



ADVANCED MEETING PACKAGE

REGULAR MEETING

DATE / TIME:

Thursday, September 18, 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 **Thursday, September 18, 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: Thursday, September 18, 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 – (limited to 3 minutes per individual on agenda items)

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

B. Steadfast Environmental Report

1. Conservation Area Inspection Report [**EXHIBIT 1**](#)
2. Waterway Inspection Report [**EXHIBIT 2**](#)
3. Consideration of Proposal for Pond 28 Erosion - \$4,800 [**EXHIBIT 3**](#)

C. Steadfast Maintenance Division -

1. Introduction of Kevin Hillier - Account Manager
2. Oak Tree Removal at Clubhouse - \$2,400 [**EXHIBIT 4.1**](#)
3. Removal of Two Dead Trees in The Park - \$2,291 [**EXHIBIT 4.2**](#)

D. Amenity Manager

1. Consideration of Proposal for Welch Tennis Court - \$127,81 [**EXHIBIT 5**](#)

2. Consideration of Splash Pad Crack Proposals for Consideration
 - ❖ Hanley Pools - \$8,500 [EXHIBIT 6](#)
 - ❖ Pulexa - \$13,900 [EXHIBIT 7](#)
3. Consideration of Florida Fountains & Equipment - East Fountain Motor - \$3,675 [EXHIBIT 8](#)
4. Consideration of Proposal for Alligator Warning Signs - 44 [EXHIBIT 9](#)
 - ❖ Sign A Rama - \$2,101.35
 - ❖ Fast Signs - \$1,686.87
5. Consideration of Arrow Pest Control Contract - \$2,330 [EXHIBIT 10](#)
Annually
6. Consideration of Revised Proposal for Air Conditioning Repair [EXHIBIT 11](#)
7. Consideration of Revised Proposal for Aquasol dba Poolsure: [EXHIBIT 12](#)
Summer - \$1,957.39 mo. & Winter - \$1,174.43 mo.
8. Maintenance Report [EXHIBIT 13](#)

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held August 26, 2025 [EXHIBIT 14](#)
2. Consideration for Approval: The July 2025 Unaudited Financial Statements *(to be distributed)* [EXHIBIT 15](#)

V. Audience Comments New Business Items *(limited to 3 minutes per individual)*

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD Conservation Areas

Inspection Date:

9/10/2025 11:57 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Some nuisance growth is beginning to encroach on previously treated areas. This will be addressed during an upcoming maintenance event.

<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: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance growth in the buffer zone. Spot treatments will be done next time the neighboring pond is treated for grasses.

<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: 3

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Well defined buffer zone with little to no 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: 7

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Nuisance growth (mainly dog fennel) is present in the buffer zone amid native plants. Targeted treatments will be done to control unwanted growth without harming natives.

<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: 9

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Some nuisance growth is beginning to encroach on previously treated areas. This will be addressed during an upcoming maintenance event.

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

SITE: 10

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Well defined buffer zone with little to no 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: 11

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Nuisance growth is present in the buffer zone amid native plants. Targeted treatments will be done to control unwanted growth without harming natives.

<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: 12

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Nuisance growth (mainly Caesar weed) is present in the buffer zone amid native plants. Targeted treatments will be done to control unwanted growth without harming natives.

<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: 13

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Tropical soda apple has been persistent in this area for some time. It is likely growing deeper in the conservation where spraying is restricted and spreading outward. Regular treatments can keep it at bay in the buffer zone for a time.

<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: 14

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Some nuisance growth is beginning to encroach on previously treated areas. This will be addressed during an upcoming maintenance event.

<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:	

MANAGEMENT SUMMARY



As summer ends, vegetation growth will slow. Technicians will use this time to clear nuisance growth and allow native plants to propagate before going dormant for the winter. Many nuisance species do not last much past the summer months due to less daily sun and rain.

Overall, more attention is needed to most conservation areas. None are overrun or in need of serious management, just an extra visit periodically while on site to get them where they should be.

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:

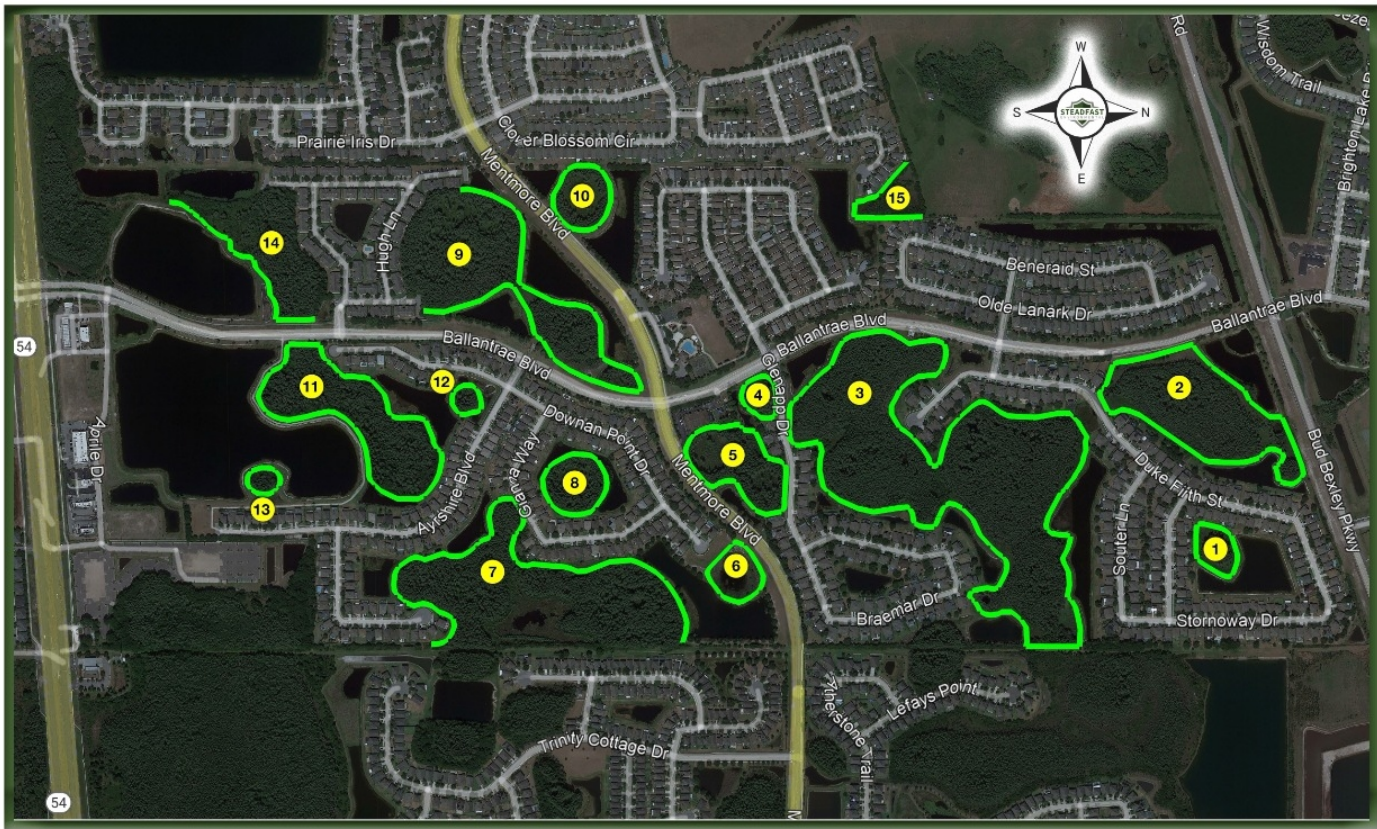
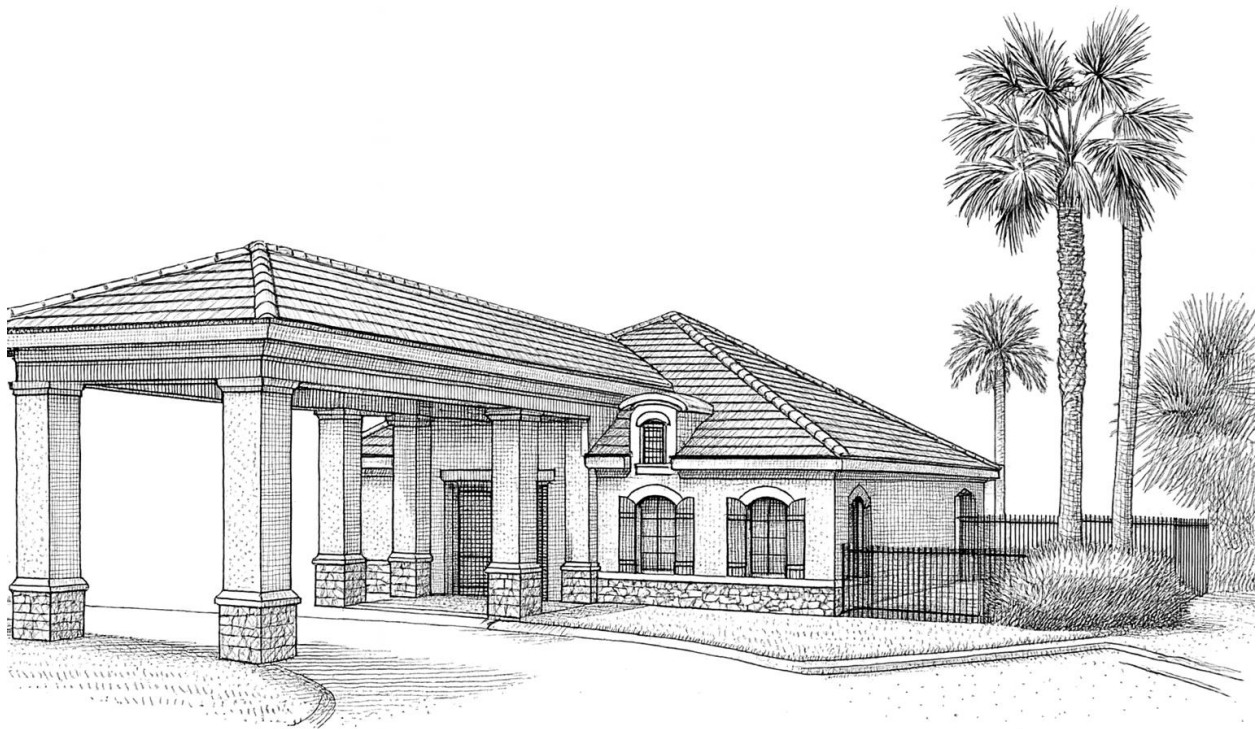


EXHIBIT 2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD Aquatics

Inspection Date:

9/10/2025 12:41 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 29

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Any filamentous algae present appears to have been treated recently. A technician will follow up next visit to ensure decay is progressing.
No nuisance grasses observed.

Poor signal strength when taking low-profile photo.

<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

SITE: 30

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth amid beneficals. Hand removal would be easier than spraying. I will make a note to the technician to be aware of this.
No algae 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

Inspection Report

SITE: 31

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



Comments:

No algae or nuisance grasses 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 32

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



Comments:

I'm hesitant to call a dry pond "excellent." Some terrestrial grasses are present in the dry bed. Contact and preventative herbicides will be applied during an upcoming maintenance event.

