash Pad VFD Repair proposal in the amount of \$3,629.97 and the Recirculation Motor Repair proposal in the amount of \$1,483.18. Vendor noted on proposal that the impeller or diffuser were not included.

Ms. Thibault noted that both items of these repairs were considered as part of the FY 2025 Projections.

On a MOTION by Vice Chair Milano, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Bandu LLC Splash Pad VFD replacement for \$3,629.97 and Replacement of the Recirculation Motor for the small pool for \$1,483.18** for the Ballantrae Community Development District.

N. Consideration of Proposal Florida Coast Equipment – Kubota - \$1,701.06

The Board discussed and approved the Florida Coast Equipment (Kubota) proposal for RTV hauling and servicing for the total of \$1,701.06

Walk-on proposal – Everglades - \$487.75

The Board also discussed and approved the additional John Deere proposal for the service check and additional annual service in the total amount of \$487.75.

The total of \$2,188.81 of the funds will be allocated from the clubhouse miscellaneous budget.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Florida Coast Equipment (Kubota) Proposal for RTV Maintenance \$1,701.06 and the Everglades John Deere maintenance Proposal for \$487.75, totaling \$2,188.81** for the Ballantrae Community Development District.

V. Business Items

A. FIA Application – Workers Comp

The Board discussed and approved the FIA application for Workers' Compensation coverage. The motion was seconded and passed unanimously.

On a MOTION by Supervisor Miller, SECONDED by Vice Chair Milano WITH ALL IN FAVOR, the Board approved the **FIA Application – Workers Comp** for the Ballantrae Community Development District.

Considering the Employees discussion, the Board also went over the Staffing and Staffing policies implemented.

The Board acknowledged Mr. O'Reilly's presence and work's positive impact on the Team, the Clubhouse and Field operations. The Board discussed the Staffing needs, salaries rates, and candidates to fill the positions. The Board

Members acknowledged certain positions' hourly rates required adjustments. The Board Members also requested a review of the PTO policies and balances. The Board recognized Mr. O'Reilly's temporary full-time position status and confirmed the intent of keeping him on the Team at the limited hourly capacity once the Team's staffing is filled.

Ms. Thibault stated that a draft of an updated Employee Handbook would be put on the next Meeting's Agenda. Ms. Thibault also took the Board's direction to perform the cost estimate versus budget analysis of being able to pay \$20 per hour for two full-time Employees and keep Mr. O'Reilly on the six (6) hours per week schedule.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board approved **directing the District Management Team to analyze revenues and expenditures against the current budget to determine the feasibility of implementing a \$20 per hour wage for two employees and maintaining Mr. O'Reilly's 6-hour-per-week schedule** for the Ballantrae Community Development District.

B. Presentation & Discussion of Adopted Proposed Budget FY 25-26

Ms. Thibault presented to the Board Members the Amended Proposed Budget FY 2025-2026 which she was able to prepare based on the review in more detail and on compilation supported by the District's records received. Ms. Thibault was happy to announce to the Board that no increase of the annual Operations & Maintenance assessments was required for the upcoming Fiscal Year. Ms. Thibault emphasized the continued importance of close monitoring and approval of expenditures. The Board expressed gratitude to Ms. Thibault for her continued expertise and deep knowledge of the District's Budget and operations. In return, Ms. Thibault expressed her gratitude to the Board for the continued trust and support.

On a MOTION by Supervisor Giacobbe, SECONDED by Vice Chair Milano WITH ALL IN FAVOR, the Board approved the **Use of the Amended Proposed Budget for the Fiscal Year 2025-2026** for the Ballantrae Community Development District.

VI. Consent Agenda Items

The following Administrative items were reviewed individually with no specific questions or comments from the Board's Members to either.

A. Consideration for Approval - The Minutes of the Board of Supervisors Meeting Held May 08, 2025

Presented as revised as per the Board's direction from the prior Meeting.

B. Consideration for Approval - The Minutes of the Board of Supervisors Meeting Held June 10, 2025

Reviewed to no comments from the Board Members.

C. Consideration for Acceptance - The May 2025 Unaudited Financial Statements

Reviewed to no comments from the Board Members.

On a MOTION by Vice Chair Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Consent Agenda Items** for the Ballantrae Community Development District.

D. Ratification of Himes Electric – Westside Fountain - \$1,100

This item was tabled following the earlier discussion, with no further questions or comments raised.

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

Ms. Thibault suggested changing the August 2025 meeting date to August 26, 2025. The Board agreed and approved the new date.

On a MOTION by Supervisor Miller, SECONDED by Vice Chair Milano WITH ALL IN FAVOR, the Board approved the **Change of August 2025 Meeting date to Tuesday, August 26, 2025 at 6.30P.M. and to Amend the Budget Hearing Resolution to reflect the new August Meeting date** for the Ballantrae Community Development District.

251 **VIII. Audience Questions and Comments on Non-Agenda Items – (limited to 3 minutes per individual)**

252 Ms. Valerie expressed her support for the Board's attention to the District's staffing needs and candidate
253 considerations.

254 **IX. Supervisor Requests**

255 None were expressed.

256 **X. Adjournment**

257 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board
258 adjourned the Meeting for the Ballantrae Community Development District.

259

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

263
264 The Meeting Minutes were approved by a vote of the Board of Supervisors during a publicly noticed Meeting held on
265 **August 26th, 2025.**

266

267

268

269

Signature _____

Signature _____

270

271

272

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Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

275

276

EXHIBIT 12

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
June 30, 2025**

Ballantrae CDD
Balance Sheet
June 30, 2025

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 418,843	\$ -	\$ -	\$ 418,843
3 CASH - OPERATING ACCTS-RESTRICTED	22,147	-	-	22,147
4 CASH - OPERATING SOUTHSTATE	80,736	-	-	80,736
5 CASH - DEBIT CARD BU	800	-	-	800
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	610,721	-	610,721
9 EMERGENCY RESERVE	-	280,103	-	280,103
10 PARK DEVELOPMENT	-	1,321,489	-	1,321,489
11 BILL PAYMENT RESERVE	-	170,759	-	170,759
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	178,487	178,487
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	-	-	-	-
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	-	-	-	-
21 DUE FROM OTHER FUNDS	112,421	-	30,067	142,489
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	3,380	-	-	3,380
24 TOTAL ASSETS	\$ 643,776	\$ 2,383,073	\$ 430,207	\$ 3,457,056
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 105,722	\$ -	\$ -	\$ 105,722
27 DUE TO OTHER FUNDS	30,067	112,421	-	142,489
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	14,019	-	-	14,019
30 DEFERRED REVENUE ON-ROLL	-	-	-	-
31 <u>FUND BALANCE:</u>				
32 NON SPENDABLE (Deposits & Prepaid)	4,555	-	-	4,555
33 ASSIGNED	-	2,270,652	-	2,270,652
34 RESTRICTED FOR DEBT SERVICE	-	-	430,207	430,207
35 UNASSIGNED	489,412	-	-	489,412
36 TOTAL LIABILITIES & FUND BALANCE	\$ 643,776	\$ 2,383,073	\$ 430,207	\$ 3,457,056

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending June 30, 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	\$ 1,027,711	\$ 3,051	100%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	45,000	-	-	-	0%
5 OTHER INCOME	-	-	11,119	11,119	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7 O&M TOTAL REVENUES:	1,069,660	1,024,660	1,038,830	14,170	97%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
1 SUPERVISOR STIPENDS	14,000	10,500	9,600	900	69%
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	41,250	41,247	3	75%
7 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
8 ACCOUNTING SERVICES	-	-	-	-	0%
9 DISTRICT ENGINEER	16,000	12,000	15,931	(3,931)	100%
10 DISTRICT COUNSEL	10,000	7,500	4,576	2,925	46%
11 ANNUAL FINANCIAL AUDIT	4,400	3,300	-	3,300	0%
12 DISCLOSURE REPORT	-	-	-	-	0%
13 TRUSTEES FEES	4,256	3,192	3,505	(313)	82%
14 PROPERTY APPRAISER FEE	150	150	150	-	100%
15 LEGAL ADVERTISING	1,500	1,125	289	836	19%
16 ARBITRAGE REBATE CALCULATION	475	356	-	356	0%
17 DUES, LISCENSES AND FEES	1,200	900	1,745	(845)	145%
18 COMPLIANCE WITH ADA	-	-	-	-	0%
19 PROPERTY TAX IN ARREARS	-	-	8,389	(8,389)	0%
20 ADMINISTRATIVE CONTINGENCY	-	-	244	(244)	0%
21 O&M ADMINISTRATIVE TOTAL:	112,405	85,697	90,506	(4,809)	81%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending June 30, 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	29,250	23,277	5,973	60%
28 ELECTRIC UTILITY - RECREATION FACILITIES	19,000	14,250	13,693	557	72%
29 ELECTRIC STREET LIGHTING	120,000	90,000	87,489	2,511	73%
30 UTILITY - WATER - CLUBHOUSE & POOLS	12,000	9,000	15,742	(6,742)	131%
31 STORMWATER ASSESSMENT	2,200	1,650	-	1,650	0%
32 UTILITY SERVICES SUBTOTAL	192,200	144,150	140,200	3,950	73%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	28,557	28,558	(1)	75%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	12,600	12,600	-	75%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	2,625	-	2,625	0%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,125	-	1,125	0%
50 LAKE/POND REPAIRS	-	-	-	-	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	3,750	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	144,240	108,180	160,177	(51,997)	111%
53 LANDSCAPE - SECONDARY CONTRACTS	41,380	31,035	21,790	9,245	53%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	10,500	3,675	6,825	26%
55 REPLACE PLANTS, MULCH & TREES	15,000	11,250	46,750	(35,500)	312%
56 SOD & SEED REPLACEMENT	10,000	7,500	-	7,500	0%
57 EXTRA MOWINGS DURING RAINY SEASON	2,500	1,875	-	1,875	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	9,000	1,130	7,870	9%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	303,996	227,997	274,680	(46,683)	90%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending June 30, 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	1,500	-	1,500	0%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	750	435	315	44%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,125	-	1,125	0%
65 EMPLOYEE - SALARIES	147,000	110,250	105,732	4,518	72%
66 EMPLOYEE - P/R TAXES	12,751	9,563	9,876	(313)	77%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	3,252	1,368	70%
68 PAYROLL PROCESSING FEES	1,900	1,425	1,670	(245)	88%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	10,800	10,810	(10)	75%
70 MILEAGE	1,000	750	-	750	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	186,171	140,783	131,775	9,008	71%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	9,000	7,314	1,686	61%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	3,150	3,417	(267)	81%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	750	1,738	(988)	174%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	23,072	17,304	15,897	1,407	69%
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	7,500	2,846	4,654	28%
85 PART-TIME LAW ENFORCEMENT DETAILS	50,000	37,500	17,688	19,812	35%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	17,625	7,276	10,349	31%
87 EMPLOYEE P/R TAXES	2,000	1,500	-	1,500	0%
88 EMPLOYEE WORKER'S COMP	1,300	975	-	975	0%
89 VIDEO SURVEILLANCE	-	-	-	-	0%
90 CLUBHOUSE & SAFETY & SECURITY	142,342	110,574	70,131	40,443	49%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending June 30, 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	3,750	21,165	(17,415)	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	3,750	21,165	(17,415)	423%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	972,229	743,067	757,159	(14,092)	78%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	97,432	281,595	281,672	77	289%
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	743,067	757,159	(14,092)	71%
117 NET CHANGE IN FUND BALANCE	-	281,595	281,671	77	0%
118 NET CHANGE IN FUND BALANCE	-	281,595	281,671	77	0%
119 BEGINNING FUND BALANCE GENERAL FUND			212,296		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			493,967		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 493,967	\$ -	

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending June 30, 2025

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE				
3 ASSET RESERVE	\$ -	\$ -	\$ 13,487	\$ 13,487
4 PARK DEVELOPMENT	-	-	29,179	29,179
5 EMERGENCY RESERVE	-	-	6,289	6,289
6 BILL PAYMENT RESERVE	-	-	3,834	3,834
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	15,000	-	-	-
TOTAL REVENUE	15,000	-	52,788	52,788
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	-	-	(82,733)	(67,733)
16 OTHER FINANCING SOURCES SOURCES (USES)				
17 TRANSFER IN - PARK DEVELOPMENT	19,332	-	-	-
18 TRANSFER IN (OUT)- ASSET RESERVE	78,100	-	-	-
19 INCREASE IN FUND BALANCE	-	-	-	-
31 TRANSFER IN (OUT) - EMERGENCY RESERVE	-	-	-	-
32 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	97,432	-	-	-
33 NET CHANGE IN FUND BALANCE	97,432	73,074	(82,733)	
34 FUND BALANCE BEGINNING			2,353,384	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,270,651	

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2024 Ending June 30, 2025

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 556,611	\$ 558,263	\$ 1,652
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	13,592	13,592
6 TOTAL REVENUE	556,611	556,611	571,855	15,244
EXPENDITURES				
1 INTEREST NOV 2024	82,838	82,838	89,593	(6,755)
2 INTEREST MAY 2025	88,133	88,133	88,045	88
3 PREPAYMENT	-	-	10,000	(10,000)
4 PRINCIPAL PAYMENT MAY 2024	380,000	380,000	380,000	-
5 TOTAL CONTINGENCY	550,971	550,971	567,638	(16,667)
6 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,640	5,640	4,216	(1,424)
7 OTHER FINANCING SOURCES				
8 TRANSFER-IN	-	-	-	-
9 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
10 NET CHANGE IN FUND BALANCE	5,640	5,640	4,216	(1,424)
11 FUND BALANCE - BEGINNING	-	-	425,990	425,990
12 FUND BALANCE - ENDING	\$ 5,640	\$ 5,640	\$ 430,207	\$ 424,567

Ballantrae CDD
Bank Reconciliation
June 30, 2025

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 442,032.27
Less: Outstanding Checks	(1,041.50)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 440,990.77</u></u>
Beginning Cash Balance Per Books	\$ 453,958.84
Deposits / Transfer	22,612.98
Cash Disbursements	(35,581.05)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 440,990.77</u></u>

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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

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Check Register
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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

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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

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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

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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

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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

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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