<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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 33

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



Comments:

No algae or nuisance grasses 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 35

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



Comments:

Any filamentous algae present appears to have been treated recently. A technician will follow up next visit to ensure decay is progressing. Nuisance grasses will also be addressed at that time.

<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 type="checkbox"/> N/A	<input checked="" 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 36

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



Comments:

No algae or nuisance grasses 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: 37

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



Comments:

Submerged vegetation is present around the perimeter. Doses of ProcellaCor will be applied to quickly reduce this growth. Otherwise, no algae or shoreline grasses 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 type="checkbox"/> Minimal	<input checked="" 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 checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:

Inspection Report

SITE: 1

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 2

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Nuisance grasses present on the shoreline near the skimmer and in the center of the pond. Both will be addressed next visit.
No algae observed.

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

MANAGEMENT SUMMARY



With increased rainfall, the water levels of retention ponds have increased. Higher rainfall and water levels can aid in improving aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

On this visit, all ponds noted were in great or better condition. Algae was only present in a few ponds. The rain has tremendously helped clear out algae in several ponds, only those few have some remaining which will be addressed. Nuisance grasses were present along some of the banks as well. Our technicians will continue to monitor closely and target the existing, as well as any new growth that pops up, with the goal of diminishing it as much as possible.

Another thing to note; With high rain volumes it is more common for debris items to wash into the ponds, and so technicians are on alert.

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:

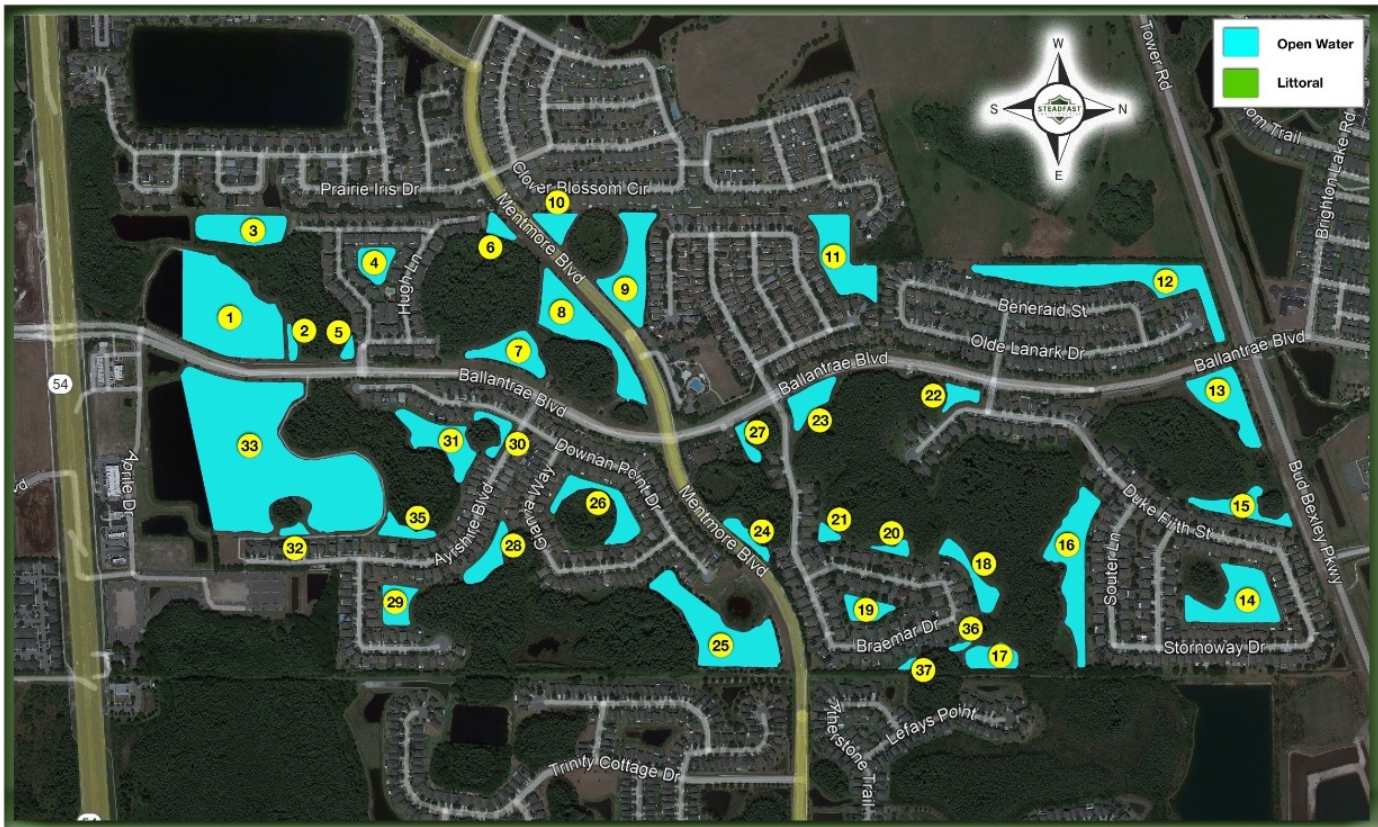
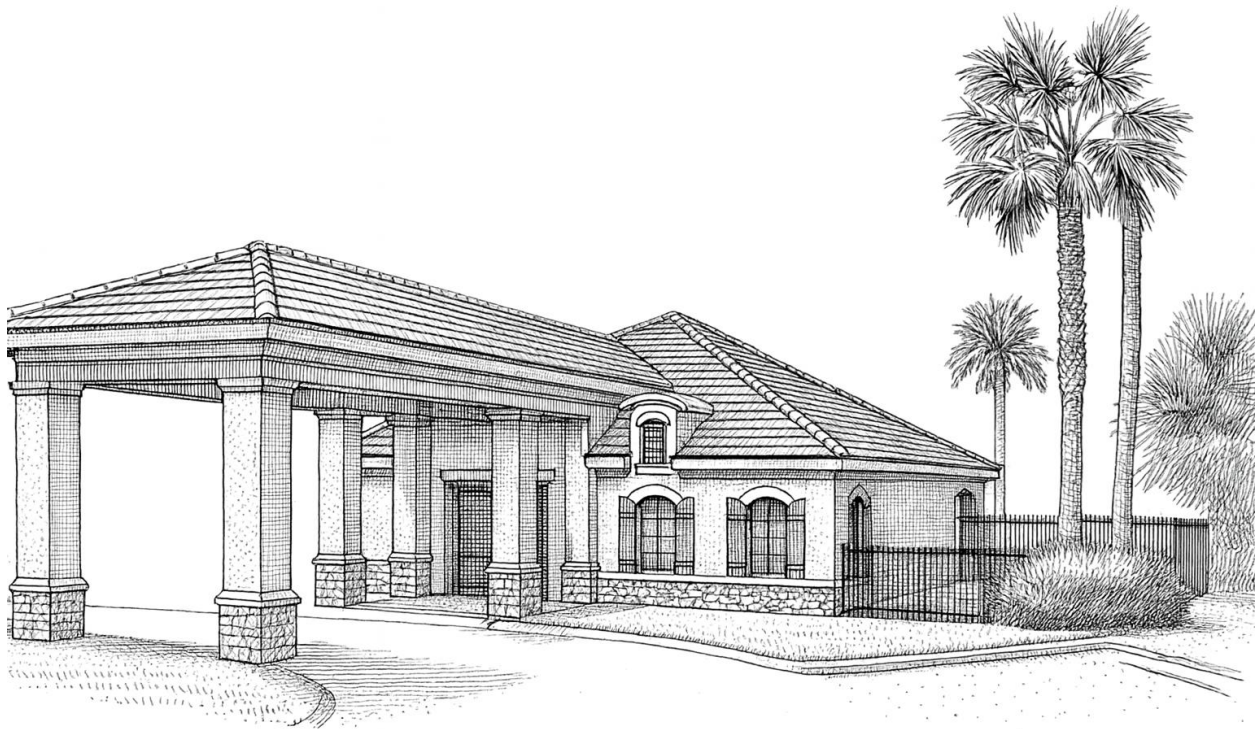


EXHIBIT 3

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 9/3/2025 **DUE** 10/3/2025 **ESTIMATE #** EST-SCA2376

BILL TO

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

SHIP TO

SE1033
Ballantrae CDD
17611 Mentmore Blvd
Land O' Lakes FL 34638 USA

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair and mitigation on pond 28 in Ballantrae CDD.			
- Steadfast will repair and reinforce four washouts along the banks by completing the following for each:			
- Fill with dirt and tamp to level with surrounding pond bank.	1.00	4,800.00	4,800.00
- Install one coir log with stakes for support.			
- Backfill with more dirt and tamp to compress.			
- Cover with Bahia sod.			

While caution will be taken, repairs or replacement of damage caused by heavy equipment to sod, irrigation, fencing, curbs, sidewalks, or landscaping is not included.

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 4,800.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

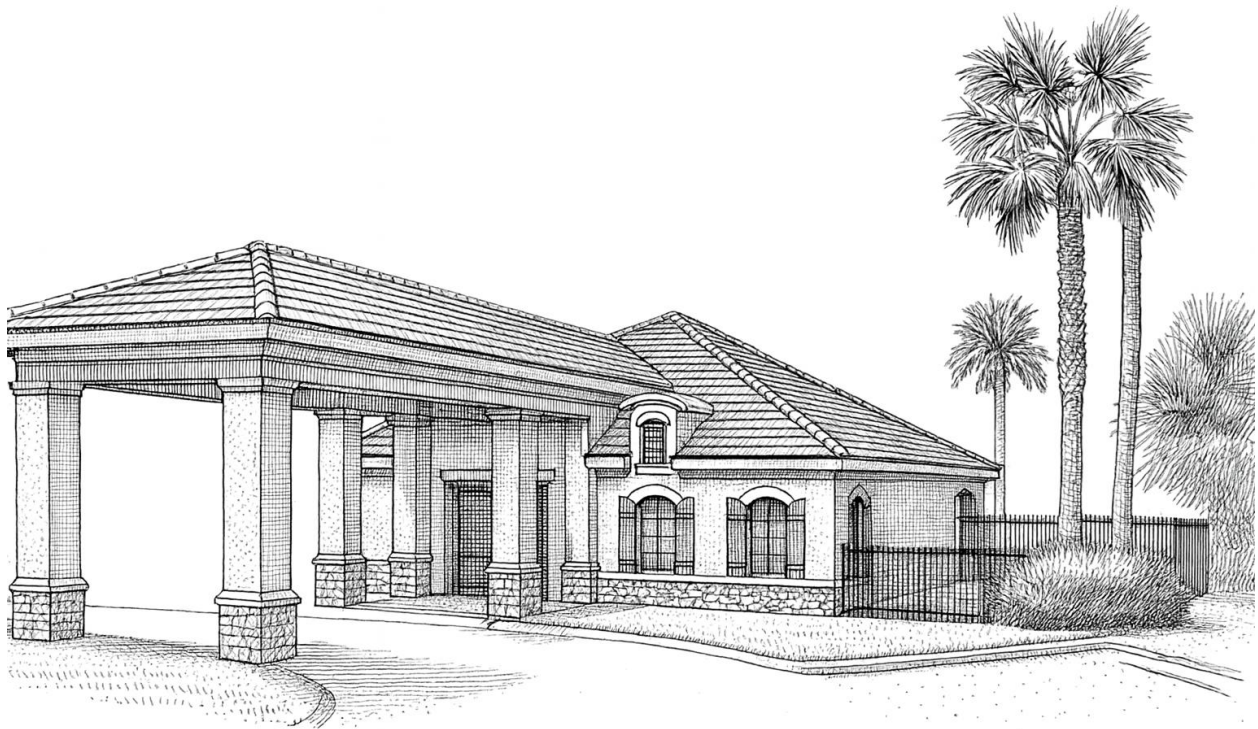
Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 4.1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 9/9/2025 DUE ESTIMATE #