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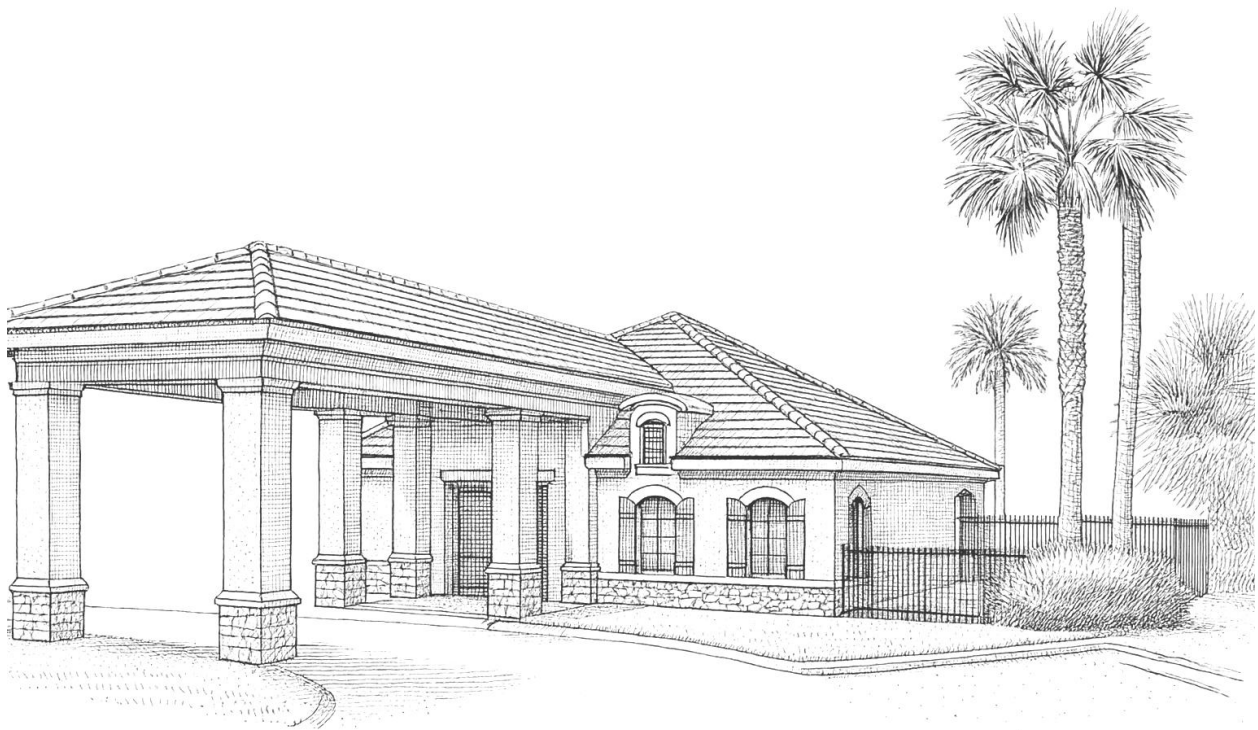
Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
5/2/25	147.00	Christopher Milano	BOS MTG 4-10-25		200.00	578,700.93
5/2/25	146.00	Richard Levy	BOS MTG 4-10-25		200.00	578,500.93
5/2/25	145.00	Brian Giacobbee	BOS 4-10-25		184.70	578,316.23
5/6/25	100,449.00	Steadfast Alliance, LLC	Invoice: 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

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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
6/10/25	2608	Durango Ruckman	Reference: Expenditures Reimbursements. https://clientname(FILLIN).payableslockbox.com/DocView/...		210.04	453,748.80
6/10/25	2645	Stantec Consulting Services Inc.	Reference: Engineering Fees, May 31, 2025.		406.49	453,342.31
6/11/25			Deposit	4,411.23		457,753.54
6/11/25			Deposit	113.07		457,866.61
6/13/25	2647	Business Observer	Reference: Meeting Notice		61.25	457,805.36
6/13/25	2648	Straley Robin Vericker	For Professional Services Rendered Through April 30, 2025.		463.00	457,342.36
6/13/25	2646	McNatt Plumbing Company, Inc.	Reference: Water heater expansion tank Repair. https://clientname(FILLIN).payableslockbox.com/D...		983.80	456,358.56
6/13/25	6/24/25	Bright House Networks	17611 MENTMORE Blvd Clubhouse June		25.00	456,333.56
6/13/25	153	Sophia McGregor	Payroll		109.89	456,223.67
6/13/25	6/13/25	Engage PEO	PR		8,948.93	447,274.74
6/16/25			Deposit	18,088.68		465,363.42
6/20/25	157	Richard Levy	BOS Budget MTG 5-21-25		200.00	465,163.42
6/20/25	158	Christopher Milano	BOS Budget MTG 5-21-25		200.00	464,963.42
6/20/25	155	Richard Levy	BOS Budget MTG 6-20-25		200.00	464,763.42
6/20/25	6/20/25	Engage PEO	BOS PR 5-8-28		495.90	464,267.52
6/20/25	6/20/25	Engage PEO	BOS PR 5-8-28		295.90	463,971.62
6/23/25	6/23/25	Pasco County Utilities Services Branch	0 Ayshire Blvd - 4/16-5/15/25		10.60	463,961.02
6/23/25	6/23/25	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 4/16-5/15/25		2,224.10	461,736.92
6/27/25	6/27/25	Engage PEO	PR		6,298.86	455,438.06
6/27/25	159	Sophia McGregor	Payroll		795.55	454,642.51
6/27/25	6/27/25	Duke Energy	3351 Downan Point Dr May 2 - June 2 2025		105.07	454,537.44
6/27/25	6/27/25	Duke Energy	17600 Stinchar Dr May 2 - June 2 2025		112.20	454,425.24
6/27/25	6/27/25	Duke Energy	3643 Duke Firth St May 2 - June 2 2025		30.80	454,394.44
6/27/25	6/27/25	Duke Energy	2500 Ballantrae Blvd May 2 - June 2 2025		170.92	454,223.52
6/27/25	6/27/25	Duke Energy	17626 Glenapp Dr May 2 - June 2 2025		66.70	454,156.82
6/27/25	6/27/25	Duke Energy	2131 Ballantrae Blvd May 2 - June 2 2025		189.74	453,967.08
6/27/25	6/27/25	Duke Energy	3542 BALLANTRAE BLVD. May 2 - June 2 2025		92.23	453,874.85
6/27/25	6/27/25	Duke Energy	17650 Ayrshire Blvd May 2 - June 2 2025		32.85	453,842.00
6/27/25	6/27/25	Duke Energy	2800 Ballantrae Blvd May 2 - June 2 2025		1,322.86	452,519.14
6/27/25	6/27/25	Duke Energy	Reference: 17700 Glenapp Dr May 2 - June 2 2025		39.70	452,479.44
6/27/25	6/27/25	Duke Energy	172524 Hugh Ln May 2 - June 2 2025		324.58	452,154.86
6/27/25	6/27/25	Duke Energy	Reference: 17611 Mentmore Blvd May 2 - June 2 2025		1,426.54	450,728.32
6/27/25	6/27/25	Duke Energy	Reference: 17835 State Road 54 Apr 3 - May 2		9,694.14	441,034.18
6/27/25	6/27/25	Duke Energy	3633 Duke 5th St. May 2 - June 2 2025		43.41	440,990.77
6/30/25				22,612.98	35,581.05	440,990.77

EXHIBIT 13

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 8 May 2025

"Stantec" Stantec Consulting Services, Inc.
Stantec Project # Stantec Proj. No.238202060
20215 Cortez Blvd., Brooksville FL 34601
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

Client Ballantrae Community Development District
Client Project # 238202060
2502 N Rocky Point Drive
Suite 1000
Tampa, FL 33607
Ph: (813) 565-4663
email: lauren@hikai.com

Project Name and Location: Ballantrae Community Development District, Florida

In accordance with the original Professional Services Agreement dated March 17, 2006 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

(DESCRIPTION)

Total fees this Change Order	
Original Agreement Amount	\$16,000
Change Order Number 2025-1	\$14,000
Change Order Number	
Change Order Number	
Total Agreement	<u>\$30,000</u>

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

Stantec Consulting Services, Inc.

Ballantrae Community Development District

Greg Woodcock, Project Manager
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

EXHIBIT 14.1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



FL-Air Heating & Cooling

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

(732) 673-1184
joe@anchorstonemgt.com

ESTIMATE	#9577
ESTIMATE DATE	Aug 5, 2025
EXPIRATION DATE	Sep 2, 2025

CONTACT US
17910 US Hwy 41
Lutz, FL 33549

(813) 800-2665
office@flairhvac.com

ESTIMATE

Report

Service completed by: Brandon Boudreau

Services	qty	unit price	amount
Maintenance Report	1.0	\$0.00	\$0.00
The current 5 ton HVAC equipment for the Ballantrae clubhouse is in good working condition. However the indoor Air handler and ductwork are in poor condition. The air handler is full of growth, the blower wheel and coil are impacted. Upon visual inspection of the ductwork I found that the ductwork has quite a bit of growth and excessive dust for the age. Based on the equipment age and condition we would not be interested in pulling and cleaning the coil or blower. Included is equipment replacement quotes.			

Services subtotal: \$0.00

Total \$0.00

5 Ton Replacement

Service completed by: Brandon Boudreau

Services	qty	unit price	amount
HVAC Equipment - 5 Ton Air Conditioner Rheem 13.8 SEER2 R454B	1.0	\$10,983.00	\$10,983.00
Permit			
Labor			
AHRI- 215232991			
Air Handler- RH2TY6024 (55.5Hx24.5Wx22.75D)			
Condenser- RA14AY60 (35-50Amps)			
Auxiliary Heater			
Hurricane Kit			
Honeywell Digital Thermostat (non WIFI)			
Float Safety Switch			
Locking Caps			
10 Year All Part Warranty			
1 Year Labor Warranty			
1 Year Maintenance			
Connect to Existing High & Low Voltage/Copper Lines/Ductwork/Drain Line			

Financing Available As Low As \$120 Per Month \$0 Down
Additional 10 Year Labor Warranty Available For
\$1199 or As Low As \$14.99 Per Month

Services subtotal: \$10,983.00

Total **\$10,983.00**

Complete Duct System

Service completed by: Brandon Boudreau

Services	qty	unit price	amount
Complete Duct Systems - Complete New 5 Ton Commercial Flex Duct System	1.0	\$10,327.00	\$10,327.00
Permit			
Labor			
Extraction & Disposal of Existing Duct System			
Design & Drawing of New Duct System			
New Supply & Return Plenum up to 4 Feet Long			
New Supply & Return Ductboard Trunk Lines			
New Supply & Return Distribution Lines			
New Supply & Return Mixing Boxes			
New Supply & Return Boots			
New Supply & Return Grills			
Seal All Inner & Outer Liner Connections			
Seal All Boots to Drywall			
Support/Strap All Flex Ductwork Every 5 Feet			
10 Year All Material Warranty (Excludes Rodents/Fire/Water/Mold/Physical Damage)			
1 Year Labor & Craftsmanship Guarantee			
PRICE DOES NOT INCLUDE DRYWALL REPAIR ASSOCIATED WITH NEW BOOTS			
PRICE DOES NOT INCLUDE ADDING OR MOVING ANY ADDITIONAL DUCTING			

Services subtotal: \$10,327.00

Total **\$10,327.00**

Complete Sheetmetal Duct System

Service completed by: Brandon Boudreau

Services	qty	unit price	amount
Complete Duct Systems - Complete New 5 Ton Sheet Metal Duct System	1.0	\$23,456.00	\$23,456.00
Permit			
Labor			
Extraction & Disposal of Existing Duct System			
Design & Drawing of New Duct System			
New Sheetmetal Supply & Return			
New Sheetmetal Supply & Return Trunk Lines			
New Sheetmetal Supply & Return Distribution Lines			
New Sheetmetal Supply & Return Mixing Boxes			
New Sheetmetal Supply & Return Boots			
New Supply & Return Grills			
Seal All Inner & Outer Liner Connections			
Seal All Boots to Drywall			
Support/Strap All Flex Ductwork Every 5 Feet			
10 Year All Material Warranty (Excludes Rodents/Fire/Water/Mold/Physical Damage)			
1 Year Labor & Craftsmanship Guarantee			
PRICE DOES NOT INCLUDE DRYWALL REPAIR ASSOCIATED WITH NEW BOOTS			
PRICE DOES NOT INCLUDE ADDING OR MOVING ANY ADDITIONAL DUCTING			

Services subtotal: \$23,456.00

Total **\$23,456.00**

Attic Stairs

Service completed by: Brandon Boudreau

Services	qty	unit price	amount
Attic Stairs	1.0	\$1,799.00	\$1,799.00
Install attic stairs for attic access.			

Services subtotal: \$1,799.00

Total \$1,799.00

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

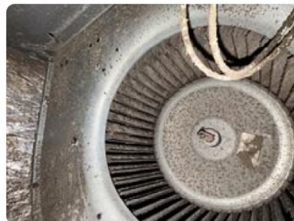
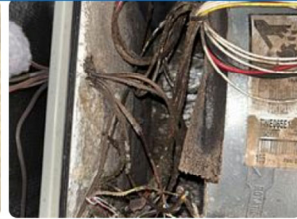
Please note - If you provided payment to your technician, please disregard this invoice. Once your payment is processed, you will receive a receipt for your records.

www.flairhvac.com

office@flairhvac.com

4:04

97



Please sign in to
QMTC@aol.com.

SIGN IN



EXHIBIT 14.2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



AIR-O Heating & Cooling Inc dba
Air O Force 1 FL License #
RA0065309 PCCLB # C-5666
PO Box 90
Lutz, FL 33548
+18139729449
Invoice@airoforce1.com

Estimate 092646

ADDRESS

Anchor Stone Management

DATE
08/20/2025

TOTAL
\$21,780.00

EXPIRATION
DATE
09/20/2025

ACTIVITY	QTY	RATE	AMOUNT
EQUAL SYSTEM CHANGE-OUT 17611 Mentmore Blvd. Land O Lakes 34638	1	0.00	0.00

Equal HVAC System Change-out:

Pump down and remove existing equipment from premises.
Install New Goodman 5 Ton R-32 Heat Pump Condenser with New Hurricane clips.
Install matching Goodman Air handler with auxiliary heat.
Install New safety switches.
Install 5"Filter media cabinet.
Install ULTRA UV light kit inside air handler cabinet.
Seal and modify plenum with mastic.
Modify existing copper line set for new system.
Flush existing refrigerant lines.
Install Honeywell T6 Pro Digital programmable thermostat.
New hurricane pad and locking caps.
System start-up and check cooling operations.

1 Year Air-O Force 1 Labor Warranty upon date of installation.
5 Year Goodman parts warranty.

ACTIVITY	QTY	RATE	AMOUNT
Duct work	1	0.00	0.00
New Air Duct System: We propose to remove and dispose of the existing duct system and install a new, energy-efficient duct system designed for proper airflow and comfort. Work to include: -Removal of existing duct work. Installation of new R-8 insulated flexible ductwork, properly sized and sealed at all connections to maximize efficiency and reduce energy loss. -Replacement of all supply registers and return grilles with new, modern units to improve airflow and appearance. -All ductwork will be installed per code and sealed to prevent leakage. -System will be tested for proper airflow and balanced to ensure comfort throughout the space. This scope will provide improved efficiency, enhanced indoor air quality, and long-term reliability of the HVAC system.			
Payment Terms	1	0.00	0.00
50% Deposit required for scheduling and the purchase of materials. Final balance due upon job/project completion, unless otherwise stated.			
Project / Job Cost	1	21,780.00	21,780.00
Thank you for your business. We accept cash, credit cards, ACH Bank Transfer, and checks. Checks may be mailed to PO BOX 90; Lutz, FL 33548			
	SUBTOTAL		21,780.00
	TAX		0.00
	TOTAL	\$21,780.00	

THANK YOU.