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 removal of 3 dead oak trees around the clubhouse. All stumps will be ground and debris will be removed			
Oak Tree removals	3.00	800.00	2,400.00

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 2,400.00

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	DUE	ESTIMATE #
9/9/2025	10/9/2025	

BILL TO

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for removing the two (2) dead trees located in the park near the Ballantrae CDD Clubhouse.			
Steadfast crew will utilize chainsaw and ditch witch to cut down and remove trees from area. Debris will be hauled off site.	1.00	2,291.00	2,291.00

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 **2,291.00**

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): _____



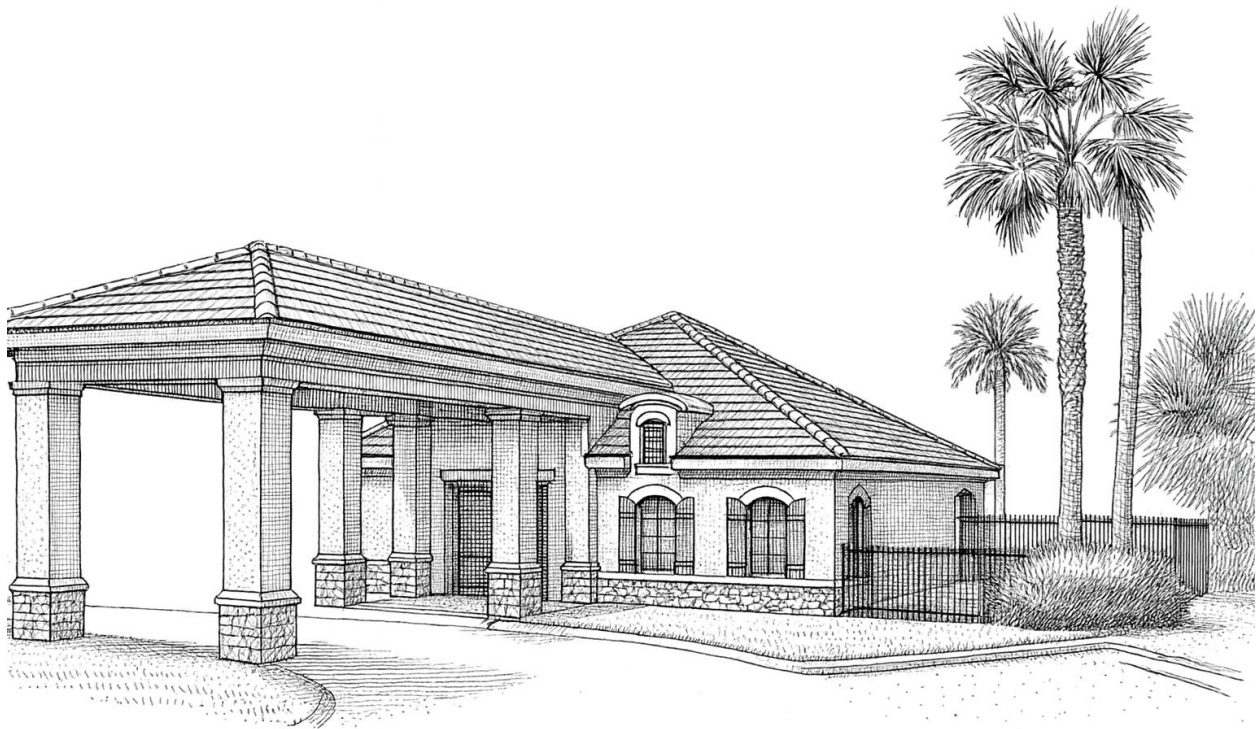






EXHIBIT 5

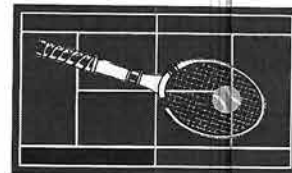
[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Welch Tennis Courts

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL-WEATHER (ASPHALT) TENNIS COURT RECONSTRUCTION PROPOSAL

Welch Tennis Courts (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to reconstruct two (2) All-Weather Tennis Courts at Ballantrae Community Clubhouse (hereinafter referred to as the "Owner") in Land O' Lakes, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the work is referred to in this proposal as the "Project."

1. CONSTRUCTION REQUIREMENTS: The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions including, but not limited to, all applicable set-back requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs more than this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the Contractor with an onsite dumpster during the Project.

The Contractor shall provide the required contractor licensing to perform the work described herein, along with general liability and workers' compensation insurance. If the Owner requires insurance more than the limits of liability coverage usually carried by the Contractor, such additional coverage will be provided to the Owner at the Contractor's cost.

2. COURT CONSTRUCTION: The Contractor shall reconstruct two (2) all-weather tennis courts, in a battery measuring 119 feet by 119 feet.

- a. **Removal:** The Contractor shall remove the existing asphalt surface (up to one and a half (1.5") inches thick) nets, net posts, net post foundations and dispose of off-site.
- b. **Base:** The remaining base material shall be re-graded and compacted in preparation for installation of new asphalt surface. One and one-half (1½) inches of new compacted asphalt hot mix shall be placed over the entire court area. **NOTE: Welch Tennis Courts cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**
- c. **Surface:** After the asphalt has properly cured, a fiberglass membrane shall be installed to minimize cracking over the life of the courts. Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.

- d. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. Net posts, WTC 3.0 DTS nets with polyester head bands, synthetic center straps and anchors shall be installed.

3. **FENCING:** The Contractor shall access the courts by removing a portion of the existing fence, which shall be re-installed at completion of the Project.

4. **CONTRACT PRICE:** The Contractor shall complete the Project described herein for the following contract prices:

TENNIS COURT RECONSTRUCTION (2)	\$127,810.00
<u>ALLOWANCE FOR PERMITS/FEES/ENGINEERING</u>	<u>\$.00</u>
<u>TOTAL</u>	<u>\$127,810.00</u>

OPTION: SET OF PICKLEBALL LINES: The Contractor shall apply one (1) set of pickleball lines onto one (1) court. Quantity _____ \$600.00/EA _____ Initials

5. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. A 50% deposit will be due upon execution of this agreement.

NOTE: Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

6. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, successors, and assigns of either party.

7. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** If a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by the Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

8. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

9. BUILDING REQUIREMENTS. The Owner shall provide access to the courts and site for tractor-trailers and other vehicles with a weight more than twenty tons; provide staked corners for each court (or court battery); provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, prior to commencement of the Project, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an onsite dumpster for the Contractor's use during the Project. In the event the Owner is unable to or would like the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner is responsible for the removal and installation of all shrubs, bushes, trees, curbs, benches, pavers, sodding around the perimeter of the Courts (or other suitable provisions for preventing erosion)

10. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

11. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

12. WARRANTY: Welch Tennis Courts shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

SALES REPRESENTATIVE:

Chris Hagman (813.520.8320.)

ACCEPTED BY:

_____ (OWNER)

DATE: _____

Type/Print Name & Title

Accepted and approved by:

WELCH TENNIS COURTS:

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Phone Number: _____ Phone Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Interior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Pickleball Line Color

- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Orange
- ☐ Red
- ☐ White
- ☐ Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

EXHIBIT 6

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Proposal to NO.
Ballantrae - Ecofinish to splash
DATE 2025-09-09



CONTRACT / PROPOSAL	
CONTACT	
NAME	Ballantrae Community Development District
ADDRESS	250 International Pkwy Suite 280, Lake Mary, FL 32746
JOB SITE:	
EMAIL	ballantrae2@tampabay.rr.com
TEL	

ORDER TAKEN BY: Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Apply Ecofinish to splash pad 800 ft. ² and minor repairs, color TBD		\$8,500.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)
With payments to be made as follows:
If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875
Or call 813-839-7665 during business hours.
If paying by check:
Make checks payable to: Hanley Pools LLC

Payment structure	
Down payment 50%	\$4,250.00
Final 50%	\$4,250.00

L# CPC1461025
Hanley Pools LLC
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com
L# CPC1461025

TOTAL \$8,500.00

Respectfully submitted by Pat Hanley INT

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

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

SIGNATURE OF AGGREMENT OF CONTRACT

DATE

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.
All agreements are contingent upon strikes, accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

EXHIBIT 7

[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 8

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
Fort Myers, FL 33967
(239) 567-3030
Office@FLfountains.com
Admin@FLfountains.com

Proposal

Date	Estimate #
9/5/2025	2025-636

Name / Address
Steadfast Environmental Joe Hamilton 30349 Commerce Drive San Antonio, FL 33576

Tech	Notes	Project
AB	Ballantrae CDD	East

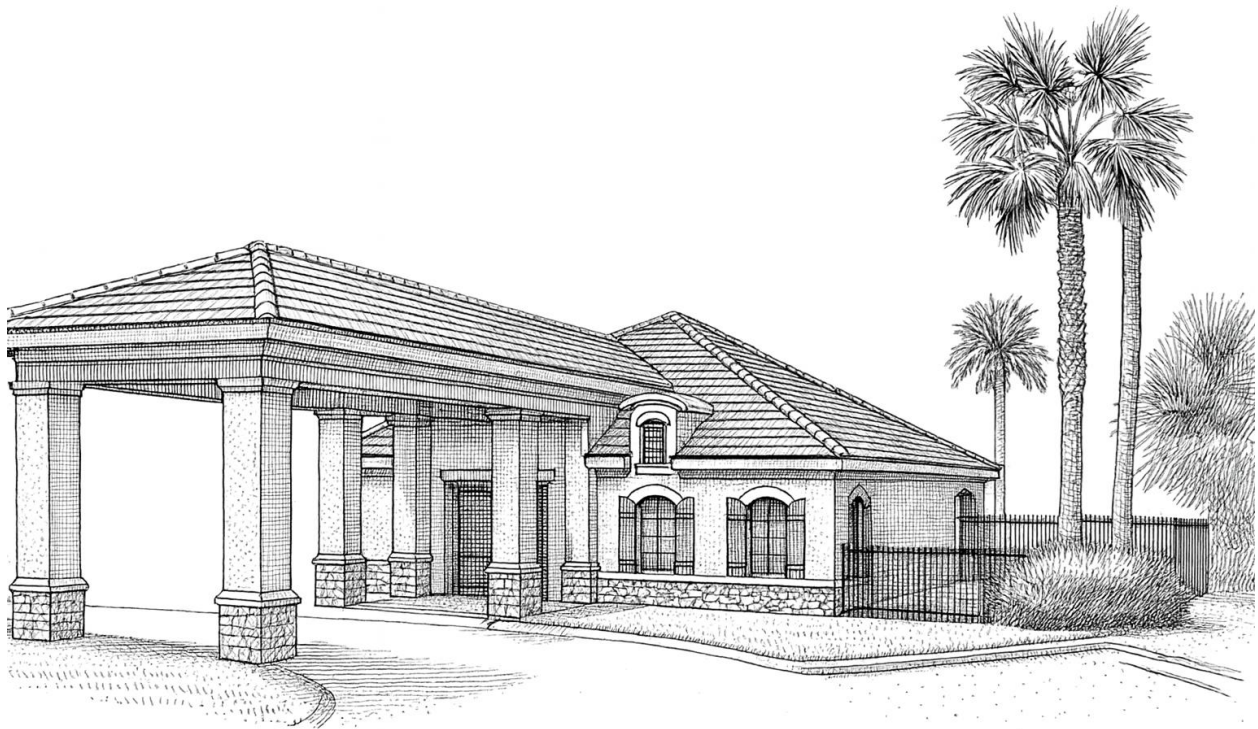
Description	Qty	U/M	Rate	Total
<p>This proposal is to Steadfast Environmental, LLC for the purchase and installation of (1) 15hp motor replacement for the East Fountain at Ballantrae CDD.</p> <p>Technician was on-site to diagnose the fountain reported as down. Tech determined motor is compromised and needs to be replaced.</p> <p>Proposal is to pull fountain to lake side, dis-assemble pump and motor, install a new 15hp 208v/3p motor, position fountain back into lake, test run.</p> <p>Warranty: 1 year from date of installation on replacement pumps and motors</p> <p>NOTE: Please add \$3,050.00 to this proposal if techs determine the pump is also bad. They won't be able to make this determination until the motor is removed.</p> <p>NOTE: We will give a 2-yr warranty on the motor and pump if you elect to change out the pump (regardless of existing pump condition) at the same time as the motor.</p> <p>Choose option -- Change pump at the same time YES or NO</p>				
15hp Grundfos 208v/3p Motor	1		3,675.00	3,675.00T
If approved, please choose YES or No above and sign & return this proposal to Sean at office@flfountains.com				
Sign/Date				
We look forward to working with you!	Subtotal \$3,675.00			

Sales Tax (7.5%) \$275.63

Total \$3,950.63

EXHIBIT 9

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

EST-1777

www.signarama-oldsmar.com

Payment Terms: Cash Customer

Created Date: 8/27/2025

DESCRIPTION: Alligator Sign

Bill To: Ballantrae Community Development
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	Alligator customized Sign 12"x18" Aluminum board Vinyl Laminated	20 44	\$36.22	\$724.40 1593.68
2	U-Channel Post 8ft	20	\$40.00	\$800.00

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:	\$1,524.40
Taxes:	\$106.70
Grand Total:	\$1,631.10

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

SIGNS
posts p 2
1593.68
507.67
2101.35



ORDER DETAILS (IN PROGRESS)

#2012-17082

Order Description

Alligator Warning Signs Qty. 44

Ordered By

Garry Kubler (Ballantrae CDD)

Order Total \$1,179.20

Amount Paid \$0.00

Balance \$1,179.20

Products

1. Alligator Warning Signs Qty. 44

26.80 EA

1179.20

Product Status

Prepping For Design

posts

507.67

Price: 1,179.20 Quantity: 44

1686.87

McMASTER-CARR.

Fence Posts



posts

U-Shaped

Secure and hold up fencing with these posts. **Optional caps** slip over the top for a smooth top edge. Caps are white plastic.

U-shaped posts have hooks running from the top to the anchor plate to secure fencing.

Ht., ft.	Wd.	Material	Color	Pkg. Qty.	Pkg.
U-Shaped					
6	2"	Powder-Coated Steel	Green	5	6004T44 \$57.69
		Post Puller	6220T41	Each	\$132.20
		Post Driver	6220T24	Each	68.30

44 507.67

EXHIBIT 10

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Beyond The Call.

SERVICE AGREEMENT FOR COMMERCIAL PEST MANAGEMENT

Source Code: _____

Ballamtrae CDD
Account Name
17611 Mentmore Blvd
Service Address
Land O Lakes FL Apt/Bldg #
City State 34638-7934
813-345-8565
Service Phone Cell Phone
813-000-0000
Fax Tenant
Joe ballantrae2@tampabay.rr.com
Contact Person Email

Ballamtrae CDD
Billing Name
17611 Mentmore Blvd
Billing Address
Land O Lakes FL Apt/Bldg #
City State 34638-7934
813-345-8565
Billing Phone Cell Phone
813-000-0000
Fax Contact Person
ballantrae2@tampabay.rr.com
Email

SERVICE FREQUENCY:

- ☐ Weekly ☐ Every Other Month
☐ Bi-Monthly ☐ Quarterly
☒ Monthly ☐ One Time

SERVICE TYPE:

- ☒ Interior
☒ Exterior

SERVICE FOR:

- ☒ Insect Control ☐ Drain Management
☒ Rodent Control ☐ Bird Management
☐ Rodent Exclusion ☒ Fire Ant Control
☐ Stored Product Pest Control ☐ Fly Control

I. SCOPE OF SERVICE: Program Designed As Follows

Start monthly pest control service on ballamtrae pool and building, Stratton pool and building, Airshyer gazebo, and the two towers at the entrance of the community, also start rodent control at ballamtrae pool and building, and the two towers at the entrance of the community, start firing control around the gazebo, and the two pools and building buildings

II. **ALL PEST CONTROL MATERIALS**, when applied, will conform with product labeling. All services will be performed in a professional manner and in accordance with the most effective and scientifically advanced pest control methods. Caution will be exercised to avoid any accident to humans or non-target pests. Prior to rendering service, the customer agrees to notify Arrow Exterminators, Inc. (the COMPANY) of any occupant who is allergic or sensitive to material applications.

III. **AS PART OF THE COMPANY'S PEST CONTROL SERVICE**, customer will be notified in writing of conditions that are conducive to breeding and harboring of pests which must be corrected to insure effective results.

IV. **UPON REQUEST**, the company will furnish a Certificate of Insurance.

V. **THIS AGREEMENT SHALL BE EFFECTIVE FOR ONE YEAR**; and shall renew at the same frequency thereafter unless written notice is given by either party thirty (30) days prior to anniversary date. If the company fails to comply with specifications as outlined, the company will be given thirty (30) days to correct the problem, and if at the expiration of such thirty (30) days notice, the problem has not been corrected, customer reserves the right to cancel this agreement.

VI. **IF PESTS COME BACK, SO WILL WE!** If extra service is needed between regularly scheduled visits for covered pests, we will render such service promptly.

IPM services for roaches, ants (excluding fire ants, carpenter ants), silverfish, earwigs, house crickets, scorpions, pill bugs, millipedes, centipedes, mice and other crawling pests (excluding brown recluse, black widow spiders, and bed bugs). Specialized service for excluded pests can be added for an additional charge per occurrence. Rodent Program is for control of interior and exterior rats and mice.

Customer to purchase initial supply of _____ Rodent
Stations and any required additions or replacements.

Customer to purchase initial supply of _____ Rodent
Traps and any required additions or replacements.

Customer to purchase initial supply of _____ Insect
Light Traps and any required additions or replacements.

SERVICE FEES:

Initial Service Fee + Equipment Costs \$ 405.00
Regular Service Fee \$175.00 x 11 services \$ 1925.00
Optional Service Fees \$
Subtotal For Services \$ 2330.00
5% Discount For Year In Advance Payment \$
Subtotal Of This Service Agreement \$ 2330.00
Sales Tax (If applicable) _____ % \$ 0.00
TOTAL ANNUAL AMOUNT \$ 2330.00

Company Info:

Address: 417 Market St, Suite A

City: Bushnell

State: FL Zip: 33513

Phone: 352-399-8408


Company Representative Signature

08/27/2025

Date

METHOD OF INITIAL PAYMENT: ☐ Cash ☐ Check ☐ Credit Card
Amount Remitted with Agreement \$

☐ Includes Initial Service Fee Payment + ☐ Sales Tax of _____ %

☐ Includes Year in Advance Payment + ☐ Sales Tax of _____ %

BALANCE OF: \$ _____ To Be Paid @ \$ _____ Per

☐ Month ☐ Every Other Month ☐ Quarter ☐ Year ☐ N/A

☐ Sales Tax of _____ % Included ☐ Add Sales Tax of _____ % ☐ N/A

PAYMENT METHOD FOR REMAINING SERVICES:

☐ Pay Tech Each Service ☐ Deduct Credit Card Each Service

☐ Bill ☐ Other: _____ ☐ N/A

Service Center Manager Approval _____ Date _____

By signing below, I hereby acknowledge that I have read and understand the Terms and Conditions stated on each page of this agreement.

Manager

Customer Name (please print)