Accepted By

Accepted Date

EXHIBIT 15

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

New tops For Patio Tables



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
7/17/2025	30811

Name / Address
Ballantrae CDD 17611 Mentmore Blvd Land O lakes, FL 34638 Garry Kubler - 813-345-8565 ballantrae2@tampabay.rr.com

Ship To
Ballantrae CDD 17611 Mentmore Blvd Land O lakes, FL 34638 Garry Kubler - 813-345-8565 ballantrae2@tampabay.rr.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal due up...	6/23/2025	H	Palmetto

Item	Quantity	Description	Cost	Total
Acrylic Tops	14	New 42" Acrylic Tops	147.00	2,058.00
Freight		Shipping Charge	100.00	100.00

Subtotal \$2,158.00

Sales Tax (0.0%) \$0.00

Total \$2,158.00

Phone #	Fax #
941-722-5643	941-723-9223



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
6/23/2025	30693

Name / Address
Ballantrae CDD 17611 Mentmore Blvd Land O lakes, FL 34638 Garry Kubler - 813-345-8565 ballantrae2@tampabay.rr.com

Ship To
Ballantrae CDD 17611 Mentmore Blvd Land O lakes, FL 34638 Garry Kubler - 813-345-8565 ballantrae2@tampabay.rr.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal due up...	6/23/2025	H	Palmetto

Item	Quantity	Description	Cost	Total
Aluminum Top	14	New 42" Aluminum Tops With Hole To Fit Existing Tables	243.00	3,402.00
Freight		Shipping Charge	100.00	100.00

Subtotal		\$3,502.00
Sales Tax (0.0%)		\$0.00
Total		\$3,502.00

Phone #	Fax #
941-722-5643	941-723-9223

Designer Table Tops

Our designer table tops with custom designs will exceed your expectations. Aluminum punch table tops in a wide variety of patterns and fashionable designs. Add your resort theme, park name or logo. These beautiful tables also look great indoors. Custom design your tops to suit your style or theme.

We offer Designer Table Tops in these standard sizes:

Round Sizes	Square Sizes	Oval Sizes	Rectangle Sizes
18"	18" x 18"	18" x 34"	18" x 34"
24"	24" x 24"	36" x 72"	36" x 72"
30"	30" x 30"	42" x 76"	42" x 76"
36"	36" x 36"		
42"	42" x 42"		
48"	48" x 48"		

We also offer CUSTOM SIZES to fit existing tables!

6 Patterns to choose from!

Pattern A - Solid



Pattern B - Mayan



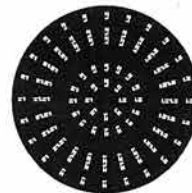
Pattern C - Crop Circle



Pattern D - Sunfire



Pattern E - Enterprise



Pattern F - Boardwalk



EXHIBIT 16

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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 Source, cut to fit, and install all missing and/or damaged pavers around the pool coping edge. 22-30 areas in total.	1.00	\$275.00	\$0.00	No Tax	\$275.00
2	Paver Clean, Sand, and Seal (pool deck and splash pad)	6125.00	\$1.15	\$0.00	No Tax	\$7,043.75

#	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	Paver Leveling (Straiton) 5 areas, trip hazard and sunken areas	1.00	\$550.00	\$0.00	No Tax	\$550.00
	Remove Pavers, Fill with crushed stone and sand, re-install, tamp and level.					
4	Paver Clean, Sand, and Seal (Straiton)	4600.00	\$1.25	\$0.00	No Tax	\$5,750.00
	<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>					

#	Services	Qty	Price	Discount	Tax (%)	Total
5	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>						
6	Sidewalk Cleaning (Ballantrae) Parking lot and clubhouse entry	1.00	\$750.00	\$0.00	No Tax	\$750.00
Chemical soak and high pressure wash						
						Subtotal \$14,368.75
						Grand Total (\$) \$14,368.75

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 17

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Ballantrae
Community Development District

2ND PAVER quote for only Ballantre pool



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

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. <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. <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. <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. <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. <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.	\$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

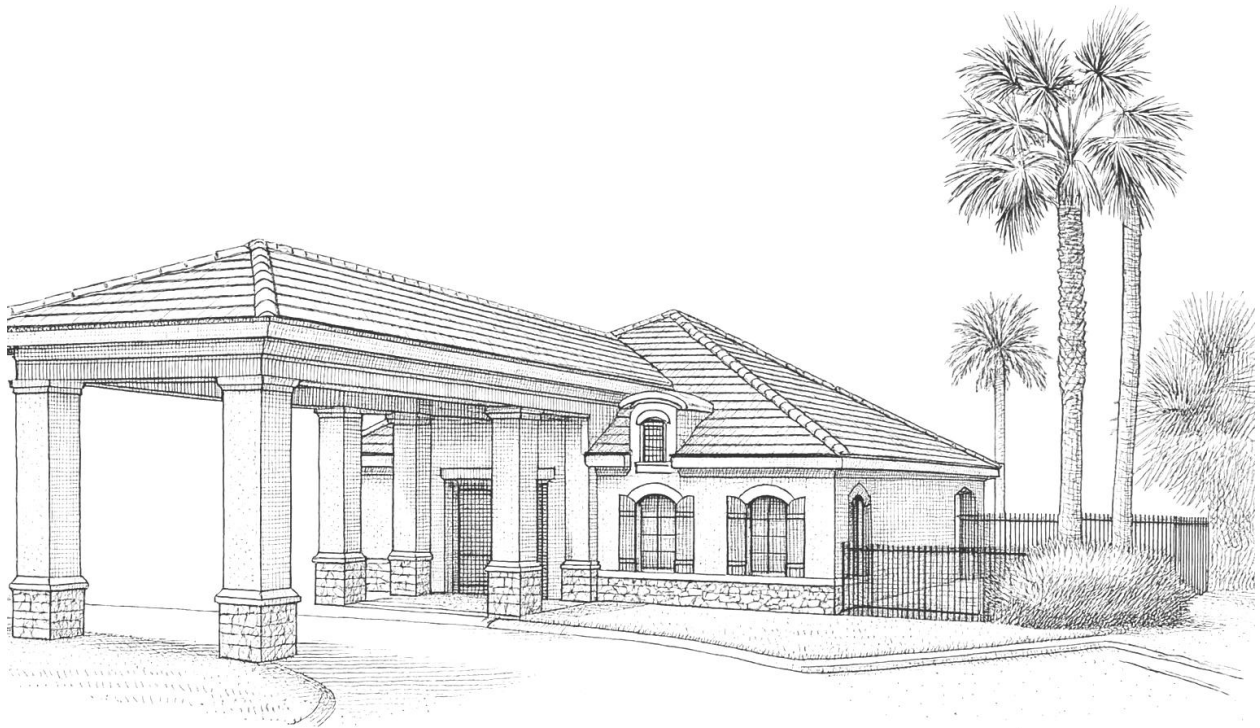
Thank you for selecting NuWash for your paver sealing project. Should you have any inquiries, please feel free to contact us.

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.

EXHIBIT 18

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Fail Safe for MAIN pool gate



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Ballantrae CDD C/o Breeze Management
1540 International Parkway Suite 2000
Lake Mary, FL 32746

SHIP TO

Ballantrae CDD C/o Breeze Management
17611 Mentmore Boulevard
Land O' Lakes, FL 34638

ESTIMATE #	DATE	EXPIRATION DATE
12351	06/25/2025	07/31/2025

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Access Control

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to add an Emergency Pull Station to release the front pool gate incase the access control panel is not operational. Included: Access/ Gate:Parts (1) SZ-492 - Emergency Release Pull Station (1) SZ-492BB - Surface Mount Back Box Wire and Installation Included.	1	579.00	579.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL 579.00
TAX (7.5%) 0.00
TOTAL **\$579.00**

Accepted By

Accepted Date

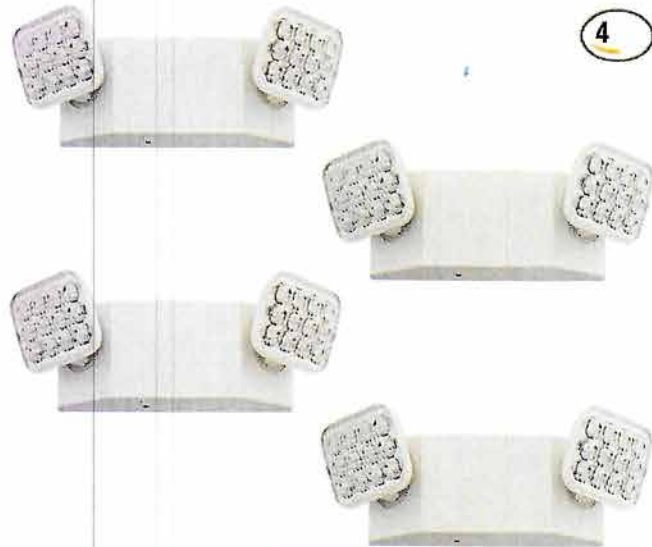
EXHIBIT 19

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Tools & Home Improvement › Lighting & Ceiling Fans › Commercial Lighting › Emergency Light Fixtures



Click to see full view

4

Lithonia Lighting Basics LED Emergency Light, Emergency Lighting with Dual Adjustable LED Lamp Heads, Wall Mount, Damp Location Rated, 90-Minute Backup, 120/277V, White, 4-Pack (EU2C CP4)

Visit the Lithonia Lighting Store
4.5 (1,253) | Search this page
11 Best Seller in Commercial Emergency Light Fixtures

50+ bought in past month

Price: ~~\$499.44~~
Business Price **\$103.96** (\$25.99 / count) Tomorrow
FREE Returns
You Save: **\$5.45** (5%)

Buy more, save more

6 units Lowest price
-8% \$604.50
\$100.75/unit

Additional shipping fees may apply for items fulfilled directly by selling partners.

May be available at a lower price from [other sellers](#), potentially without free Prime shipping.

Buying multiple items? [Go to multi-select](#)

Size: **Generation 3 (4-Pack)**

Generation 1	1 Count (Pack of 1)	Generation 3	Generation 3 (2-Pack)
See available options	See available options	\$20.98 \$44.99 FREE Delivery Today 2 PM - 6 PM	\$48.99 \$99.99

Generation 3 (4-Pack)
\$103.96 (\$25.99 / count)
~~\$499.44~~
FREE Delivery Tomorrow

Style: **Square Lamp**



Pattern Name: **Light**

Brand Lithonia Lighting
Color White
Material Thermoplastic
Style Square Lamp
Light fixture form Wall

About this item

- **ESSENTIAL EMERGENCY LIGHTING:** The Lithonia Lighting Basics emergency light is ideal for stairways, hallways, and egress paths; It provides 90 minutes of backup power with built-in test switch and status indicator; Battery is included and is rechargeable
- **HIGH-QUALITY OPTICS:** The hallway light features dual adjustable 1W LED lamp heads with 5000K-9000K CCT; Delivers clear, focused illumination along 3' to 6' paths; Designed for consistent brightness in critical situations; LED lifespan rated up to 10 years
- **DURABLE CONSTRUCTION:** Crafted with injection-molded, flame-retardant thermoplastic housing; Impact-resistant design with snap-fit

Buy new: **\$103.96** (\$25.99 / count)

Tomorrow
FREE Returns
FREE delivery Tomorrow, August 12. Order within 13 hrs 12 mins
Deliver to Ballantrae - Land O Lakes 34638

In Stock

Quantity: 1

[Request quote for 100+](#)

[Add to Cart](#)
[Buy Now](#)

Secure transaction
Ships from and sold by Amazon.

Return policy:
30-day refund/replacement

Support:
[Product support included](#)
This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

If you still require Amazon packaging for this item, choose "Ship in Amazon packaging" at checkout.

Add a Protection Plan:
☐ 3 Year B2B Home Improvement Protection Plan for \$24.99
☐ 4 Year B2B Home Improvement Protection Plan for \$32.99
☐ Add a gift receipt for easy returns

Save with Used - Like New
\$62.79 (\$15.70 / count)
Two-Day

FREE delivery Wednesday, August 13

Ships from: Amazon
Sold by: Amazon Resale

[Add to List](#)

Other sellers on Amazon

New & Used (4) from **\$62.79**

EMERGENCY Lighting
This is a MUST TO
meet fire standards
\$ 410.16

EXHIBIT 20.1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

TENNIS COURT FENCE



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

EXHIBIT 20.2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

2ND TENNIS COURT FENCE QUOTE



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

Quote #9062

Status
Pending

Sent On

16 Jul 2025

Estimator

Frank Ball

Balance With

\$9675

Check/Cash:

Recipient : Joe O'Reilly

17611 Mentmore Blvd Land O' Lakes FL USA Zip Code : 34638

(1) QMTC@aol.com (2) ballantrae2@tampabay.rr.com (3) Joe@Anchor-StoneMgt.com

(1) +17326731184

PRODUCT / SERVICE	DESCRIPTION	UNIT		TOTAL
		QTY	PRICE	
10'H Black chain link commercial heavy (per foot) SKU =VFC20232	Replace Mesh only Mesh G-6	450	21.5	9675

At approval an installation appointment will be given, although a deposit of \$4837.5 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 : _____

1

1

1

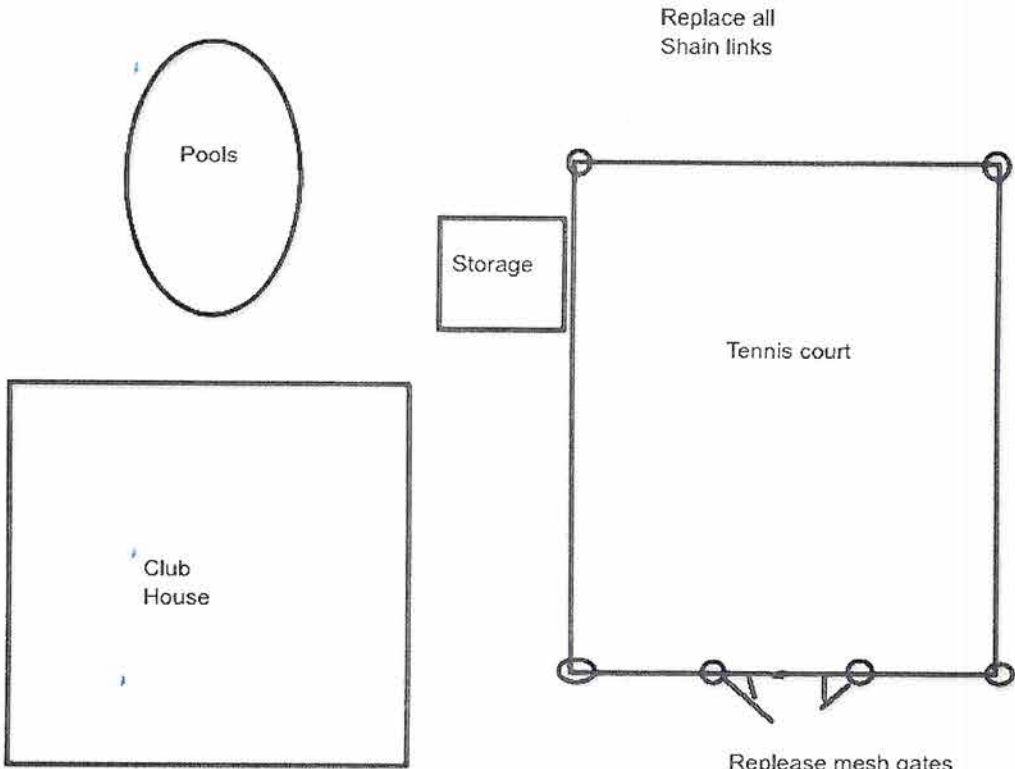
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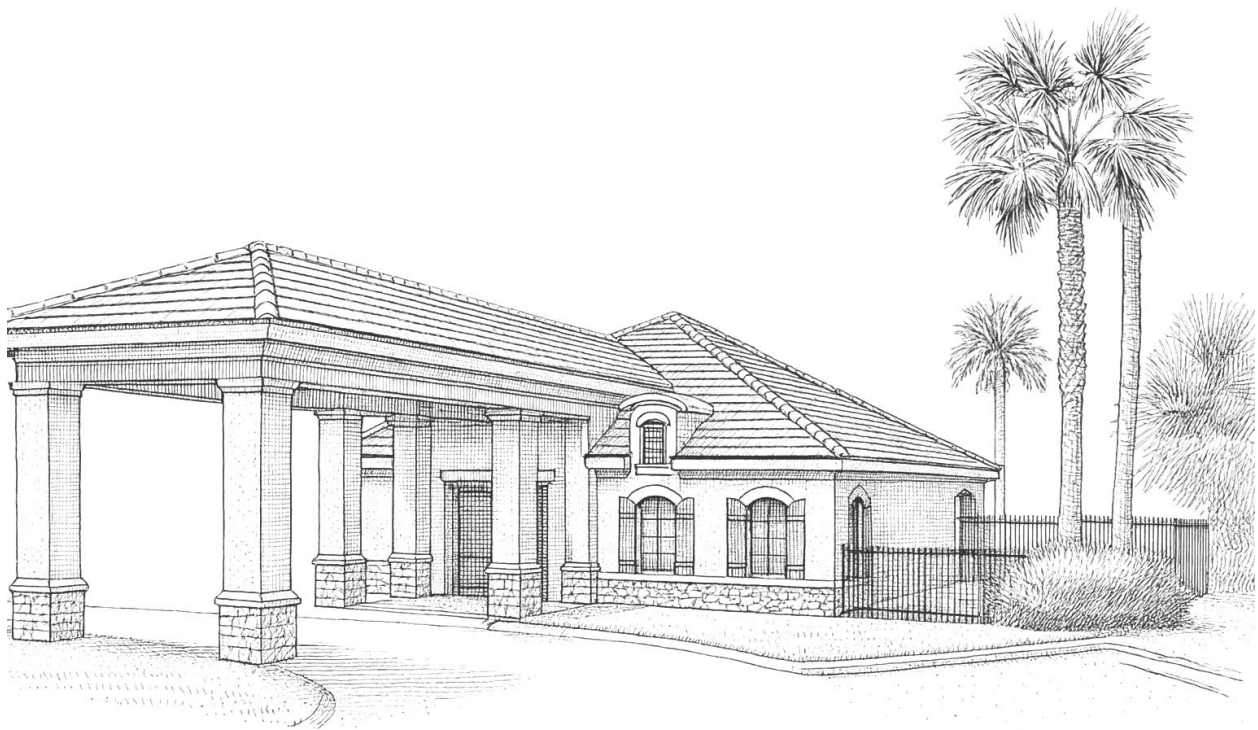


Utilizar los mismos Hard wares

NewTension wire and new ties

EXHIBIT 21

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

2 New pickle ball deluxe system 1 Tennis Court net

PROPOSAL/CONTRACT

Job Name: Ballantrae CDD c/o Anchor Stone MGMT	Today's Date: Friday, July 18, 2025
Job Location: 17611 Mentmore Blvd, Land O Lakes, Fl., 34638	Email Address: joe@anchorstonemgt.com
Proposal Submitted To: Joe O'Reilly	Phone Number: 732-673-1184

We hereby submit an estimate to: **Furnish and Deliver the following Sports Equipment.**

1. **Provide and Ship 1 Heavy Duty Tennis Net**
2. **Provide and Ship 2 Portable Pickleball Net Deluxe systems on wheels.**
3. **Provide and Ship 2 replacement nets for the deluxe PB net systems.**

PRICE:

We propose to furnish the material for the sum of:

One thousand, seven hundred, forty and 00/100 dollars. (\$1,740.00)

Payment as follows:

*****Payment is required prior to ordering parts. *****

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 ½% per month, 18% per year.

Authorized Signature for Lawson Courts: _____ **Joel Lawson** Date: **July 18th, 2025**

****Note: This proposal may be withdrawn by us if not accepted within 30 days.**

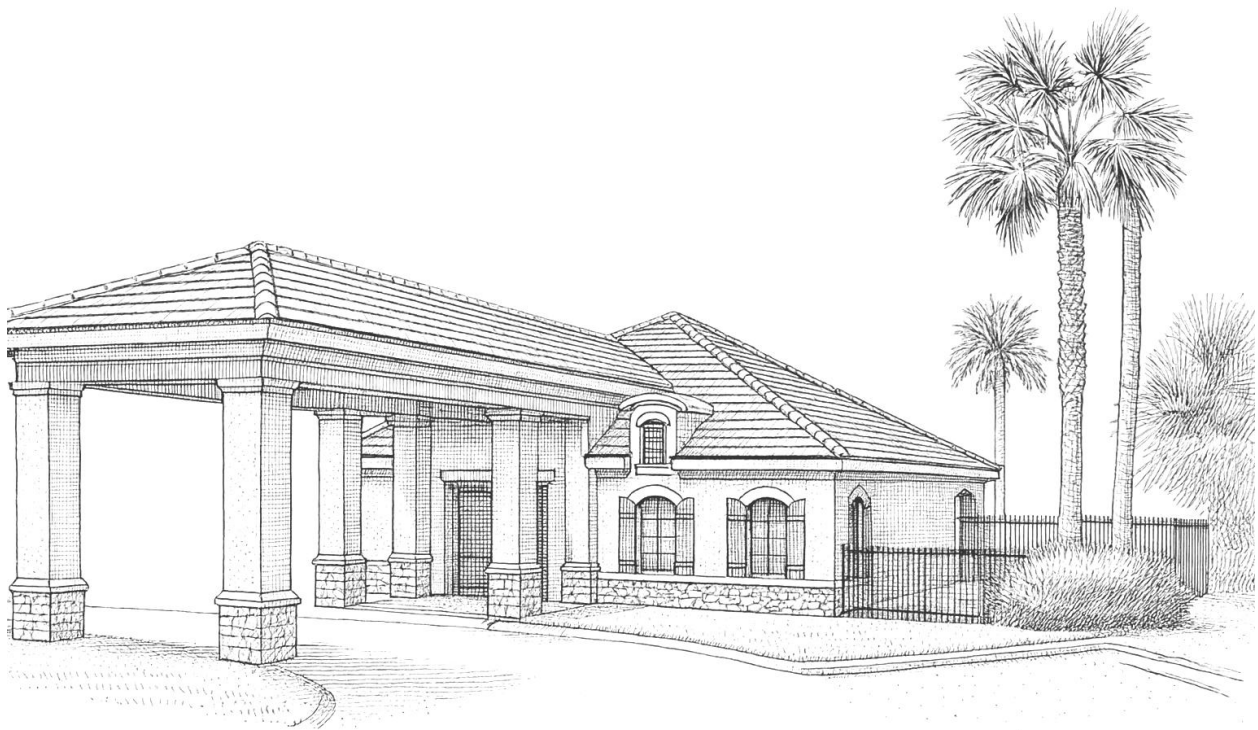
ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Print Name: _____ Signature: _____ Date: _____

EXHIBIT 22

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

Quote #9341

Status :
Pending

Sent On 13 Aug 2025

Estimator Jordy Diez

Balance With Card : \$663.38

Discount With Cash : \$19.9

Balance With
Check/Cash : \$643.48

Recipient : Joe O'Reilly

17611 Mentmore Blvd Land O' Lakes FL USA Zip Code : 34638

(1) QMTC@aol.com (2) ballantrae2@tampabay.rr.com (3)

Joe@AnchorStoneMgt.Com

(1) +17326731184

PRODUCT / SERVICE	DESCRIPTION	QTY	UNIT PRICE	TOTAL
Aluminum post cap 4" SKU =VFA11104		2	8.24	16.48
Aluminum post cap 3" SKU =VFA11101		70	5.67	396.9
Labor Fees		1	250	250

At approval an installation appointment will be given, although a deposit of \$331.69 or \$321.74 with Check/Cash 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.

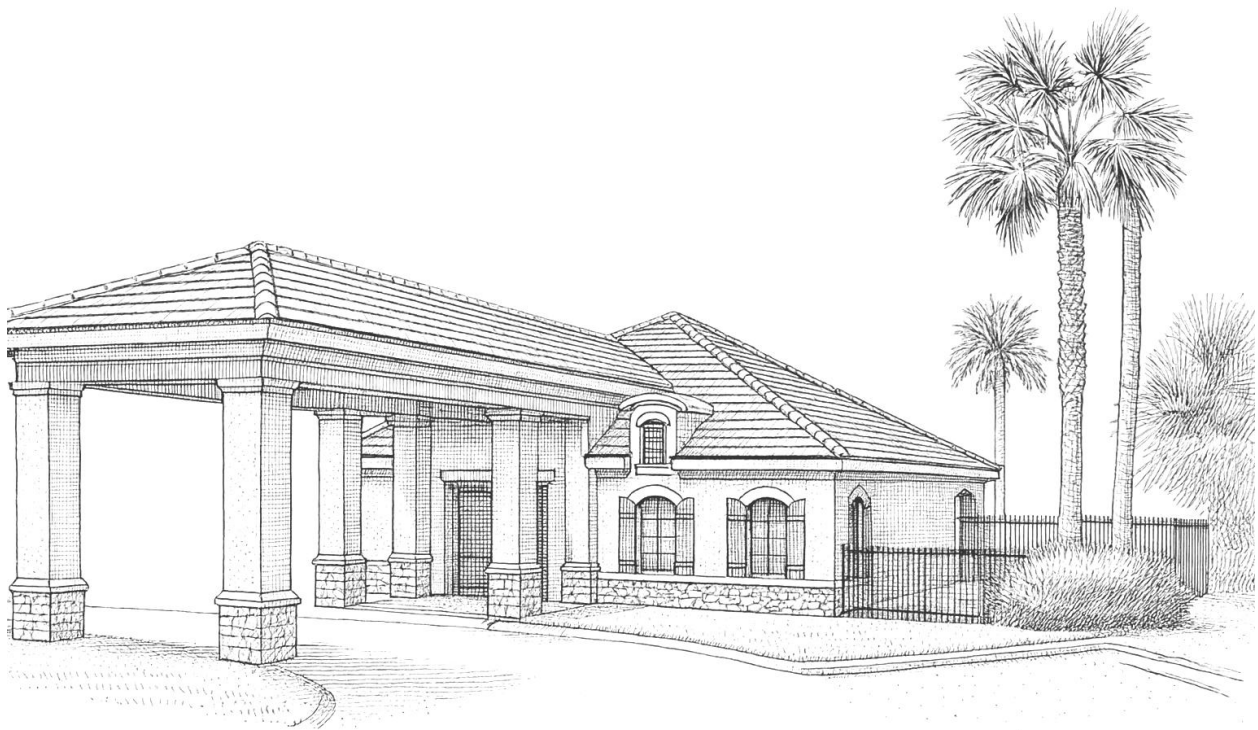
- Emergencies will be handled with priority.
We appreciate your business and the opportunity to bring your project to life. Your satisfaction is our priority!

Signature : _____

Date : _____

EXHIBIT 23

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



231 Douglas Rd. E.
Suite 9
Oldsmar, FL 34677
(813) 990-0232

Sign

ESTIMATE

EST-1764

www.signarama-oldsmar.com

Payment Terms: Cash Customer

Created Date: 8/6/2025

DESCRIPTION: Pool ACM 3mm Sign

Bill To: Ballantrae CDD
17611 Mentmore Blv
Land O'Lakes, FL 34638
US

Pickup At: Signarama Oldsmar
231 Douglas Rd. E.
Suite 9
Oldsmar, FL 34677
US

Requested By: Joe O'Reilly
Email: joe@anchorstonemgt.com

Salesperson: Mario Arbelaez

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Pool sign ACM Premium 3mm 18x24 red border Black: * SHOWER BEFORE ENTERING. * NO FOOD, DRINK OR GLASS IN POOL OR ON POOL DECK. * NO ANIMALS IN POOL OR ON POOL DECK. * BATHING LOAD 30 PERONS. BOLD {POOL HOURS} CENETERED 8 AM UNTIL 30 MINUTES BEFORE SUNSET {one RED/WhiteLetters } NO DIVING Customer install	1	\$200.00	\$200.00

This estimate is valid for two weeks. Changes, additions and deletions to the estimate may result in additional charges. The estimate is based on print-ready files. Design is available at an hourly rate. Sales tax will be added to the invoice unless a Sales Tax Exemption is on file.

Subtotal:	\$200.00
Taxes:	\$14.00
Grand Total:	\$214.00

Acceptance of the estimate authorizes Signarama Oldsmar to initiate production. Generally, a 50% is also required. All amounts are due upon delivery of the product unless other arrangements have been formally agreed upon.

Manufacturer Warranties covering adhesion and durability of the adhesive films may exist. However, Signarama Oldsmar does not guarantee adhesion of films to substrates not provided by Signarama Oldsmar and is no responsible for unusual wear and tear due to external forces such as power washing or car

wash systems.

If your company is ordering any car graphics, please, make sure your car is clean. Otherwise, there will be a \$50 car wash fee.

Regarding Installation and onsite services, this quote is for estimation purposes and is not a guarantee of cost for sign services for installation. The Estimate is based on current information from client about the project. Actual cost may change once project elements are finalized. Client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring and other components to restore sign illumination as needed only. Client must request and approve complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs.

Independently Owned & Operated

Signature:

Date:

EXHIBIT 24

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



2519 McMullen Booth Road
Suite 510-175
Clearwater, FL 33761
727-799-1133
Fax 727-799-9775
www.allstatewaterproofing.com
E-mail: terry@allstatewaterproofing.com

Expertise in Building Restoration and Preservation

July 2025

Anchorstone Management
17611 Mentmore Blvd.
Land O' Lakes, FL 34638

The proposal is based on visual inspection and walk through of property.

REPAINT TWO (2) MONUMENTS:

- 1) Pressure clean stucco surfaces on 2 structures to make remove dirt and mildew and make ready for new material.
- 2) Apply basecoat primer to all stucco walls.
- 3) Patch cracks as needed on stucco walls with elastomeric patching compound.
- 4) Apply 100% acrylic latex to all stucco walls (including black wall behind gold letters), soffit, fascia, 5 doors and flowerpots. **(Owner to choose color.)**
- 5) Apply a hybrid urethane cove bead where flowerpots sit on concrete pillar tops.

TOTAL: \$13,275

NOTES:

- Natural stone is not to be done.
- Gold letters and metal are not to be done.
- We will not paint hidden lights under soffit.
- All vegetation is to be cut back 2.5-3ft off structures by others to provide us access.

Thank you for the opportunity!

Patrick Fahlman
Vice President

Acceptance

Date

EXHIBIT 25

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Ballantrae Restroom Renovations 2025

Ballantrae Club House

Domestic CW is supplied by 1 1/2" PVC Line

Ladies Room

- [8] Water Closets
- [3] Station Counter Sink
- [1] Station Counter Sink
- [4] Faucets
- [4] Mirrors
- [3] Combination Surface Mounted Paper Towel / Garbage
- [4] Soap Dispensers
- [8] Toilet Paper Dispensers
- [8] Coat Hooks
- [8] Sanitary Receptacles
- [8] Surface Mounted Seat-Cover Dispensers
- [1] Baby Changing Station
- [1] L Grab Bar

HDPE Partitions

Wall & Floor Tile is to be installed 8' from floor 12 x 24 matte finish ceramic tile

Wall & Trim paint to be Sherwin Williams Duration Interior Acrylic Latex [Satin Paint]

[1] Steel Entrance Door & Frame 36 x 96 [6] panel door. Use existing hardware for new door.