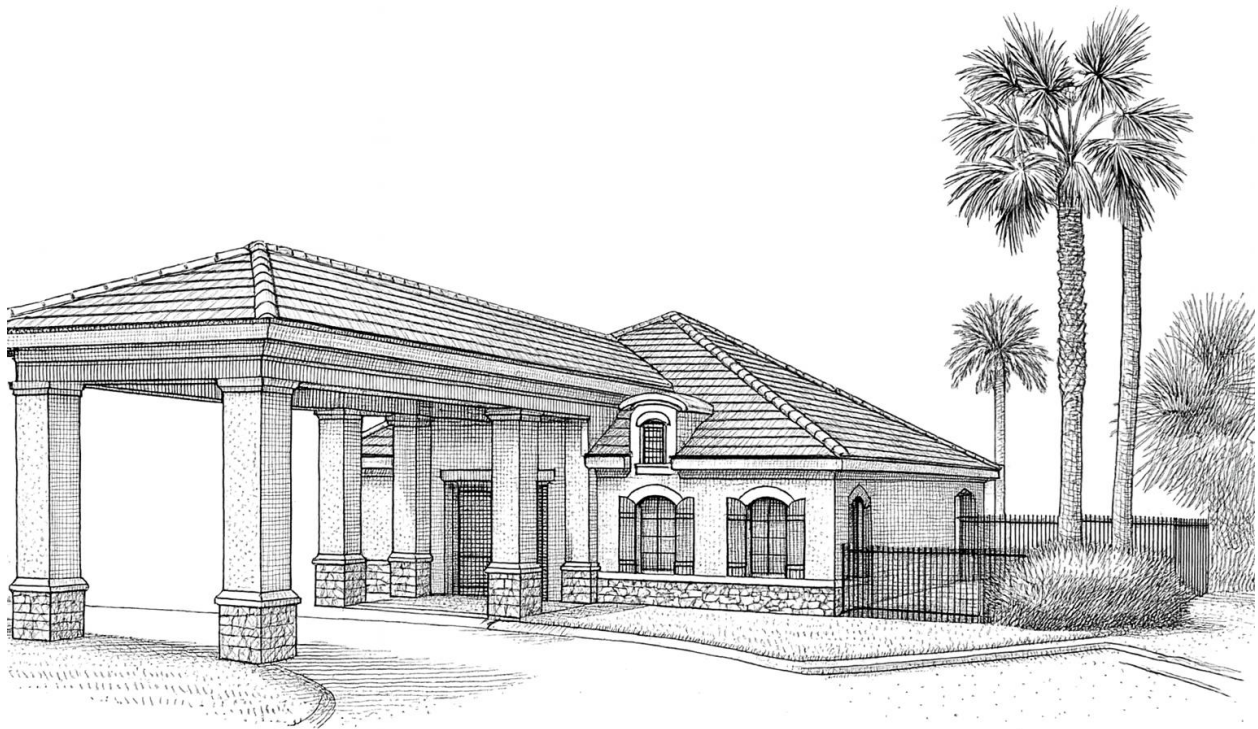
Customer Signature

**COMMERCIAL PEST MANAGEMENT GUARANTEE
TERMS AND CONDITIONS OF GUARANTEE**

1. **IF PESTS COME BACK, SO WILL WE!** The COMPANY agrees to provide guaranteed pest control service as indicated on the reverse side of this agreement. Additional treatments for pest covered under the agreement will be promptly rendered between regularly scheduled services, when requested by the customer or deemed necessary by the COMPANY.
2. **TRANSFERABLE:** This Service Agreement may be transferred to a new customer or occupant.
3. **SERVICE SCHEDULE:** Customer agrees to allow scheduled appointments for service. In the event a scheduled appointment can't be met due to unexpected circumstances, the customer acknowledges that exterior treatments may be rendered to prevent a lapse in ongoing pest protection.
4. **PAYMENT SCHEDULE:** Payment is due on the scheduled service date upon completion of service unless otherwise noted on reverse side of this agreement. Customer acknowledges that all billed and/or invoiced services will be paid within thirty (30) days of the date that services are rendered. All bills and/or invoiced services must be indicated on the reverse side of this agreement and approved by the COMPANY's service center manager.
5. **CANCELLATION POLICY:** Customer acknowledges this is a one year service agreement, however if you are not completely satisfied with your service, you may cancel this agreement at any time by providing the COMPANY with a thirty day written notice.
6. **RENEWABLE SERVICE AGREEMENT:** Upon the completion of the first year of service, this agreement shall continue thereafter at the same service frequency unless written notice is given by either party, thirty days prior to the anniversary date of this agreement.
7. **ANNUAL PRICE GUARANTEE:** This agreement assures the customer of no price increase on services during the first year of service. After the first twelve months of service, the COMPANY reserves the right to adjust service fees.
8. **CUSTOMER'S OBLIGATION TO NOTIFY THE COMPANY:** Prior to the COMPANY rendering service, Customer agrees to notify the COMPANY of any occupant at the premises to be serviced who may be an expectant mother, allergic or sensitive to chemicals and/or the arrival of newborn infants.
9. **ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the COMPANY and the customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the COMPANY agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
10. **INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.
11. **ACCEPTED IN ALL ITS TERMS AND CONDITIONS** without limitation, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the service center manager.
12. **PAYMENT:** When a check is provided as payment, the Customer agrees that the COMPANY is authorized to use check information to make a one-time electronic funds transfer from Customer's account or to process the payment as a check transaction. For inquiries, please call 1-888-GO-ARROW.
13. **Company-branded rodent equipment and associated materials** provided by the Company are and shall remain the exclusive property of the Company. Customer understands that he/she does not acquire any ownership, interest, or title to such equipment and components, and that upon termination of agreement for any cause whatsoever, the Company is hereby authorized to remove all such Company-branded equipment and components.

EXHIBIT 11

[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

EXHIBIT 12

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

FLORIDA LEASE AND SERVICE AGREEMENT

This LEASE AND SERVICE AGREEMENT (this "Agreement"), is made and entered into this 2025-08-26 (the "Effective Date"), by and between Ballantrae Community Development, a(n) Government Entity (hereinafter "Customer"), and Aquasol Commercial Chemical, Inc. D/B/A Poolsure, a Texas corporation (hereinafter "Supplier").

RECITALS

WHEREAS, Customer desires to purchase certain chemicals and lease equipment from Supplier, and Supplier is willing to sell the chemicals and lease the equipment upon the terms, covenants, conditions and agreements set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Customer and Supplier agree as follows:

1. Chemicals. Subject to and in accordance with the covenants and conditions set forth in this Agreement Supplier shall deliver to Customer certain chemicals (the "Chemicals") necessary for Customer to maintain the chlorine, pH, alkalinity levels, calcium and the cyanuric acid in the water of Customer's swimming pools and other bodies of water set forth on Exhibit A (collectively hereinafter the "Pools"). The specific Chemicals and terms upon which Supplier agrees to deliver the Chemicals are included on Exhibit A, which is attached hereto and incorporated herein by reference. Supplier will deliver the Chemicals to such location(s) as are set forth on Exhibit A, and Customer agrees to provide Supplier reasonable access to the area(s) where Chemicals are stored in each location in order to facilitate such delivery.

2. Equipment. Supplier agrees to lease to Customer the equipment and/or chemical tanks listed on Exhibit A (hereinafter collectively, the "Equipment"). Customer shall keep the Equipment at the location(s) set forth on Exhibit A and shall not move the Equipment or allow it to be moved without Supplier's prior written consent unless otherwise noted on Exhibit A. The Equipment leased hereunder (and any replacement thereof), together with any intellectual property rights included therein, shall remain the sole property of Supplier, and shall be returned to Supplier at the end of the Term in good working condition, reasonable wear and tear excepted. If the Equipment is not returned within 60 days of the expiration or termination of this Agreement, then Customer agrees to pay Supplier an amount equal to the then current purchase price of each piece of the Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Supplier. Nothing herein shall be construed as conveying to Customer any right, title or interest in or to the Equipment. All Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Supplier. At Customer's sole cost and expense, Customer shall (a) protect and defend Supplier's ownership of and title to the Equipment from and against all persons claiming against or through Customer, (b) at all times keep the Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Supplier immediate written notice of any matter described in this sentence, and (d) cooperate with Supplier to promptly remove any encumbrance described in this sentence. Customer shall keep the Equipment at the approved delivery and storage location and shall not remove them or allow any of the Equipment to be removed without Supplier's prior, written consent, unless otherwise noted on Exhibit A.

3. Amendment to Exhibit A. Exhibit A to this Agreement may be amended, from time to time, by the parties in writing, including via email confirmed by an authorized representative of both Customer and Supplier, to reflect changes in (a) the Equipment leased to Customer or the Pools, (b) pricing or rental rates, or (c) the delivery and storage location of the Chemicals and/or Equipment. Any such amendment shall supersede any prior Exhibit A and become a part of this Agreement.

4. Payment to Supplier. In consideration of the foregoing, Customer agrees to pay Supplier, without reduction or set-off, a monthly fee equal to the total amount set forth on Exhibit A, such monthly fee subject to an annual adjustment. During the Term of this Agreement, Customer shall deliver payment to Supplier by the 21st day of each and every month. If payment in full is not timely received, interest shall accrue on such unpaid amounts at the rate of 18% per annum or the highest rate allowed under applicable law, whichever is less. If restriction of service is necessary due to non-payment and Customer then delivers payment, there will be no credit issued for the lost service during the time Supplier restricted service to Customer.

5. Term. The term of this Agreement (the "Term") shall commence on the Effective Date and, unless earlier terminated as set forth in this Agreement, may be terminated by Supplier or Customer at any time, without cause or penalty, upon thirty (30) days prior written notice.

6. Water Chemistry and Maintenance of Equipment. Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Supplier having agreed to provide the Equipment as a tool to assist Customer in connection therewith. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests during the Term of this Agreement and so long thereafter as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Supplier of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced by Supplier. Supplier's sole responsibility hereunder is to supply Chemicals, lease the Equipment and to repair such Equipment as further provided herein; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment or Chemicals as required by applicable law. The Equipment and feed system may only be used to feed approved chemicals provided by Supplier. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of Equipment.

Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Supplier is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law.

In the event the Equipment is damaged during the Term, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer or Customer's officers, employees, agents (including without limitation any management company of Customer), representatives, contractors (other than Supplier), affiliated and related companies, or invitees of any one or more of the foregoing (collectively, "Customer Group"), to the extent such damage is not covered by any warranties or insurance, Supplier may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Supplier immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law between an unrelated, commercial borrower and lender, if less) and reasonable attorneys' fees and costs incurred by Supplier in collecting such amount from Customer. Any work so performed by Supplier shall not deprive Supplier of any of its rights, remedies, or actions against Customer for such damage.

7. **No Warranties by Supplier.** As of the date of delivery of the Chemicals and Equipment, Customer has satisfied itself that the Chemicals and Equipment are suitable for Customer's intended purposes and are in good working order, condition and repair at the time of acceptance. SUPPLIER SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THIS AGREEMENT IN THEIR "AS IS" CONDITION. SUPPLIER, NOT BEING THE MANUFACTURER OF THE CHEMICALS OR EQUIPMENT OR THE MANUFACTURER'S AGENT, MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. Supplier shall not be liable for any direct, indirect or consequential losses or damages suffered by Customer or by any other person for, and Customer expressly waives any right to hold Supplier liable hereunder for, any claims, demands and liabilities arising out of or in connection with the design or manufacture, possession or operation of the Chemicals or Equipment, including, without limitation, injury to persons or property resulting from the failure of, defective or faulty design, operation, condition, suitability or use of the Chemicals or Equipment.

8. **Indemnity and Limitation of Damages.** CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD SUPPLIER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER GROUP'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THIS AGREEMENT; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER GROUP, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER GROUP'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER GROUP, INCLUDING BUT NOT LIMITED TO CUSTOMER GROUP'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF SUPPLIER, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER GROUP.

IN NO EVENT SHALL SUPPLIER BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THIS AGREEMENT, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

UPON EXECUTION OF THIS AGREEMENT, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING ") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF SUPPLIER IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST SUPPLIER FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF SUPPLIER, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO SUPPLIER'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES SUPPLIER FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM SUPPLIER'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH SUPPLIER'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

Supplier shall not be liable for default in the performance or discharge of any duty or obligation under this Agreement, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Supplier's reasonable control.

To the extent there is any conflict between the terms of this Section 8 and the terms of any other agreement entered into between Supplier and Customer, the terms of this Section 8 shall control.

9. Customer Event of Default. The occurrence of any of the following shall constitute an event of default under this Agreement (a "Customer Event of Default"):

- (a) Customer fails to timely pay any payment when due pursuant to the terms of this Agreement;
- (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of the Equipment or any items thereof, except as expressly permitted herein;
- (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising under this Agreement and such failure continues for a period of fifteen (15) days after written notice thereof by Supplier;
- (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation;

10. Remedies Upon Customer Event of Default. Upon the occurrence of any Customer Event of Default, Supplier may at its option do any or all of the following:

- (a) By written notice to Customer, immediately terminate this Agreement as to the Equipment, wherever situated. As a result of the termination, Supplier may enter upon Customer's property and remove the Equipment without liability of any kind or nature for so doing, or Supplier may demand that Customer remove and return the Equipment, all at Customer's sole cost and expense; or
- (b) Exercise any other right or remedy which may be available to Supplier under any applicable law or proceed by appropriate court action, without affecting Supplier's title or right to possession of the Equipment, to enforce the terms hereof or to recover damages for the breach hereof or to cancel this Agreement as to the Equipment.