Men's Room

- [2] Water Closet
- [3] Urinals
- [3] Flushometer
- [3] Station Counter Sink
- [1] Station Counter Sink
- [4] Faucets
- [4] Mirrors
- [3] Combination Surface Mounted Paper Towel / Garbage
- [4] Soap Dispensers
- [2] Toilet Paper Dispensers
- [2] Coat Hooks
- [2] Surface Mounted Seat-Cover Dispensers
- [1] Baby Changing Station
- [1] L Grab Bar

HDPE Partitions

Wall & Floor Tile is to be installed 8' from floor 12 x 24 matte finish ceramic tile

Wall & Trim paint to be Sherwin Williams Duration Interior Acrylic Latex [Satin Paint]

[1] Steel Entrance Door & Frame 36 x 96 [6] panel door. Use existing hardware for new door.

Straiton Pool Restrooms

Domestic CW is supplied by 3/4" PVC Line

Ladies Room

- [1] Water Closets
- [1] Station Counter Sink
- [1] Faucets
- [1] Mirrors
- [1] Combination Surface Mounted Paper Towel / Garbage
- [1] Soap Dispensers
- [1] Toilet Paper Dispensers
- [1] Coat Hooks
- [1] Sanitary Receptacles
- [1] Surface Mounted Seat-Cover Dispensers
- [1] Baby Changing Station
- [1] L Grab Bar

Wall & Trim paint to be Sherwin Williams Duration Interior Acrylic Latex [Satin Paint] TBD
Floor Paint H&C color TBD

Men's Room

- [1] Water Closet
- [1] Urinals
- [1] Flushometer
- [1] Station Counter Sink
- [1] Faucets
- [1] Mirrors
- [1] Combination Surface Mounted Paper Towel / Garbage
- [1] Soap Dispensers
- [1] Toilet Paper Dispensers
- [1] Coat Hooks
- [1] Surface Mounted Seat-Cover Dispensers
- [1] Baby Changing Station
- [1] L Grab Bar

Wall & Trim paint to be Sherwin Williams Duration Interior Acrylic Latex [Satin Paint] TBD
Floor Paint H&C color TBD
[1] Steel Entrance Door & Frame 36 x 80 Flat. Use existing hardware for new door

All fixture and accessory counts must be verified by contractors submitting proposals.

Fixtures

MFR	PRODUCT	MODEL
Sloan	ADA Pressure Assisted Water Closet White	WETS-8029.8010
American Standard	Cadet PRO ADA Water Closet White	215AA104.020
Sloan	Standard Wash Down Urinal	SU-1009
Sloan	Designer Wash Down Urinal	SU-7409-STG
Sloan	Sensor Flushometer	ROYAL 111 SMO 1.6.L STOP-XYV
Technical Concepts	Auto Faucet w/Surround Sensor [Battery Operated]	RUBBI-1903286
Sloan	Sloan Stone 3 Station Wall Mounted Counter Sink	ELC-83000
Sloan	Sloan Stone 1 Station Wall Mounted Counter Sink	ELC-81000

Accessories

	Manufacturer	Model
Mirror	Bobrick	B2908 2436 Satin Finish
Seat Cover Dispenser	Bobrick	B-221 Satin Finish
Multi-Roll Surface Mounted Toilet Tissue Dispenser	Bobrick	B-2888 Satin Finish
Sanitary Napkin Disposal Surface Mounted	Bobrick	B-270 Satin Finish
Coat Hook	Bobrick	B-542 Satin Finish
Surface Mounted Convertible Paper Towel Dispenser and Waste Receptacle	Bobrick	B-39619 Satin Finish
Hand Soap Dispenser Touch Free Wall Mounted	Rubbermaid TC	TC50411 1100 ML Black w/Chrome Insert
Two-Wall Grab Bar	Bobrick	B-5897 Satin Finish 1-1/4" Diameter 42" x 54"
Horizontal Baby Changing Station	Koala Kare	KB300 Color TBD
HDPE Partitions	TBD	Color TBD

EXHIBIT 26

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

GK Electrical Solutions, Inc.

EC13005510

Tampa, FL

(727) 278-9566 | gkelectricsolutions@gmail.com

ESTIMATE

Date: August 4, 2025

Estimate #: 2025-0804-BALLANTRAE-SP

BILL TO:

Ballantrae CDD

17611 Mentmore Blvd

Land O' Lakes, FL 34638

DESCRIPTION OF WORK:

- Remove existing outdated three-phase surge protector
- Install upgraded commercial-grade three-phase surge protector
- Install two new ground rods with clamps per NEC 250 compliance
- Install grounding bridge to bond all telecommunications equipment
- Includes all materials and 3 hours of labor

Item	Qty	Unit Price	Total
Labor (Installation & Removal)	3 hrs	\$150.00	\$450.00
Three-phase surge protector	1	\$320.00	\$320.00
Ground rods & clamps	2	\$45.00	\$90.00
Grounding bridge & bonding wire	1	\$45.00	\$45.00
Subtotal			\$905.00
Total Estimate			\$905.00

Notes:

- Estimate includes all materials and installation.
- Work can be completed upon approval and scheduling.
- This estimate is valid for 30 days.

EXHIBIT 27

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROPOSAL

August 20, 2025

Ballantrae HOA
17611 Mentmore Boulevard
Land O' Lakes, FL 34638

RE: 17611 Mentmore Blvd, exterior

By signing this proposal, you are agreeing to the Terms and Conditions on the following pages

1. CASH OR CHECK DISCOUNT

\$0.00

Description of Services:

Any Credit Card or Debit card payment will reverse this discount and an invoice will be sent via PayPal to make payment. Client agrees to these terms.

Full exterior painting of club house.

**2. Exterior Painting using Duration Satin - PLEASE SCROLL TO
BOTTOM TO SEE FINAL TOTAL**

\$3,900.00

Description of Services:

Exterior Re-Painting Proposal

Polson Painting agrees that full transparency is important in a business relationship, which is why our contract is so long and detailed. We do not want our clients to have any surprises so this contract protects our business as well as our clients. Please do not hesitate to ask clarifying questions should you have them. We treat our existing clients, as well as prospective new clients as family and are so very grateful they trust us with their homes and properties. This is why over 28 years in business, most of our projects come from referrals and repeat clients.

CLIENT MUST EMAIL COLORS TO SERVICE@POLSONPAINTING.COM ONCE CLIENT HAS DECIDED ON COLOR CHOICE. ANY CHANGES TO COLORS AFTER PAINT IS ORDERED WILL RESULT IN CLIENT PAYING FOR ALREADY ORDERED PAINT NOT ABLE TO BE USED DUE TO COLOR CHANGE. PLEASE SECURE YOUR COLORS AND ALLOW AMPLE TIME FOR HOA APPROVAL (IF APPLICABLE)

Please note: Up to two coats as needed are included in all of our quotes. If customer is choosing a lighter color going over a darker color, a third coat may likely be needed and additional cost will be incurred. Since Polson is not aware of color options at the time of the quote Polson Painting wants to be transparent on this. You can discuss with your project manager if you are choosing lighter colors painted over dark colors.

SCOPE:

Unless otherwise specified, these areas of club house and cabana will be repainted: fascia/soffits, stucco or sided walls, including patio walls, painted ceilings, electric/cable

boxes, a/c chase, trim bands, gutters(painted trim color), down spouts(painted body color), chimneys(if applicable), shutters(if applicable) painted entry doors (exterior side) and garage doors. Any vinyl must be in a vinyl safe color which must be a light color. Dark colors can and will cause vinyl siding to warp in the heat. Client agrees to hold Polson Painting harmless for any vinyl that buckles/warps as that will not be due to the workmanship.

NOTE; the metal brown or white scallops between the top of drip edge and right under the roof tiles around the top is not included in the price. If you want this section painted around the top, there will be an additional charge.

*Pressure Washing of club house and cabana included for full exteriors re-paints/ paint only unless specified in scope

Polson Painting pressure washers are not landscaping experts and all plants etc have different needs. Plants etc will be rinsed after pressure washing however the client should turn on sprinklers after pressure washing and/or consult their landscaper to protect their plants etc. Client agrees to hold Polson Painting harmless should any damage occur.

Samples:

Polson Painting will provide up to 3 free samples upon clients request(providing vendor is able to produce samples) at one visit for all full interior/exterior projects

- Ordering, picking up and application on or in your home (interiors can be sample boards to allow client to see color choice anywhere is home. Additional samples will be \$13 each additional to be billed at the end of the project.

*For projects not full interior/exterior, we will be happy to provide samples and apply them for \$13 per sample for first visit. Additional trips for samples will be \$13.00 per sample and a \$25.00 additional trip charge fee, to be invoiced.

Description of work to be completed:

1.Exterior of club house and cabana will be pressure washed with a mild solution of chlorine and water. Afterwards all plants will be rinsed off as needed. Pressure washing of fascia, soffit, stucco or sided walls, including patio walls, ceilings, electric/cable boxes, a/c chase, trim bands, gutters, down spouts, painted entry doors (exterior side) and garage doors only, unless otherwise stated. Patio ceilings or front doors are never pressure washed.

2. Pressure washing may cause spots on your windows due to mild chlorine used. Attempts will be made to rinse this off, however due to the drying process you may need to rinse them additionally. It is possible to uncover hidden damage or repair needs you were not aware of after pressure washing, which can delay your project as those items would most likely need to be repaired. We will discuss your options should that occur. Loose soffits also can be exposed at this time. Pressure washing the outside structure is to properly prepare the surface for painting. If windows, doors or other elements are poorly sealed or not closed, there is a possibility water can intrude into the residence. There is no way to tell if this issue will occur prior to pressure washing. Polson Painting will not be held responsible for any water damage that occurred prior, during or after the pressure washing of the building. This is in indication of potential water intrusion the client will need to address.

3. During the painting process, all windows and sliding doors will be covered with plastic to prevent paint splatters on glass and frames. Metal Frames on windows/doors are typically factory finished and are not painted nor included in the quote. Removal of prior paint from these areas is not included as well.

4. STUCCO CRACKS; will be patched with an elastomeric patching compound. NOTE: OUR CREWS DO THEIR BEST TO BLEND THE PATCHING WHEN WE APPLY THE ELASTOMERIC WITH BRUSHES AND MINI ROLLERS; HOWEVER, UNLESS YOU HAVE THE AREAS RE-STUCCOED (AND SOMETIMES EVEN THEN) IT WILL NOT BE AN EXACT MATCH. Smooth stucco vs rough stucco can show the patching unfortunately.

5. Ceiling corners, trim corners, areas around water faucets, door frames and window frames will be caulked with SHERWIN WILLIAM'S 950 100% acrylic caulking if needed. (Project Manager will determine).

6. Rust areas will be cleaned with a wire brush, treated with OSPHO, primed with a rust primer and painted. Given Florida's humidity *WE CANNOT GUARANTEE THAT RUST WILL NOT RETURN IN THE SAME AREA OR DIFFERENT AREAS.

7. If Pre-work is needing to be completed this will be indicated by your project manager in the quote under PRE-EXISTING. All pre-work will need to be done prior to your painting project. In some cases, due to client need and schedule, the painting may be done prior. The client agrees to pay Polson a minimum charge of \$50 per man hour to return to paint the repaired item upon completion of the repairs. Polson will look for the soonest available time to paint these repaired areas.

8. Topcoat will be Sherwin Williams Duration Satin finish which typically one coat is only needed for proper process and required millage on previously painted surfaces with a satin finish to stucco/sided walls, painted ceilings, chimney (if applicable), trim bands, painted entry doors, garage doors, fascia and soffits. Second coat will be used if needed. Duration Premium Exterior Coating is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is self-priming and provides a mildew-resistance coating. It requires just one coat for repaints and two coats for new work. We apply the required millage as specified by Sherwin Williams.

a. If painting your home white or yellow base there could be an additional charge as additional coats may be required for proper coverage.

b. If the paint selection chosen requires an additional 3rd coat of paint, there will be a surcharge of 25%. Most projects do not require 3 coats of paint.

c. Whereas we understand clients may change their mind on colors, please understand any color changes on already ordered paint would result in additional paint/ and possibly labor cost (re-painting) and client agrees to pay for those costs in those situations. We always recommend putting samples on your home prior to your painting project to make sure you are satisfied with your color choices.

d. Any vinyl must be a vinyl safe color which must be a light color to avoid warping or buckling. Polson will not use a dark color on any vinyl.

9. Product will be applied in a combination of rolling, spraying and brushing. Back rolling is the only way to evenly apply and push the paint into the nooks and crannies that a sprayer won't get to. Metal soffits under the eaves are sprayed to prevent clogging. Based on this, any clogging would not be as a result of Polson Painting application of paint rather would have been previously clogged. When spraying, the crews apply the paint carefully, however overspray can occur at times on a roof, or other portions of the exterior, this will disappear over time with rain and sun. Client understands and agrees to hold Polson Painting harmless for any potential overspray during your construction project. TILE ROOFS; WE TAKE GREAT CARE WHEN WORKING ON TILE ROOFS, BUT TILE INTEGRITY VARIES, AND SOME MAYBE

MOR FRAGILE THAN OTHERS. WHILE WE DO OUR BEST TO PREVENT DAMAGE, WE CANNOT BE HELD RESPONSIBLE FOR ANY POTENTIAL BREAKAGE THAT MAY OCCUR DURING THE PAINTING PROCESS.

10. All exterior painted entry doors will be lightly sanded, primed if needed, and painted with Sherwin Williams Duration or Emerald Urethane or equivalent. There is no way to know if there is condensation or water intrusion in middle of door core in metal or fiberglass doors. Polson's application should not bubble, if so, Polson will address and if needed re-paint that area. If the door continues to bubble the issue could be with the doors. Doors only carry a 6 month workmanship warranty as any issues will surface in that time. Should an issue occur outside of 6 months, there are other factors causing the issue.

11. If door is stained and you would like it re-stained, there will be an additional charge.

12. Please do not negotiate painting of extra items or modifications with our crews. Please call 813-244-5270 or contact your assigned project manager if you would like something additional added or modified to the scope of work. If our crew paints any items that are not covered by the agreed upon written scope of work or as a result damages occur on something that is not in the agreed upon written scope you will be invoiced for the additional work as well as you will not hold Polson Painting responsible for any damages or faulty work. Specific crews are chosen for jobs based on the agreed upon scope of work and crews are not ever authorized to add or modify the agreed upon job.

13. Our service is to beautify your home and to provide additional protection by patching cracks and caulking around window frames if needed. Where this provides some protection, it is not a warranty for waterproofing. We are not responsible for any water intrusion.

14. Please be advised that due to Florida weather conditions cure times vary with exteriors. Please allow 3-4 weeks for paint to harden before hanging any decorations on walls, gutters and especially doors. Fingernails, keys and dogs often can scratch paint if not allowed to cure. If Polson needs to come back for touchups for these reasons, there will be a minimum trip fee of \$50 per man hour

15. Client is responsible for removing items off walls, patios/lanai and putting breakables and perishables away in preparation for pressure washing and painting. If Polson has to remove any items to complete the project or If Polson is asked to remove or place them back due to any reason, we are happy to do so, however client agrees to understand Polson is not a certified moving company and will hold Polson harmless for any damage that may occur.

16. Choice of colors and placement are up to the client. The contract covers up to 4 colors on your home, however if the client wants more colors, please discuss with your project manager.