11. Insurance. During the Term, Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all Losses and the use, operation, and replacement of the Equipment. Supplier shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer. The policies to be maintained by Customer hereunder shall be evidenced by a certificate of insurance or other reasonable documentation which shall be delivered by Customer to Supplier no later than the Effective Date and as of each annual renewal of such policies during the Term.

12. Miscellaneous.

(a) This Agreement and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Florida, excluding its conflicts of law's provisions, and in the event of a dispute arising under this Agreement, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Orange County, Florida, and agree that venue is proper and convenient in such forum.

(b) If any provision of this Agreement is found by a court of competent jurisdiction to be unenforceable for any reason, such provision shall be deemed to be modified to the extent necessary to render it valid and enforceable, and the remainder of this Agreement shall continue in full force and effect.

(c) In the event of any controversy, claim or dispute between the parties arising out of or relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs.

(d) Customer may not assign or otherwise delegate this Agreement nor the rights and obligations set forth herein, without Supplier's prior written consent.

(e) This Agreement together with the Exhibits attached hereto constitutes the full and complete agreement and understanding between the parties hereto concerning the subject matter hereof and shall supersede any and all prior written and oral agreements with regard to such subject matter. Except as set forth in Section 3, this Agreement may be modified or amended only by a written instrument executed by all of the parties hereto.

(f) The titles or headings of the various paragraphs hereof are intended solely for convenience or reference and are not intended and shall not be deemed to modify, explain or place any construction upon any of the provisions of this Agreement.

(g) Notwithstanding any provisions herein to the contrary, upon the termination of this Agreement for any reason whatsoever, the provisions of this Agreement which by their nature require some action or forbearance after such termination (including but not limited to those related to indemnities) shall survive such termination and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.

(h) All notices required or permitted hereunder shall be in writing and unless personal delivery is effected, shall be deemed delivered three (3) days after when deposited in the United States Mail, postage pre-paid, registered or certified mail, return receipt requested, addressed to the party in question at the address set forth herein or at such other address as may have been

specified by written notice delivered in accordance herewith. For the purposes of the notice provisions of this Agreement, the following addresses shall be the addresses of the parties hereto until changed:

Supplier:	Customer:
Aquasol Commercial Chemical, Inc.	Ballantrae Community Development
1707 Townhurst Dr.	
Houston, TX 77043	17611 Mentmore Blvd.
	Land O Lakes FL 34638

(i) This Agreement may be signed in multiple counterparts, each of which will be considered an original and all of which together will constitute a whole. Signatures transmitted electronically, by facsimile or email shall have the same effect as original signatures.

The undersigned represents and warrants to Supplier that this Agreement has been duly executed as of the Effective Date and constitutes a legal, valid, and binding obligation of the Customer, enforceable against the Customer in accordance with its terms. Any management company or other entity signing on behalf of Customer, if applicable, by its signature to this Agreement on behalf of and as the agent of the Customer, represents and warrants that it is duly authorized to execute this Agreement on behalf of the Customer and to bind the Customer to the terms of this Agreement.

SUPPLIER:	CUSTOMER:
AQUASOL COMMERCIAL CHEMICAL, INC.	Ballantrae Community Development
D/B/A POOLSURE, a Texas corporation	
By: _____	By: _____
Name: <u>Chloe Griffin</u>	Name: <u>Chloe Griffin</u>
Title: _____	Title: <u>Multi-Family Sales Support</u>
Date: _____	Date: _____

EXHIBIT A – Specific Terms

Property Name		Water Management Base Rate			
Ballantrae Land O Lakes		1565.91			
Monthly Seasonal Billing – <u>125%</u> during Summer (April-September) and <u>75%</u> during Winter (October-March)		Summer		Winter	
		1957.39		1174.43	
Pool Name (Equipment/Tank Storage Location)	Additional Monthly Charges	Equipment			
	Shed Rental	Controller	Aquafi Router?	Bleach Tank Size (in Gallons)	Tank Sensor on Tank?
Ballantrae - Main Pool		XPC	No	225	Yes
Ballantrae - Splash Pad		XPC	No	0	No
Ballantrae - Townhome		WTC	No	100	Yes
Chemicals to be Delivered: May include but not limited to Sodium Hypochlorite, Pool Acid, Sodium Bicarbonate, Calcium Chloride, Cyanurics					
Special Items Included on Agreement:					
Delivery Address		Billing Information			
17611 Mentmore Blvd.		Sent Via:			
Land O Lakes FL 34638		Website:			
		Email Address: ap@anchorstonemgt.com			
		Mail Address:			
		Anchorstone Management			
		C.O. Ballantrae			
		255 Primera Blvd.			
		Suite 160 Lake Mary FL 32746			

EXHIBIT 13

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

BALLANTRAE MAINTENANCE REPORT SEPTEMBER 2025

1. 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. **Waiting on part**
2. June 16, 2025, Illumination Holiday Tim Gay will be out to check GEM LED Lighting on Ballantrae Park sign and Entrance Tower. **Entrance gem lighting completed. Waiting on gem strips to finish Ballantrae Park sign.**

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, 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.

May 123, 2025, Florida Commercial Care Inc Stephen McDowell submitted proposal for

July 7, 2025, Lawson Courts 941 748 3399 contacted regarding fence repairs
9190.50

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.

August 18, 2025, Lawson Courts was out Joel Lawson to prepare proposal for fence repair.

August 20, 2025, Courtworks was out to give proposal for the fence.

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. **In progress.**

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.

September 06, 2025, Reached out to Florida Pools of Brandon to get proposal for repairs to Splash Pad.

Meeting with Florida Pools Tuesday the 9th at 9am.

July 24, 2025, Reached out to Vermana regarding surface repairs to Splash Pad.

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.

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. **STILL PENDING.**

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

- 36a. September 8, 2025, Sill working on County signs.

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. **PROPOSAL STILL PENDING**
- [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. **PENDING**
40. 08/26/2025, Summit Fire & Security installed a new extinguisher at Ballantrae Clubhouse went to do inspection and has a different key.
- 09/05/2025, Summit Fire & Security contacted to get key for extinguisher box.
41. September 6, 2025, Splash pad collector tank in need of repair.
42. September 7, 2025, GK Electric to grounding work on clubhouse Monday the 8th.
43. September 8, 2025, John Deere is ready.
44. September 8, 2025, Sent in Courtworks proposal for resurfacing and fencing of the tennis courts.
45. September 8, 2025, Received proposal to replace motor and possibly pump from Florida Fountains & Equipment, LLC. \$3,675.00 for Motor. \$3,050.00 for pump.
46. September 8, 2025, still waiting on proposal for removal of 2 dead trees at the Ballantrae Park.
47. September 8, 2025, Spoke with Florida Pools about Splash Pad, equipment and chemicals for pools and splash pad. We have a meeting at 9am Tuesday the 9th of September.
48. September 8, 2025, Steadfast on site to discuss complaint about the back of their yard. Between 3153 and 5203 Gioanna Way our access is blocked by fences. This is supposed to be our access.
49. September 8, 2025, Elliott is finishing up emergency lighting.
50. September 9, 2025, Reached out to Steadfast to find out if sprinkler outside office door is active. Would like to put pavers there for esthetics.
51. September 9, 2025, Received proposal from Steadfast for the removal of three dead trees at the park. \$800.00 per tree for a total of \$2,400.00
52. September 9, 2025, Met with pat of Hanley Pools who did the splash pad surface. Discussed issues of deck. There are a few hollow areas and line cracks. Received proposal for \$8,500.00.
53. September 10, 2025, Roof X onsite to measure the front entrance roofs, as well as the six monuments, and the pavilion on Ayrshire. **WAITING ON PROPOSAL**

EXHIBIT 14

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

**MINUTES OF 08/26/25 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Tuesday, August 26, 2025 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by District Manager 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	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, Anchor Stone Management
Joe O'Reilly	Field Manager, Anchor Stone Management
Matt Goldrick	Account Manager, Steadfast
Jason Combee	Project Manager, Steadfast
Yovani Cordero (via phone)	Irrigation Manager, Steadfast
Greg Woodcock (via phone)	District Project Manager, Stantec
Amanda Shapiro	Owner, Manda's Minnows

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

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

Ms. Thibault opened the floor for audience comments on agenda items. The Board agreed to move Ms. Minnows Swim Classes item forward.

Ms. Minnows addressed the Board who discussed fee waiver authority, pool maintenance, resident/non-resident ratios, scheduling, and pool usage. Ms. Thibault summarized that Ms. Minnows' hours would be Monday–Thursday, 8:15 a.m.–1:00 p.m. and 3:00–6:00 p.m. The Resident/non-Resident split would not be enforced. Ms. Minnows will resume paying 10% of receipts and provide monthly logs of attendance, remittances, and hours used.

Ms. Thibault informed Ms. Minnows that a Motion would be taken after the Audience comments, and a revised contract would be prepared.

An anonymous Resident expressed opposition to allowing Ms. Minnows to operate her swimming lesson business at the District facilities. With no further comments, audience comments on agenda items were closed.

III. Vendor & Professional Reports

A. Steadfast Environmental Reports – Aquatics – Matt Goldrick

❖ Conservation Area Inspection Report

Mr. Goldrick reported that the conservation areas continue to improve, with seasonal weeds under control through regular treatments. Ponds are also in good condition, with rising water levels helping reduce algae. He noted grass growth is manageable and easier to maintain than moss. One structure in the middle of a pond was observed with debris accumulating on the drain grate.

A Supervisor requested that tall dead grass in a treated area near Belcher Hammer be cut down. Mr. Goldrick agreed to address it.

❖ Waterway Inspection Report

The Waterway Inspection Report was presented and discussed along with the Conservation Area Inspection Report.

B. Steadfast Maintenance Division

Supervisors and Mr. Combee discussed areas identified for resizing. No proposals had yet been submitted. The Board requested that the areas be prioritized by visibility. A Supervisor requested trimming of trees and bushes along sidewalks, noting that cuts should be made 1–2 feet back from the sidewalk to allow for growth and maintain clearance.

The Board and staff discussed treatment of moss in trees. It was noted that copper sulfate prevents regrowth but does not remove existing moss, which must be mechanically removed. A recommendation was made to remove moss first and then apply copper sulfate. The Board discussed scope, costs, and the need to obtain bids from certified arborists rather than general landscape companies.

C. Consideration of Steadfast Maintenance Proposals:

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

The Board reviewed the proposal, found no discussion necessary, and approved the item as presented.

On a Motion by Supervisor Milano, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Steadfast proposal for Annuals – Durango Marigolds - \$7,920.00** for the Ballantrae Community Development District.

❖ **Valve 23 Replacement - \$650**

Ms. Cordero has reported that Valve 23 has repeatedly become stuck open despite prior repairs. The valve body is deteriorating, and the installation configuration may be contributing to the issue. A proposal was presented, not to exceed \$650, to replace the valve and adjust the main line connection. While not an emergency due to recent rainfall, the replacement will be needed before the dry season.

A Motion was then approved to proceed with the Valve 23 Replacement.

On a Motion by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Steadfast proposal for Valve 23 Replacement - \$650** for the Ballantrae Community Development District.

IV. Administrative Items

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

Ms. Thibault presented Resolution 2025-10, which amended the public hearing date to the current meeting. There were no questions or comments from the Board, and the Motion to adopt the resolution was approved.

On a Motion by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board adopted the **Resolution 2025-10, Amending the Date of the Public Hearing** for the Ballantrae Community Development District.

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

❖ **Open the Public Hearing**

Ms. Thibault offered the Board to open the public hearing for the FY 2025–2026 operating budget.

On a Motion by Supervisor Milano, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board **opened the Public Hearing for the FY 2025-2026 Operating Budget** for the Ballantrae Community Development District.

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

Ms. Thibault noted that the Notices of publication for the budget Public Hearing were included in the Agenda.

❖ **Presentation of the FY 2025-2026 Budget**

Ms. Thibault reported no increase in assessments for FY 2025–2026, with total expenditures of \$1,142,913. Major categories include utilities, landscaping, streets and sidewalks, administrative, insurance, and other core services.

Administrative expenses are \$114,978, with small increases for trustee fees, insurance, and engineering. Utilities rose by \$7,200, while insurance decreased compared to prior years. The landscape contract is \$251,100, mainly reflecting mulch and annuals, while lakes and ponds are \$59,876 and landscaping other remains at \$17,000.

The maintenance team budget is \$188,495, reflecting COLA adjustments and allowing for a third staff member.

Ms. Thibault reported that sidewalk maintenance remains at \$4,500. Clubhouse Miscellaneous is budgeted at \$62,770, a slight decrease from the prior year, with adjustments including an increase for telephone and internet and a decrease of \$3,072 for pool, fountain, and splash pad maintenance. Safety and security remains at \$64,100.

She noted contingency for capital projects at \$50,000 and increases to reserves in accordance with the reserve study. Other financing sources and uses account for 8.9% of the budget. Ms. Thibault confirmed no changes to assessments.

❖ **Public Comments on the FY 2025-2026 Budget**

A resident raised concerns about facility use, suggesting increased demand for pickleball courts and questioning the fairness of allowing outside businesses to operate when they are not residents. The Board acknowledged the concerns, noted that the operator originally was a resident, and agreed to proceed under the current arrangement with monitoring, insurance requirements, and the option to revisit if issues arise.

Ms. Thibault returned attention to the budget and asked audience members, including those attending via Zoom, for any additional comments. No other comments were made.

❖ **Close the Public Hearing**

Since no other public comments were made, the Board approved a Motion to close the public hearing.

On a Motion by Supervisor Thomas, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board **closed the Public Hearing for the FY 2025-2026 Operating Budget** for the Ballantrae Community Development District.

C. Consideration for Adoption Resolution 2025-11, Annual Appropriations Resolution Adopting the FY 2025-2026 Budget

Consideration was given to Resolution 2025-11, the Annual Appropriations Resolution adopting the FY 2025–2026 budget. Ms. Thibault reviewed the general fund of \$1,142,913, reserve fund transfers, and debt service of \$592,140, noting that assessments remain unchanged. After discussion and questions, the Board approved the Motion to adopt Resolution 2025-11.

On a Motion by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board adopted the **Resolution 2025-11, Annual Appropriations Resolution Adopting the FY 2025-2026 Budget** for the Ballantrae Community Development District.

D. Consideration for Adoption Resolution 2025-12, Providing for the Collections & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget

Consideration was given to Resolution 2025-12, providing for the collections and enforcement of special assessments for funding the FY 2025–2026 budget. With no questions from the Board, a Motion was made and approved.

On a Motion by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board adopted the **Resolution 2025-12, Providing for the Collections & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget** for the Ballantrae Community Development District.

E. Consideration for Adoption Resolution 2025-13, Adopting the FY 2025-2026 Meeting Dates

Consideration was given to Resolution 2025-13, adopting the FY 2025–2026 meeting dates. Clarification was made that meetings are normally held on Thursdays, except when adjusted for holidays such as Thanksgiving.

On a Motion by Supervisor Milano, SECONDED by Supervisor Thomas WITH ALL IN FAVOR, the Board adopted the **Resolution 2025-13, Adopting the FY 2025-2026 Meeting Dates** for the Ballantrae Community Development District.

F. Consideration for Acceptance of Minutes of the Regular Meeting of the Board of Supervisors Held July 17, 2025

Consideration was given to the minutes of the Regular Meeting of the Board of Supervisors held July 17, 2025. With no comments from the Board, a Motion was made and approved.

On a Motion by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Minutes of the Regular Meeting of the Board of Supervisors Held July 17, 2025** for the Ballantrae Community Development District.

G. Consideration for Approval of the June 2025 Unaudited Financial Statements

Consideration was given to the June 2025 unaudited financial statements. Ms. Thibault noted overall expenditure was trending approximately \$10,000 under the prior fiscal year and that Anchor Stone had provided about four months of free service. With no questions from the Board, a Motion was made and approved.

On a Motion by Supervisor Thomas, SECONDED by Supervisor Milano WITH ALL IN FAVOR, the Board approved the **June 2025 Unaudited Financial Statements** for the Ballantrae Community Development District.

V. District Engineer - Change Order

This item was discussed out of order after temporarily skipping the administrative items.

Mr. Woodcock presented a report on District Engineering services for the fiscal year. The original budget was \$16,000; as of May 30, 2025, \$15,524 had been spent, with approximately \$5,000 more over the last four months, resulting in an overage of \$10,000 to \$11,000. He explained that a change order in the amount of \$14,000 would cover services through the end of the fiscal year, noting that unused funds would revert to the District and that invoices cannot exceed the approved budget without a change order.

Ms. Thibault stated that year-to-date through June 30, expenditure totaled \$15,931. She added that some engineering invoices, including playground and amenity work, may be reclassified to the Park Development Fund. She explained that the new AP Specialist will review Mr. Woodcock's invoices for the year to ensure proper allocation.

After discussion, the Board approved a Motion for a change order not to exceed \$10,000, bringing the total District Engineering budget to \$26,000, subject to further investigation.

On a Motion by Supervisor Miller, SECONDED by Supervisor Milano WITH ALL IN FAVOR, the Board approved the **Change Order with NTE \$10,000 extension of the budget**, for the Ballantrae Community Development District.

Additionally, Mr. Woodcock reported receiving a proposal for two benches with an 8' x 3' concrete pad at a cost of under \$8,000. After discussion, the Board decided to request proposals for three pads for benches with a not-to-exceed amount of \$2,200 and approved a Motion accordingly.

On a Motion by Supervisor Thomas, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Concrete Pour For Three Pads for the Benches with proposals NTE \$2,200 each**, for the Ballantrae Community Development District.

VI. Amenity Manager Report

Ms. Thibault introduced the Amenity Manager Report, noting that 22 proposals were included in the Agenda. She advised the Board that, since the District is nearing the end of the fiscal year and funds are tight in the general fund, each item should be reviewed for possible funding from alternative sources.

A. Consideration & Discussion of Proposal for AC Unit Replacement

❖ FL Air Heating & Cooling

After discussion, the Board expressed preference for FL Air Heating & Cooling due to the existing maintenance contract and requested further information regarding extended labor warranty options.

It was noted that \$20,286.96 was available in the reserve fund, with the remaining balance to be paid from the general fund miscellaneous. The District Counsel was directed to assist with preparing the contract.

On a Motion by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the proposal from **FL Air Heating & Cooling for HVAC Equipment - 5 Ton Air Conditioner Rheem 13.8 SEER2 R454B for \$10,983.00 and Complete New 5 Ton Commercial Flex Duct System for \$10,327.00, total of \$21,310** for the Ballantrae Community Development District.

❖ **Air Force 1 - \$21,780**

After discussion and consideration, the Board decided not to approve the Air Force 1 proposal for \$21,780.

B. Consideration & Discussion of Proposal - Florida Patio Furniture – New Tops for Patio Tablets - \$3,502

The Board discussed the condition of the 14 patio tables and after discussion agreed to move forward with the Florida Patio Furniture proposal for Aluminum tops for \$3,502.

On a Motion by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Proposal from Florida Patio Furniture for the New Aluminum Tops for Patio Tablets for \$3,502.00** for the Ballantrae Community Development District.

C. Consideration & Discussion of Proposal – Tactical Pressure Washing & Paver Sealing - \$14,368.75

This item was discussed out of order. The Board approved the proposal, with the work to be scheduled after completion of the roof project. Funds will be taken from the Parks Development fund.

On a Motion by Supervisor Milano, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Proposal from Tactical Pressure Washing & Paver Sealing for \$14,368.75 and for it to be funded from the Parks Development Fund** for the Ballantrae Community Development District.

D. Consideration & Discussion of Proposal – NuWash Power Wash Paver Sealing Project - \$6,577.21

The Board did not approve this proposal, noting that the Tactical Pressure Washing and Paver Sealing proposal had already been approved in the previous discussion.

E. Consideration & Discussion of Proposal – DCSI – Add an Emergency Pull Station to Release the Front Gate - \$579.00

The Board determined that discussion was not necessary and approved the proposal.

On a Motion by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Proposal from DCSI to Add an Emergency Pull Station to Release the Front Gate for \$579.00** for the Ballantrae Community Development District.

F. Consideration & Discussion of Proposal – Lithonia Lighting - \$410.16

After a brief discussion, the Board approved the proposal.

On a Motion by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the purchase of **Lithonia Lighting LED Emergency Lighting for \$410.16** for the Ballantrae Community Development District.

G. Consideration & Discussion of Proposal – Tennis Court Fence

The Board discussed the condition of the tennis court fence, including access, safety issues, and color/finish options. It was noted that \$5,198 is available in reserves, with additional funding potentially from the Park Development Fund. The Board agreed to defer action and revisit the proposals in October after receiving additional information and related court replacement details.

❖ **Florida Commercial Care – Tennis Court Fence - \$9,919.50**

This proposal was discussed within the overall Board consideration and discussion of the tennis court fence together with the other proposal. Item to be revisited in October.

❖ **Vilo – Tennis Court Fence - \$9,675**

This proposal was discussed within the overall Board consideration and discussion of the tennis court fence together with the other proposal. Item to be revisited in October.

H. Consideration & Discussion of Proposal – Lawson Courts – Heavy Duty Tennis Net, Portable Pickleball and 2 Replacement Nets - \$1,740.00

The Board discussed the condition of the current pickleball nets, which were originally purchased as a temporary solution and are now worn out. The proposal includes one heavy-duty tennis net, two portable pickleball nets with frames on wheels, and two replacement nets. The Board agreed that an upgrade was needed and approved the proposal for \$1,740, with funds to come from the Park Development Fund.