By default, typically all exteriors will be painted with up to 3-4 different colors of the customer's choice as follows unless customer provides otherwise in writing with an agreed response from Polson Painting. Customer will provide their 3-4 color choices (body, trim, fascia/soffit and front door). Unless otherwise notified by the client in writing, the default color scheme placement will be

- House, garage and exterior doors and 1-inch lip against stucco holding soffit in place will be painted the body color
- Trim and fascia/soffit will be the same color as trim

- Gutters (if applicable) will be painted top portion/trim color and downspout/ body
- Front door will be painted a separate color provided by customer via email or text
- Face and insert of exterior bands on the home will be painted trim color
- Band edge will be painted body color

Any questions or desire to change the above, please discuss with your project manager, we are happy to make whatever changes you wish.

17.WASTE FROM YOUR PROJECT I.E PLASTIC, PAPER AND EMPTY PAINT CANS WILL BE PUT INTO PLASTIC BAGS AND LEFT AT FRONT CURB OR IF YOU CHOOSE ON SIDE OF HOME UNTIL YOUR GARBAGE PICK UP DAY.

18.For exteriors any screens to be replaced are the responsibility of the homeowner if access is needed for proper and safe painting. We will be happy to recommend a vendor for this service

19. For any plastic items or decorative fixtures or accents(lights etc) , Polson Painting is not responsible for any cracking or damage. These pieces become very brittle with the hot sun hitting them and often crumble when touched. We often recommend replacing these after your painting project. Polson Painting does not replace lights or any door hardware, client will need to hire a professional for those items.

20.Pre-existing Broken or defective items often are discovered when your home is having work done to it. Polson does not need to do anything with your electrical systems, any issues would not be a result of our service.

21. Please be advised we ask that you move and/or remove any items on your back patio or lanai in preparation for pressure washing and painting. We will be happy to move simple items and our crews will be as careful as they can, however, please understand we will not be held responsible for any damage if we are asked or required to move those items. In addition If any items remaining in the work area (more than a few small items), will need to be moved by the Polson for pressure washing or painting, the Client agrees to pay the Contractor a charge of \$50.00 per man-hour for moving these items with a minimum cost of \$50.

22. Your home is a construction zone during painting. While we try our best to make sure we do not damage plants and/or landscaping, ladder placement to complete your project in the most safe and effective manner may cause some damage as well as during pressure washing and / or painting plants could be damaged despite proper prep and rinsing. In addition, some foot traffic may be needed to complete your project. Damage of landscaping or lawn equipment (ie; sprinklers) is possible and you agree to hold Polson Painting harmless. We recommend any landscaping or paver projects be scheduled after your home is painted. Polson Painting will do their best to rinse off any solution from pressure washing, if a client is concerned about their landscaping it is the clients responsibility to protect or cover their plants and they agree to hold Polson harmless. Client understands that Polson Painting uses water based products and all brushes etc must be washed timely and in between color changes therefore will be washed at their property outside as we use water based paint. This will not damage grass etc due to being water based products.

23.Client agrees and understands that access to the jobsite must be provided between 8 a.m. and 6 p.m., Monday through Saturday, for the duration of this job. We understand clients may have other schedule needs we need to accommodate and are willing to look at

the opportunity to do so, therefore, any changes needed to this will need to be approved at least 48 hours in advance with Polson Painting to ensure proper scheduling. If at any time access is not available to the Contractor outside of agreed upon times, the Client agrees to reimburse the Contractor for expenses incurred for travel and lost time at the rate of \$50.00 per man-hour.

24. If your garage or entry exterior door has bubbles or excessive peeling, we can either pressure wash and just paint, which is included in the quote but will be uneven where the bubbles were or where paint was peeling and somewhat patchy looking. We can also offer to strip the garage, prime and paint, which would not be included in the exterior and we would need to quote for that process separate.

Client Cancellation Clause :

a. Client agrees to pay a \$200 fee as well as any pressure washing completed at a rate of .15 per sq ft or purchased paint/sample fees for any cancellations 2 business days or less prior to start week of project already agreed upon.

b. For exterior projects, cancellations less than 1 week's notice, or completion of pressure washing, could result in pressure washing fee of .15 per sq ft + any add ons (columns, side walk, driveway etc) or paint cost charges. Any samples would be billed to customers as well. Most exterior projects are pressure washed 1-2 weeks prior. Customer agrees to pay for any pressure washing completed as well as samples or paint cost for any cancelled projects.

c. Client understands that Polson Painting is reserving this time frame for your project and there is some office work involved prior to the start date of your project. Should you need to cancel after accepting the contract, there will be a \$100 cancellation fee to care for those items. If your project is rescheduled there is no fee, the project will be rescheduled based on next available date. Client agrees to these terms.

*Start date of projects will not be discussed or agreed to until this contract is approved. Client understands that the project managers will not be able to guarantee any start dates for projects until the office confirms a scheduled start date. Polson Painting may cancel this contract at any time. Client may cancel contract at any time, however please see above cancellation clause.

This proposal and agreement constitute the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing approved by client and Polson Painting. No other contract supersedes this contract, electronic signature required unless Polson Painting has approved alternate in writing. Certificates of insurance listing the additional insured for clients, are only provided once a signed agreement is received.

Client understands that due to the virus and other events, supplies and volume for paint manufacturers can be impacted. This has not happened in the Florida market at this time. However, in the event Sherwin Williams paint is not available or additional costs are required by the vendor (paint cost increase), Polson will advise the client of potential additional costs and offer the use of another paint vendor with applicable grade paint, however the cost could change for materials cost. We would always offer the client the option to push their

project out or use the other paint product and/ or pay additional costs.

3. Pre-Existing Conditions

\$0.00

Description of Services:

During the quote walk through the following pre-existing conditions were noticed for your reference:

*Please note for all exterior paint jobs all items will need to be removed from the Lanai and deck area (if painting pool deck)

*Please have all/if any damages stucco, wood siding, wood fascia/soffits and/or drywall repairs made prior to painting. Not part of our scope.

Items noted:

Additional Information to share and be advised:

Often times once a project is done on your home pre-existing items are seen assuming the contractors were potentially the cause of these items. We like to share the below information to ensure our clients are aware:

1. We do not touch light bulbs (interiors) or deal with anything electrical on/in your home. The includes ceiling fan motors, garage door motors etc,
2. When repainting exterior screen enclosure (pool cages) we will do our best to ensure a smooth or clean finish however when you are painting metal drips can occur. There can also be imperfections on the metal that when changing a color you can now see these imperfections vs prior.
3. If you ask us to remove a light fixture or any shutters to paint we will not be responsible for any damages as the condition typically is very fragile being in the Florida sun. It is often easier for the client to replace these items vs remove.
4. Plants often can and do get damaged when painting the exterior of your home as the pressure washing required as well as location the painters need to go may interfere with your existing landscaping. We will do our best to ensure no damage occurs however please understand it can happen, therefore hold off on landscaping improvements until after the painting project as well as prepare for potential replacement of some plants.
5. If previous paint on trim and doors is peeling because of faulty workmanship from previous painters, there could be additional charges to correct the peeling.
6. We do not paint any portion of the garage to cause sticking or interfere with the motor components.
7. We advise at no time for clients to discuss project scope or changes with the crew and will not be held responsible for those changes or any damages incurred. Any discussion on the project should be with your Project Manager.

4. Communication with Polson Painting

\$0.00

Description of Services:

Client Communication & Project Scheduling

Clear communication is essential to us. While we do not anticipate issues with your project, our priority is to address any concerns promptly and professionally.

By signing this contract, you acknowledge that your primary point of contact is your Project

Manager, whose contact information should have been provided. If you do not have this information, please contact our office at (813) 244-5270 or service@polsonpainting.com, and we will provide it.

Our office phone and email are monitored throughout the day, but as we assist other clients, response times may vary. We strive to return calls within an hour and request that you allow your Project Manager a few hours to respond during business hours. If any concerns are not resolved to your satisfaction, please notify the office so we can address them promptly.

Project Scheduling:
Start dates will not be discussed or confirmed until the contract is approved. Project Managers cannot guarantee start dates—all scheduling will be confirmed by the office.

Subtotal:	\$3,900.00
<i>*0% Tax:</i>	<i>\$0.00</i>
TOTAL:	\$3,900.00

Terms and Conditions

1. For Exterior Projects - It is the sole responsibility of the homeowner to have colors approved by their HOA prior to painting.
2. In most cases, your Project Manager will stop by to check on the progress. If you have any issues or concerns during the process, please contact them or the office at 813-244-5270
3. If we see anything of major concern during the painting process, you will be informed before we proceed further. Extras will be considered work that is not outlined in the scope above: i.e. wood repairs, major stucco issues, or the painting of lamps. (For example, in many cases it may be cheaper to buy new lamps then to have us paint them in the proper manner). Should you decide you want anything additional completed by Polson Painting, please contact our Office. Please do not attempt to negotiate with the crew for additional work requested.
4. This Proposal & Agreement is valid for six (6) months. Delay in acceptance will require a verification of prevailing labor and material cost.
5. Polson Painting will produce an industry standard "properly painted surface." A "properly painted surface" is defined as uniform in appearance, color, and sheen. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions and from a normal viewing position.
6. This proposal and agreement constitute the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing signed by both parties.

Payment Schedule

NO MONEY DOWN! The full amount of the agreement is to be paid at the completion of the work, unless touch up painting is required to be done at a later date then we will only allow a 10% retainment on the outstanding balance. Payment constitutes Owners acceptance of the work. *Some projects will have a different payment schedule which will be outlined above in the breakdown of the contract.

*Additional Touch Ups after initial agreed upon touchups are subject to an additional trip charge of \$50 per man hour

Product Limited Warranty

Polson Painting projects using Sherwin Williams Paint offer a minimum 5 year manufacturer's warranty. All details are listed on Sherwin Williams's products. This warranty does not cover damages, normal wear and tear, rust, neglect or abuse.

Customer Privacy Notice

In an effort to offer specials and discounts to our customers we will be sending marketing messages from time to time. We absolutely will never sell your information or share it with anyone. If you do not want to receive marketing messages please advise us and we will remove you or you may opt out should you receive a message.

Signatures follow on next page.

Signatures

You hereby authorize Polson Painting to furnish all labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which you agree to pay the amount listed above. This agreement can be terminated by either party, client agrees to pay for costs of actions/materials should they already be purchased if terminating contract.

Client: _____ Date _____
Ballantrae HOA

Proposal Submitted By:

Polson Rep: Don Polson _____ Date _____
Polson Painting

Thank you for the opportunity to earn your business!

We understand that your home is an important part of your life, and Polson Painting works hard to provide you with the highest quality materials, workmanship, and customer service to deliver a finished product that you will love for year to come. We hope that at the completion of this project, we will be your painters for life!

Polson Painting is proud to provide a 26-month workmanship warranty for our services along with Sherwin Williams's product warranty. Please see your Project Manager for details, or go to Polsonpainting.com and click on "more" than choose Warranty info for details.

Our company has been providing excellent service to homeowners since 1995 and we would like to add you to our list of satisfied customers. The names below are but a few of those who can help you in deciding which company to hire to enhance the beauty of your home. We are also members of Angie's List and have worked diligently to maintain an "A" rating. Please feel free to call any of the below customers to inquire about our company. Once you have made your decision on Polson Painting, please give us a call.

References:

Mr. and Mrs. Edwards
Tampa, FL
(813) 731-2378

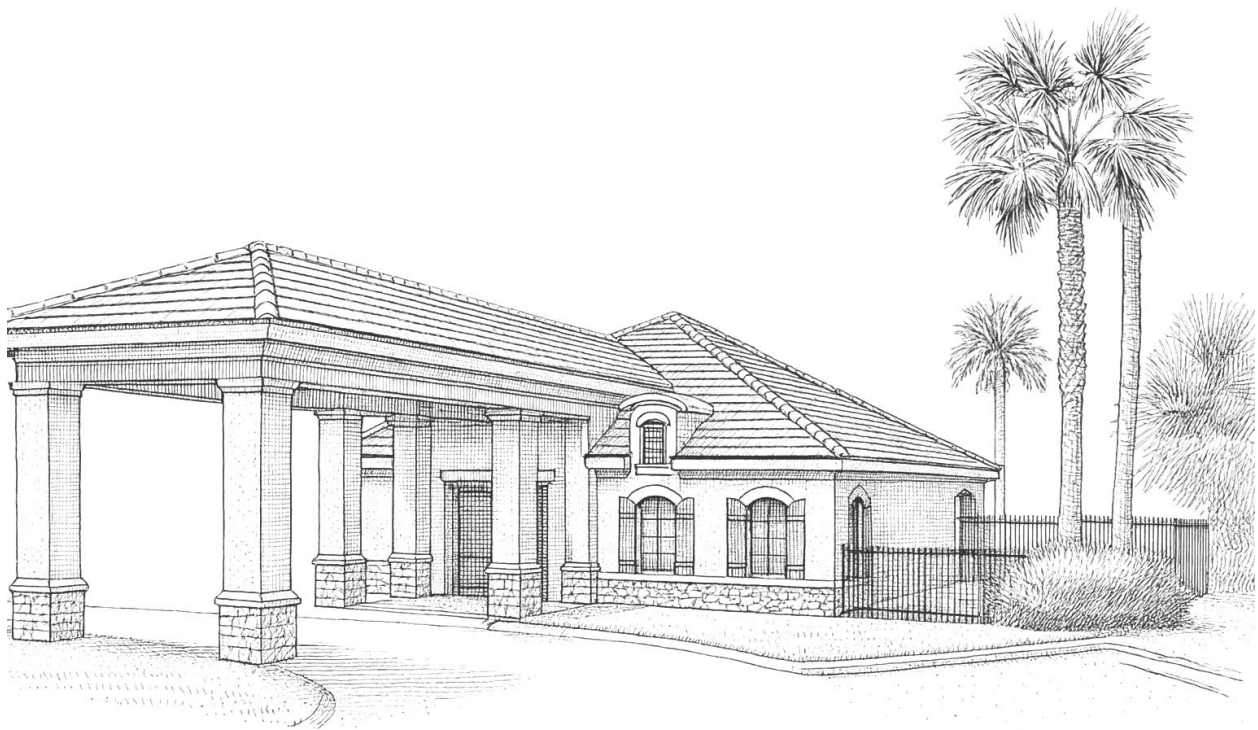
Mr. and Mrs. Rivers
New Tampa, FL
(813) 787-6514

John Corn, Manager
Sherwin Williams
11685 Sheldon Rd
926-4503

*When Replying through the quoting/invoicing email system, please be sure to choose "Reply All", to ensure that we receive your response!

EXHIBIT 28

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

MATERIALS FOR SHED RAMP

1. 2X8'X8'PT.	6 @ \$ 10.98	= \$65.88
2. 1X6"X8'	18 @ \$ 16.80	= \$302.40
3. HANGERS	5 @ \$2.57	= \$12.85
4. SCREWS	4 @ \$18.72	= \$74.88

TOTAL OF PROJECT = \$456.01

ALL MATERIALS WILL BE PURCHASED AT LOWE'S

EXHIBIT 29

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Orlando, 08/19/2025

Property: Ballantrae CDD
Address: 17611 Mentmore Blvd
Land 0' Lakes, FL 34638
USA

RENOVATION**LOCATION: SPLASH PAD***Option 1:***REPAIR CRACK ON SPLASH PAD****SCOPE OF WORK:**

Repair the crack on the splash pad
Apply texture and paint for a finished look

TOTAL: \$13,900.00**OPTION 2:****RESURFACE SPLASH PAD WITH PEBBLE TEC:****\$28,000.00**

Payments:

- ✓ 50% Upon Acceptance of this Proposal.
- ✓ 50% Upon Completion of Project.

If Approved please sign estimate and email to dmeza@pulexa.com, cc operations@pulexa.com.
All checks must be payable to Pulexa LLC and mail to 250 N Orange Ave Suite 1110 Orlando
FL 32801

Print your name here: _____

Sign your name: _____

Date: _____

EXHIBIT 30

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

BALLANTRAE MAINTENANCE REPORT
AUGUST 2025
SUMMARY

1. New computer installation facilities. **COMPLETED**
2. DCSI action for proposal to install fail safe on Ballantrae Clubhouse Pool entrance. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
3. Illumination Holiday repairs to Clubhouse monument GEM lights. **AWAITING REPAIRS**
4. Certa Pro remove paint GEM lights. **COMPLETED**
5. Door replacement Ballantrae Clubhouse men's room. **Added to Lavatory Renovations**
6. Summit Fire & Security new extinguisher and inspection. **COMPLETED**
7. Roof X R&R roof on Clubhouse and the Gazebo awaiting start date. **PROGRESS**
8. Bandu LLC replacement filters for Splash Pad. **COMPLETED**
9. Sidewalk repairs throughout community. [5] areas. **PROPOSALS COMING**
10. Straiton Pool men's room door replacement. **Added to Lavatory Renovations**
11. Florida Patio Furniture replacement of table tops damaged. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
12. Tennis Court R&R fencing. **PROPOSAL DETERMINATION**
13. Painting of interior of Clubhouse meeting room staff to do. **AWAITING SUPERVISORS'**
14. Uniti Fiber holes around pull boxes and dirt piles from construction Ballantrae & Mentmore Blvd. **VENDOR SENDING OUT SUB TO MAKE CORRECTIONS**
15. Meeting Room Art Classe advised Ms. Milliron rental needs to meet with Supervisors for approval. **AWAITING CLIENT**
16. Replace life rings and signage at Clubhouse and Straiton Pools in disrepair. **COMPLETED**
17. Lightning strike at Clubhouse took out numerous pieces of equipment and programs. **COMPLETED**
18. Suncoast Equipment awaiting John Deere return to schedule Kubota machine service.
19. Tactical Pressure Washing repair & reseal pavers at pools clean Clubhouse sidewalks. **PROPOSAL AWAITING SUPERVISORS**
20. Splash Pad cracks developing on surface. **AWAITING PROPOSALS**
21. FL-Air Heating & Cooling R&R HVAC, Air Force One Heating & Cooling Systems. Unit & ductwork. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**

22. GK Electric repair and upgrade grounding at Clubhouse. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
23. Everglades Equipment service of John Deere Gator. **OUT FOR SERVICE**
24. Duke Electric vault collapsing on Ballantrae Blvd awaiting repairs by Duke. **AWAITING CONTRACTOR**
25. Bandu LLC replaced VFD for splash pad. **COMPLETED**
26. Bandu LLC replaced damaged pumps at Straiton pool. **COMPLETED**
27. Bandu LLC replaced pump for splash pad. **COMPLETED**
28. Repair water closet Straiton pool men's room. **COMPLETED**
29. Steadfast stuck irrigation valve on Ballantrae Blvd. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
30. Ballantrae Community entrance monuments and planter's proposals to prepare and paint. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
31. Steadfast Landscaping Jason Combee issues raised by Supervisors and residents. **PROGRESS**
32. Steadfast Joe Hamilton west fountain light out. **PROGRESS**
33. Monthly Inspections of fire extinguishers and emergency lighting. All emergency lights [12] are inoperable. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
34. Steadfast Jason Combee advised fence damaged for equipment area by mower they will repair. **AWAITING REPAIR**
35. Painting of Clubhouse exterior awaiting proposals. **PROGRESS**
36. Prepare inventory of all CDD signs, missing, damaged, or unreadable. **PROGRESS**
37. Steadfast Kevin Riemensperger contacted pond 4, one of the bubblers is not operating. **PROGRESS**
38. Roof X contacted for proposal for roof tile replacement [6] Street Towers, Entrance Monuments Ballantrae Blvd., Gazebo Pavilion – Ayrshire **AWAITING PROPOSAL**
39. Pasco Utilities contacted to replace 1 ½" caps missing on hydrant near Duke 5th Street. **PROGRESS**

BALLANTRAE MAINTENANCE REPORT AUGUST 2025

1. 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 the 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 a 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.

July 19, 2025, the new HP computer dropped off by R. Levy for Facilities office.
2. June 16, 2025, DCSI getting a proposal from for a failsafe so people can't get locked in the Ballantrae Pool area in the event of a malfunction.

June 26, 2025, DCSI sent a proposal for the failsafe on Ballantrae Pool gate lock in the event of the access control panel malfunctions for \$579.00.
3. June 16, 2025, Illumination Holiday Tim Gay will be out to check GEM LED Lighting on Ballantrae Park sign and Entrance Tower.

June 17, 2025, Illumination Holiday will send proposal for repairs to Sign and Tower lights

July 17, 2025, Illumination Holiday repair proposal sent for \$360.00.

July 17, 2025, Illumination Holiday proposal was approved by the Supervisors at meeting for repairs. Amount of \$275.00 was negotiated at meeting.

August 6, 2025, Illumination Holiday was contacted regarding repairs he is expected to get out within the next couple of weeks.
4. June 16, 2025, Certa-Pro Painters, Ray contacted 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 damage he did to GEM Fixtures.

July 8, 2025, Certa Pro Painters message was left for Ray regarding cleaning of GEM lights which still has not been done.

July 18, 2025, Certa Pro Painters were out and cleaned Gem light fixtures.

5. 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 a 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 a 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	

July 16, 2025, DH Pace [813 329 3667] contacted for proposal of door and frame.

July 17, 2025, Supervisors have asked that door's to be added to lavatory renovation proposal RFP.

6. June 16, 2025, Summit Fire & Security contacted regarding missing fire extinguisher at Club House pool area left message.

July 8, 2025, Summit Fire & Security contacted regarding missing extinguisher and yearly inspection. The inspection and replacement will be on July 18, 2025, at 7:00 AM.

July 18, 2025, Summit Fire & Security inspected and re-tagged all extinguishers, he will need to return to replace missing extinguisher.

July 22, 2025, Summit Fire & Security installed a new extinguisher at Ballantrae Clubhouse.

7. 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.

June 18, 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 \$63,900.00

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

July 15, 2025, Roof X called their owner to review proposal and found a discrepancy in product needed and revised their proposal to \$63,900.00.

Companies	Temporary Repairs	Total Replacement Clubhouse & Gazebo
Roof X	\$12,000.00	\$63,900.00
Westfall Roofing	\$29,140.00	\$64,400.00
Difference	\$17,140.00	\$500.00

July 17, 2025, Roof X and Supervisors negotiated a final cost of \$61,610.00 with owner of Roof X, Supervisors approved amount contract to follow. This project will begin sometime after September 15, 2025, and the pool area will be closed during the roof remediation.

July 23, 2025, Roof X Brent Dail 863 838 0879 will drop off samples for Supervisors for tile selection. Sent an email to P. Thibault to inform Supervisors that a selection booklet was available for review and to pick a few for samples to be reviewed by them. Also sent over contract from Roof X.

August 4, 2025, contract was forwarded to Brent Dail for signature of owner.

8. June 17, 2025, Splash Pad filtration system [8} filters are missing previous manager had them removed and disposed of them prior to taking filter information or part number.

June 30, 2025, Vermana Derrick Sisco was contacted to see if they could identify the system and filters needed.

July 7, 2025, Bandu LLC Robert Baldwin was contacted to see if they could identify the system and filters needed.

July 2, 2025, Vermana was out to investigate and will get an answer and product needed for this system.

July 9, 2025, Bandu LLC was out to investigate and will get an answer and product needed for this system.

July 11, 2025, Vermana has sent a proposal to replace [8] filters Pentair 100sqf clean & clear element filters for a cost of \$2,920.00.

July 24, 2025, Bandu LLC has sent a proposal to replace [8] filters for a cost of \$1,880.96.

August 4, 2025, Bandu LLC proposal approved by R. Levy to proceed with purchase of the filters, Bandu was contacted to get them.

August 19, 2025, Bandu LLC installed new filters replaced fill float valve and balanced chemicals.

9. 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. Contractors were contacted and requested to break up proposals into [5] areas.

Ballantrae Blvd. South [SR 54 to Mentmore Blvd.]
Ballantrae Blvd. North [Mentmore Blvd. to Property Line]
Mentmore Blvd. South [Ballantrae Blvd. to Property Line]
Mentmore Blvd. North [Ballantrae Blvd. to Property Line]
Clubhouse Area Sidewalks around Clubhouse area

July 7, 2025, Contacted Site Masters of Florida Tim Cooney 813 917 9567, he will call back he's in middle of several jobs.

July 9, 2025, Site Masters coming out Thursday, July 17, 2025, to check on sidewalks.

July 17, 2025, Site Masters was here and went over a portion of walkways will return to make a more thorough inspection to make proposal for Supervisors review.

August 6, 2025, Maverick Masonry Mike 813 732 7591 was contacted to come out and give a proposal on repairing sidewalks. He will set up a time and date.

August 6, 2025, Concrete Authority Michael 720 388 4664 was contacted to come out and give a proposal on repairing sidewalks. He will set up a time and date.

August 9, 2025, KJK Concrete Finishing was contacted for proposal to repair sidewalks in community.

August 12, 2025, Concrete Authority Michael will be out between 8:30 AM – 9:30 AM 08/13/2025

August 12, 2025, Maverick Masonry Mike will be out sometime on 08/13/2025.

August 13, 2025, Concrete Authority Michael was out and walked property with prepared RFP. Will forward proposal.

August 13, 2025, Maverick Masonry Mike was out he did not want to walk property he wanted a detailed list not an RFP.

August 13, 2025, E&E Construction Concrete Services Manny was contacted he will get us on schedule to come out and pick up RFP to walk property and prepare proposal.

10. 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.

July 17, 2025, Door to be added to lavatory renovation proposal RFP.

11. 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, Florida Patio Furniture contacted Greg Rehorn 941 722 5643, for proposal of R&R [14] tabletops

June 23, 2025, Florida Patio Furniture received proposal about replacing all 14 tabletops at both pools with the same tops which are now cracking and breaking. Proposal for \$147.00/top for material and delivery total of \$2,158.00 to replace plastic top material and have staff replace.

June 23, 2025, Florida Patio Furniture e-mail to Greg about replacing plastic tabletops with a metal top which is compatible with present tables we have. Proposal for \$243.00 per top for a total of \$3,502.00 was received to R&R plastic with metal tops this work can be done by in house staff.

42" Acrylic Top	\$2,158.00
42" Metal Top choice of style	\$3,502.00
Difference	\$1,344.00

July 17, 2025, this was never presented to Supervisors at meeting will bring it to August 26, 2025, meeting.

12. June 21, 2025, Mended more of the tennis court fence.

May 123, 2025, Florida Commercial Care Inc Stephen McDowell submitted proposal for \$9,919.50.

July 7, 2025, Lawson Courts 941 748 3399 contacted regarding fence repairs

July 16, 2025, Vilo Fence Frank Ball 813 647 5829 has sent over a proposal for \$9,675.00 to R&R 10' black chain link will use all the existing post and tension rods, connectors.

July 17, 2025, Lawson Courts to send out someone to prepare a proposal.

13. June 22, 2025, Clubhouse meeting room and lavatories need painting along with ceiling in meeting room needs to be repaired.
14. June 26, 2025, contacted Uniti Fiber 501 850 0820 regarding the dis-repair of their surface splice boxes in the ground. Was given an email address to send concerns regarding it noc@unuti.com. A letter was sent awaiting a response.
- July 17, 2025, contacted Uniti Fiber Real Estate & Asset Management 501 850 0820 regarding splice box areas which have the ground around them shifted and making a potential hazard if someone should step into. Passed it on will get back to Joe O'Reilly.
- August 14, 2025, Uniti Fiber Real Estate & Asset Management regarding splice box areas which have the ground around them shifted and making a potential hazard if someone should step into. Passed it on will get back to Joe O'Reilly. WO# WKO 50670
- August 15, 2025, Uniti Fiber Terry Young 251 422 3872 contacted us, and he is having one of his subs go up and down Ballantrae Blvd. fill in around pull boxes, remove piles of dirt, and inner duct sticking out of ground, new sod is needed.
15. 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.
16. June 29, 2025, Ordered three life rings for [2] Ballantrae and [1] Straiton pools.

July 14, 2025, new life rings were ordered.

August 1, 2025, new life rings at pools were installed at Ballantrae Clubhouse and Straiton.

17. 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
HID ID Card making program
Camera for ID cards

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 systems. They were able to move cameras to loaner laptops. They attempted to reactivate mag locks for gates and doors at Ballantrae Clubhouse unable to boards are damaged.

July 8, 2025, DCSI on site is working on installing new boards, recovering the old security system and downloading it from Bosch Security to the new Lenear program.

July 11, 2025, DCSI continued to install a new security system.

July 12, 2025, DCSI finished wiring up new security and card access system and made several attempts to download programs to no avail there are issues with new replacement computer.

July 19, 2025, New computer was delivered by R. Levy to facilities office.

July 22, 2025, New computer was installed, and programs are being installed along with what was pulled from old computer which were made available by a repair company. All were uploaded except for the program from ID Enhancements which we needed to purchase for the making of the ID access cards due to the fact the original program to make cards was unrecoverable from damaged computer.

ID Enhancements program was purchased for \$199.00, awaiting confirmation from the company and a downloadable app to proceed.

July 23, 2025, received a memo from ID Enhancements that the order was unable to be fulfilled with no reason.

Reordered following creating an account for ID Enhancements order. Order was accepted sent on to HID for them to send a downloadable link for our system to operate could take up to two days to get.

July 29, 2025, received new HID program to install contacted DCSI they will be out on August 1, 2025, to install.

August 1, 2025, DCSI was here and reinstalled new HID card access system Everything up and running.

18. 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

July 17, 2025, proposal was approved by the Supervisors for service.

19. July 8, 2025, pavers around Ballantrae Pool area need to be repaired, regouted, 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 the area and prepare proposals.

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

July 10, 2025, Tactical Pressure Washing & Paver Sealer sent a proposal for \$6,665.00

Companies	Pool Area Only, Splash Pad Not Included Repaired, Regouted, Sealed
NuWash	\$6,577.21
TacticalPressure Washing & Paver Sealer	\$6,665.00
Difference	\$87.29

July 17, 2025, Supervisors would like to include the Straiton Pool area for consideration with Tactical Pressure Washing & Paver Sealer.

July 18, 2025, Tactical was contacted and will return to look at Straiton Pool area.

July 22, 2025, Tactical has provided a proposal for both Ballantrae Club House and Straiton Pools. He also included the cleaning of all concrete walkways around Clubhouse area.

Ballantrae Club House Pool/Splash Pad	
Repairs	\$275.00
Pavers Clean, Sand, Seal	\$7,043.75
Total	\$7,318.75

Straiton Pool	
Repairs	\$550.00
Pavers, Clean, Sand, Seal	\$5,750.00
Total	\$6,300.00

Ballantrae Clubhouse	
Sidewalk Cleaning Parking Lot & Clubhouse Entry	\$750.00
Total	\$750.00

Tactical Pressure Washing & Paver Sealer Proposal Total	
Ballantrae Clubhouse Pool	\$7,318.75
Straiton Pool	\$6,300.00

Sidewalk Cleaning Parking Lot	\$750.00
Total	\$14,368.75

20. July 9, 2025, Splash pad cracks start to form on the edge of rubber base.
- July 9, 2025, Vermana Derrick Sisco checked will get back to us with options for repair or replacement.
- July 24, 2025, Reached out to Vermana regarding surface repairs to Splash Pad.
21. July 10, 2025, FL-Air Heating & Cooling for a proposal to service Trane AC for Clubhouse Model TWE065E13FB2, Serial # 60943KX1V. This model was manufactured on 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.
- July 18, 2025, FL-Air Heating & Cooling maintenance proposal sent back scheduled service on Clubhouse unit for July 31, 2025. New Vendor Packet sent to the office.
- July 31, 2025, FL-Air Heating & Cooling serviced HVAC system at Ballantrae Clubhouse. They prepared a detailed report for the Supervisors review and immediate action. Pictures were taken of the lack of maintenance and report made. Unit is operating as it should at this time.
- FL-Air Heating & Cooling prepared a proposal for the R&R of both the Air Handler, Condenser, Duct work [2 options metal & fiber duct]
- 5-ton Rheem replacement unit & condenser \$10,983.00
5-ton R&R complete commercial flex duct system and re-install \$10,327.00
Install attic stairs in meeting room to gain access. \$1,799.00
- Option #2 to upgrade duct system to avoid future issues with duct as written in report.
5-ton R&R complete commercial metal duct system \$23,456.00
- Total Cost if duct work is replaced with same duct material \$23,109.00
Total Cost if upgraded duct work is installed \$36,238.00
- August 15, 2025, Air Force One Heating & Cooling 813 972 9449 contacted for proposal to R&R 5-ton unit and duct work with access to ceiling. They will be out on August 19, 2025.
22. 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.
- July 24, 2025, GK Electric contacted he is going to send a proposal reconnect [2] grounding rods with a new ground wire and update the surge protector. Proposal to follow for next Supervisors meeting.
- August 4, 2025, GK Electric has sent a proposal to address grounding concerns at Ballantrae Clubhouse for \$905.00
23. July 14, 2025, Everglades Equipment Group contacted for service of the John Deere Gator. They were able to look up and informed us that the machine has not been serviced since 2020. It is well overdue. The initial cost to service and go over machine is \$487.75. They will check machine over and advise as to anything else which needs to be done.

- July 17, 2025, Everglades Equipment Group sent proposal to service John Deere Gator for \$487.75.
- July 18, 2025, Everglades Equipment contacted, and new vendor packet sent they will pick up machine on July 30, 2025.
- July 30, 2025, Everglades Equipment p/u John Deere for service.
- August 12, 2025, Everglades Equipment contacted regarding service for John Deere approved proposal for \$234.84 to service.
24. July 14, 2025, Notified Joe of erosion of sidewalk by east fountain underground vault. Joe called Duke Energy to appraise them for the situation. Caution taped off the sidewalk.
Duke contact duk.us/120 WO# 58616252
To access Builder Portal tutorial duk.us/221
- July 16, 2025, Duke Electric contacted they will send a crew to investigate.
- July 23, 2025, Duke Electric contacted nothing yet for update.
- August 4, 2025, Duke Electric received email from that work scheduled for this coming week.
25. July 15, 2025, Bandu LLC contacted, regarding VFD for the splash pad not working found plastic which went over controller screen cut and you could not read the screen. Was advised previous manager had cut plastic from controller screen for better visibility.
- July 16, 2025, Bandu provided a proposal for \$3,629.97 to R&R controller, forwarded to P. Thibault.
- July 17, 2025, Bandu proposal was approved by Supervisors for the replacement of VFD.
- July 26, 2025, Bandu LLC. Is on site installing a new VFD Controller for Splash Pad. It was a high input controller, and we needed a low input controller. They ordered a new controller which should be installed by Friday.
- August 2, 2025, Bandu LLC R&R with correct VFD unit started and running.
26. July 15, 2025, Straiton Pool pump was found to be seized up and needing replacement. Contacted Bandu LLC. Pool is closed till issue with equipment is repaired.
- July 16, 2025, Bandu was out and forwarded a proposal for \$1,438.18 for new motor.
- July 18, 2025, Bandu was out with new motor upon removing motor and inspection of pump it was found the pump was severely damaged resulting in the motor failure originally. New pumps and motor will be priced up.
- July 18, 2025, Bandu LLC sent a proposal for the R&R of the recirculation pump and vacuum pump for \$5,611.90 proposal was forwarded to Patricia, and Anna for R&R of entire pump systems at Straiton Pool.
- July 21, 2025, Bandu was advised the proposal had been approved, new pumps and motors were ordered, will advise when available. Straiton Pool is closed till pumps are replaced.
- July 23, 2025, Bandu R&R both pumps and motors, new equipment was started, and pool has been reopened.

27. August 2, 2025, Bandu LLC following the replacement of the VFD for splash pad the equipment was started and the motor bearing on the pump was screaming and it was determined that the pump and motor would need to be R&R.
- August 4, 2025, Bandu LLC submitted a proposal for \$4,959.69 for replacement of pump and motor. Forwarded to P. Thibault for Supervisors' approval.
- August 4, 2025, Supervisors approved the replacement of pump and motor, contacted Bandu LLC they are ordering.
- August 16, 2025, Bandu LLC R&R pump and motor
28. July 24, 2025, Straiton pool ladies room tank float valve broken on water closet. R&R valve and put back in service.
29. July 26, 2025, contacted Steadfast Irrigation Yovani regarding a stuck valve on Ballantrae Blvd. & Mentmore. Spoke with Yovani of Steadfast who asked me to turn off the wells. They will be out Monday July 28, 2025, to address the situation.
- August 18, 2025, Steadfast submitted proposal to R&R valve. NTE \$650.00
30. July 17, 2025, Supervisors would like entrance monuments, planters painted Ballantrae Blvd. & SR 54
- July 29, 2025, Patrick from Allstate Waterproofing and Painting Inc. 727 799 1133 Patrick Fahlman to get a proposal for painting entrance monuments, planters painted Ballantrae Blvd. & SR 54.
- July 31, 2025, Allstate Waterproofing & Painting sent proposal for **\$13,275.00**
- August 04, 2025, Noel Painting 813 328 5859 contacted and came out to look at work they are preparing a proposal for painting entrance monuments, planters painted Ballantrae Blvd. & SR 54.
- August 7, 2025, Noel Painting informed us he could not submit proposal as he did not meet our requirements as outlined in the new vendor packet.
- August 7, 2025. Polson Painting 813 244 5270 was contacted awaiting a return call.
- August 12, 2025, Polson Painting Don Polson was out to prepare a proposal for the preparation and painting of the entrance Monuments at SR 54 & Ballantrae Blvd.
- August 14, 2025, Polson Painting submitted proposal for **\$8,985.00.**
- | | |
|-----------------------------------|-------------------|
| Allstate Waterproofing & Painting | \$13,275.00 |
| Polson Painting | \$8,985.00 |
| Difference | \$4,290.00 |
31. 07/29/2025, Steadfast Jason Combee scheduled meeting for August 1, 2025 @ 1:00 PM to go over concerns around property.
- August 01, 2025, meeting scheduled with Steadfast Jason Combee to go over concerns around property he was a no call no show.

August 4, 2025, contacted Jason Combee to reschedule meeting regarding property for August 8, 2025.

August 8, 2025, Steadfast met with Jason Combee to do another walk through the Property. Brought up same issues such as Moss, Vines, 10' canopy along all sidewalks. More clearance around fire hydrants. Discussed at the corner of Aprile, and Ballantrae Blvd. who owns that corner and it was determined that piece of property belongs to Circle K. Walked through Property behind addresses from 17816 and 17832 on Ayrshire. Steadfast said they would take care of it.

32. August 03, 2025, contacted Steadfast Joe Hamilton regarding west fountain light is out.

August 4, 2025, Steadfast Joe Hamilton responded he will get someone out to look at.

August 12, 2025, Steadfast checked everything that reported it was working.

August 19, 2025, Steadfast Joe Hamilton was advised that the fountain light is still not operational.

33. August 5, 2025, Monthly inspection of fire extinguishers and emergency lights was completed. All fire extinguishers were found to be OK. All emergency lights [11] are inoperable and will need to be R&R, they are required as per PFD and Pasco Building Codes.

August 5, 2025, the cost to R&R [11] emergency lights by staff will be \$311.88. Proposal for material was sent to be presented at next CDD meeting.

34. August 6, 2025, Steadfast Jason Combee was contacted regarding damage to fence for equipment area to splash pad by their landscaping crew cutting grass. Pictures were taken and forwarded to Steadfast. There is a clear line showing the height of the mower deck making contact with fence.

August 8, 2025, Steadfast Jason Combee will take care of repairs to the fence damage.

35. August 12, 2025, Polson Painting Don Polson, preparing proposal for Clubhouse.

36. August 12, 2025, inventory of all signs which are CDD responsibility which are missing, damaged, faded.

37. August 12, 2025, Straiton central #4 pond found bubblers breakers turned off, turned on power could only observe [2] of the [3] bubblers working will contact Steadfast to investigate.

August 13, 2025, Steadfast Kevin Riemensperger, Aquatics Division Manager, was contacted and responded they will get someone out.

38. August 12, 2025, Roof X Brent Dail contacted and asked to prepare a proposal for the R&R of roof tiles on the following.

[6] Street Towers
Entrance Monuments Ballantrae Blvd.
Gazebo Pavilion – Ayrshire

39. August 14, 2025, fire hydrant on Ballantrae Blvd near Duke Firth St. is missing caps on both 1 ½" connections on hydrant.

August 15, 2025, Pasco Utilities contacted them to send out crew to check hydrant and replace caps.

EXHIBIT 31

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Bandu LLC.

5202 17th st
Zephyrhills, FL.
33542
7278091010
Bandulc@yahoo.com

APPROVED ON BHHALF OF CHAIRMAN LEVY
BY PATRICIA THIBAULT VIA EMAIL SENT
ON 08.04.2025

Patricia Comings-thibault

SWIMMING POOL MAINTENANCE
AND CLEANING QUOTE.
EST0153
DATE
Aug 4, 2025
TOTAL
USD \$4,959.69

TO
Ballantrae Community Clubhouse

DESCRIPTION	RATE	QTY	AMOUNT
Splash pad pump bearings are going bad, the pump needs to be replaced. A new 7.5 hp 3 phase pump including labor. This a proposal not an invoice.	\$4,959.69	1	\$4,959.69
SUBTOTAL			\$4,959.69
TAX (7%)			\$0.00
TOTAL			USD \$4,959.69

EXHIBIT 32

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Bandu LLC.

5202 17th st

Zephyrhills, FL.

33542

7278091010

Bandulc@yahoo.com

SWIMMING POOL MAINTENANCE
AND CLEANING QUOTE.

EST0146

DATE

Jul 24, 2025

TOTAL

USD \$1,880.96

Approved oBy Patricia Thibault on
Behalf Of chairman Levy

TO

Ballantrae Community Clubhouse

DESCRIPTION	RATE	QTY	AMOUNT
8 cartridge filter for the splash pad, \$235.12 each. This is a proposal not an invoice.	\$1,880.96	1	\$1,880.96
SUBTOTAL			\$1,880.96
TAX (7%)			\$0.00
TOTAL			USD \$1,880.96

EXHIBIT 33

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Manda's Minnows – Program Overview

Key Program Details

1. All classes are conducted one-on-one. At no point are there more than three students in the pool simultaneously, and each student is assigned their own instructor.
2. At the community's request, lessons are held at the far end of the pool. We utilize a portion of the staircase and a maximum of two adjacent spots on that same side.
3. Out of courtesy, we ask residents upon arrival if they would like us to move. We never use the lap lanes when residents are utilizing them.
4. At the request of the community, all signage for Manda's Minnows has been removed from the pool and clubhouse. As a result, residents are no longer aware lessons are offered unless they contact us directly. This has contributed to a decrease in resident registrations.
5. We are the only certified adaptive swimming school in the area, providing an invaluable service to the community. Currently, 15 neurodivergent students are enrolled.
6. Each season, we submit a formal request to use the pool, including proposed hours. For 2025, we requested 8:15 a.m.–1:00 p.m. and 3:00 p.m.–6:00 p.m. Due to weather delays, some lessons have extended until 6:30 p.m. to ensure students receive their instruction.
7. Our team cleans the pool daily and assists in maintaining the pool deck at times of severe weather.
8. Typically, the pool is unused by residents in the mornings, with only a handful present in the afternoons.
9. Our point of contact previously advised us to discontinue sending checks once we began removing the grime that residents had noted on pool tiles. Our team now dedicates a minimum of 10 hours per week to this maintenance, ensuring the tiles and grout remain in pristine condition. We also assist in taking down and setting up the pool furniture during hurricane season as needed.

10. We assist in maintaining a safe pool environment when monitors are unavailable, as our instructors are lifeguard certified.
11. Lessons are purchased per session, not by monthly package. Scheduling is flexible to account for weather, illness, and vacations, which can extend packages beyond one month.
12. We use the Ballantrae pool April/May through mid-October (depending on weather).
13. We do not schedule lessons on major holidays when residents may wish to use the pool.
14. Our team consists of three instructors, each certified by Swim Angelfish, a nationally and internationally recognized leader in swim instruction. This organization holds endorsements from major aquatic organizations like the AOAP and a CERTIFIED AUTISIM CENTER designation from IBCCES. One instructor is lifeguard certified, and another will complete certification by next week.
15. I personally have over 30 years of swim instruction experience, while the other instructors bring 3–6 years of experience each.
16. This year, we have provided \$4,125 in free swim lessons to Ballantrae residents and \$2,525 in scholarships to families in the surrounding communities.
17. Manda's Minnows is a professional, leading provider for swimming lessons in the Land O' Lakes area, with an outstanding and highly rated reputation and zero bad reviews or complaints.
18. No more than 50% of our students being non-residents has never been a requirement to conduct lessons at the Ballantrae community pool. We kindly ask that this stipulation be removed from our future agreement as this would make serving our community properly nearly impossible. Most of our clients are from Ballantrae, Concord Station, Suncoast Meadows, Oakstead, Long Lake Ranch and Bexley. Knowing that drowning is the leading cause of death in children ages 1-4. Our company markets to all surrounding communities, with a goal of decreasing statistics in general, not just one community. This reason is also why we have always kept our

pricing to be much more reasonable than most locally owned swimming schools. Our goal is to serve ALL people, regardless of age, need or ability in our community, ALWAYS!!

19. These added residents listed are the residents that I KNOW are residents. I don't ask for address at point of registration. There are more, but I don't have that record due to not knowing addresses and never having been required to know this information. The residents are not listed in my current schedule as they have graduated or have needed to pause for personal reasons.

- Danielle Monreal
- Meghan Geraghty
- Caitlin Wenning
- Nneke Smith
- Nicole Valentine
- Alexis Skinner

20. I stopped paying the 10% when Durango told me he didn't want to be bothered by the checks if we were going to be cleaning the tiles and helping around the pool during bad weather and hurricanes; it would be an even trade off. Prior to that, I had begun providing cashier's checks because the checks took months (about the time Durango took over) to get cashed.

21. Durango approved the 2025 schedule on January 13, 2025 (Email provided).

22. Manda's Minnows has been successfully working with Ballantrae for almost a decade, with zero issues or complaints. We value and take pride in the pool, its appearance, cleanliness, its residents and the community.



Ballantrae

Community Development District