On a Motion by Supervisor Milano, SECONDED by Supervisor Thomas WITH ALL IN FAVOR, the Board approved the **Proposal from Lawson Courts for Heavy Duty Tennis Net, Portable Pickleball Net Deluxe systems and 2 Replacement Nets for \$1,740.00** for the Ballantrae Community Development District.

I. Consideration & Discussion of Proposal – Vilo Fence – Post Caps - \$643.48

The Board discussed the condition of the existing post caps, noting peeling paint and rust issues. It was agreed to defer this proposal and bring it back for consideration in October.

J. Consideration & Discussion of Proposal – Sign-A-Rama - Pool Signage - \$214.00

The Board determined that discussion was not necessary and approved the proposal.

On a Motion by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Proposal – Sign-A-Rama - Pool Signage - \$214.00** for the Ballantrae Community Development District.

K. Consideration & Discussion of Proposal – All State – Repaint Two Monuments - \$13,275

The Board decided to defer this proposal and revisit it in October.

L. Consideration for Approval Scope for Restroom Renovations

The Board reviewed and discussed the scope of work for restroom renovations, including faucet options and upgrades. A Motion was made and approved to accept the scope, with proposals to be brought back at a later date for consideration.

On a Motion by Supervisor Milano, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Scope for Restroom Renovations** for the Ballantrae Community Development District.

M. Consideration & Discussion of Proposal GK Electric Surge Protector - \$905.00

The Board discussed the proposal for a surge protector for the building. A Motion was made and approved.

On a Motion by Supervisor Thomas, SECONDED by Supervisor Milano WITH ALL IN FAVOR, the Board approved the **Proposal GK Electrical Solutions, Inc. Surge Protector for \$905.00** for the Ballantrae Community Development District.

N. Consideration & Discussion of Proposal Polson Painting Building - \$3,900

The Board reviewed the proposal and decided to obtain additional proposals before making a decision.

O. Consideration & Discussion of Shed Ramp Replacement Materials \$456.01

The Board discussed the proposal and agreed the expense would be funded from the reserve fund. A Motion was made and approved.

On a Motion by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Purchase of Shed Ramp Replacement Materials \$456.01** for the Ballantrae Community Development District.

P. Consideration & Discussion of Proposal Pulexa for Repair of Crack - \$13,900

The Board discussed the proposal and noted that the \$13,900 estimate reflects a full replacement. With \$28,210 available in reserves, the Board directed staff to obtain additional estimates for repair-only options and tabled the item until the next meeting.

Q. Ballantrae Maintenance Report

The Board reviewed the Ballantrae maintenance report. Concerns were raised about painting work on walls, noting issues with cracks left unrepaired, inconsistent finishes, and reports that residents were asked to paint sections themselves. The Board agreed to review the contract and follow up with the contractor to address deficiencies and ensure proper remediation.

VII. Other Items to be Introduced

A. Ratifications

The Board reviewed two ratifications: Bandu LLC – Splash Pad Bearings (\$4,959.69) and Bandu LLC – Eight Cartridge Filters for the Splash Pad (\$1,880.96). Both items had already been completed, and the Board approved a Motion to ratify.

On a Motion by Supervisor Thomas, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved ratification of the **Bandu LLC for Splash Pad Bearings for \$4,959.69 and Bandu LLC for 8 Cartridge Filter for Splash Pad for \$1,880.96** for the Ballantrae Community Development District.

❖ **Bandu LLC – Splash Pad Bearings - \$4,959.69**

This ratification was discussed together with the ratification of Bandu LLC– 8 Cartridge Filter for Splash Pad - \$1,880.96 and approved by the Board.

❖ **Bandu LLC– 8 Cartridge Filter for Splash Pad - \$1,880.96**

This ratification was discussed together with the ratification of Bandu LLC – Splash Pad Bearings - \$4,959.69 and approved by the Board.

B. Discussion of Salary Increase for On Sight Employees

This item was not discussed during the meeting.

C. Discussion of Manda's Minnows – 39 Clients - 5 Residents

Schedule Monday – Thursday: 8:15 am to 1:00 pm and 3:00 pm to 6:00 pm

This agenda item was taken out of order and discussed during the open floor for audience comments at the beginning of the meeting.

The Board returned to continue discussion of this item. The following conditions were noted: resident status must be tracked more accurately; lesson fees must resume; current hours may remain in place; a monthly report is required by the 5th of each month detailing participant names, fees collected, and lesson hours; and the contract will continue on an end-of-year (EOY) basis through December 31, 2025.

On a Motion by Supervisor Giacobbe, SECONDED by Supervisor Miller WITH ALL IN FAVOR, the Board approved the **Contract with Mandas Minnows until December 31, 2025 (Non-Renewable)** for the Ballantrae Community Development District.

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

There were no audience comments for new business.

IX. Supervisor Requests

Ms. Thibault informed the Board about the pool chemical service contract from PoolSure, noting a proposed rate increase of \$120.46 per month. She explained that the contract documents provided were incorrect and would need to be resent. The Board discussed whether to approve the increase and considered the option of seeking additional bids from

other vendors, provided they match the current scope of services. Ultimately, the Board decided to hold off on approving the increase until District Counsel reviews the contract and additional proposals can be obtained.

Following this, a Supervisor raised a concern regarding the keypad code at the clubhouse door, noting that it had not yet been changed as expected. After discussion, the Board approved a Motion to purchase and install a new lock for the door at a cost not to exceed \$300.

On a Motion by Supervisor Giacobbe, SECONDED by Supervisor Thomas WITH ALL IN FAVOR, the Board approved the **Purchase of a New Lock for the Door (NTE \$300)** for the Ballantrae Community Development District.

X. Adjournment

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

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

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on **September 18, 2025.**

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

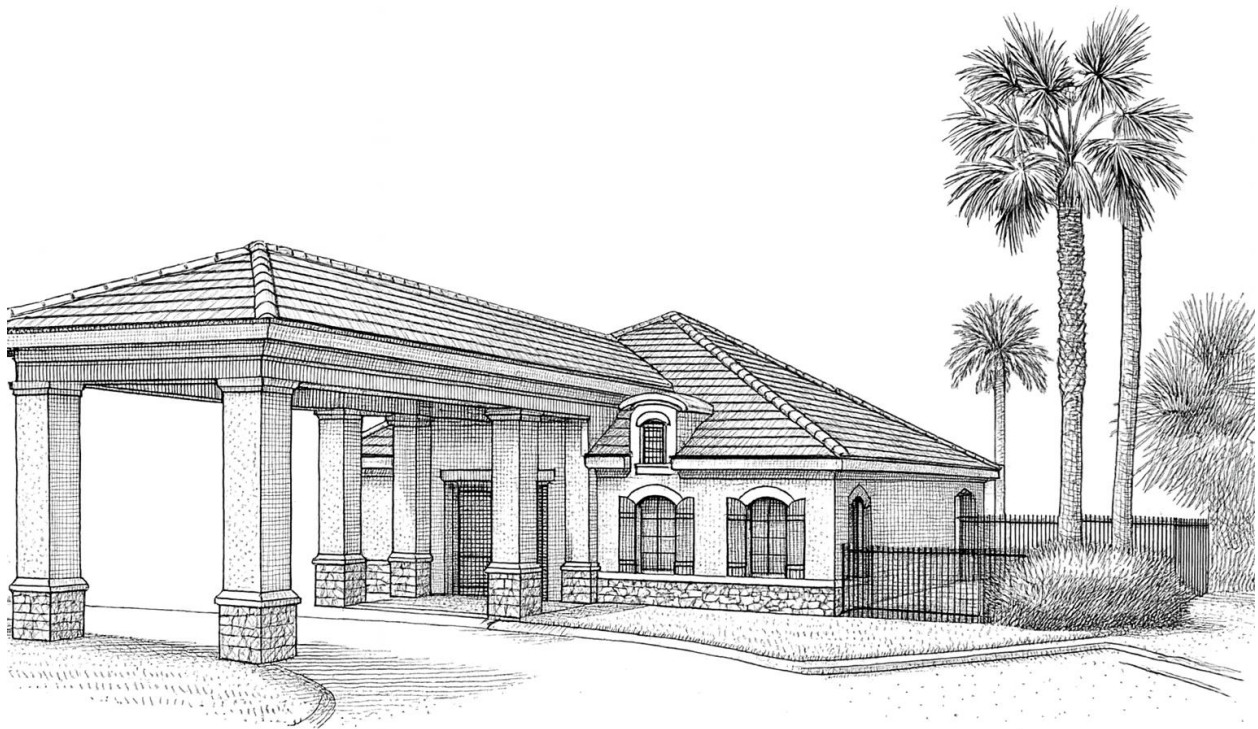
Printed Name ☐ Chairman ☐ Vice Chairman

Following is the Summary of the Approved Proposals per the Board of Supervisors Request:

- Steadfast proposal for Annuals – Durango Marigolds - \$7,920.00
- Steadfast proposal for Valve 23 Replacement - \$650
- Concrete Pour For Three Pads for the Benches with proposals NTE \$2,200 each
- FL Air Heating & Cooling for HVAC Equipment - 5 Ton Air Conditioner Rheem 13.8 SEER2 R454B for \$10,983.00 and
- Complete New 5 Ton Commercial Flex Duct System for \$10,327.00, total of \$21,310
- Florida Patio Furniture for the New Aluminum Tops for Patio Tablets for \$3,502.00
- Tactical Pressure Washing & Paver Sealing for \$14,368.75 and for it to be funded from the Parks Development Fund
- DCSI to Add an Emergency Pull Station to Release the Front Gate for \$579.00
- Lithonia Lighting LED Emergency Lighting for \$410.16
- Lawson Courts for Heavy Duty Tennis Net, Portable Pickleball Net Deluxe systems and 2 Replacement Nets for \$1,740.00
- Sign-A-Rama - Pool Signage - \$214.00
- GK Electrical Solutions, Inc. Surge Protector for \$905.00
- Purchase of Shed Ramp Replacement Materials \$456.01
- Bandu LLC for Splash Pad Bearings for \$4,959.69 and Bandu LLC for 8 Cartridge Filter for Splash Pad for \$1,880.96
- Purchase of a New Lock for the Door (NTE \$300)

EXHIBIT 15

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
July 31, 2025**

Ballantrae CDD
Balance Sheet
July 31, 2025

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 320,712	\$ -	\$ -	\$ 320,712
3 CASH - OPERATING ACCTS-RESTRICTED	22,147	-	-	22,147
4 CASH - OPERATING SOUTHSTATE	90,658	-	-	90,658
5 CASH - DEBIT CARD BU	1,092	-	-	1,092
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	-	-	179,859	179,859
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	\$ 555,858	\$ 2,383,073	\$ 431,579	\$ 3,370,510
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 88,854	\$ -	\$ -	\$ 88,854
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	-	-	431,579	431,579
35 UNASSIGNED	418,363	-	-	418,363
36 TOTAL LIABILITIES & FUND BALANCE	\$ 555,858	\$ 2,383,073	\$ 431,579	\$ 3,370,510

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1 O&M REVENUES:					
2 LANDOWNER ASSESMENTS (NET)	\$ 1,024,660	\$ 1,024,660	\$ 1,027,711	\$ 3,051	100%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	45,000	-	-	-	0%
5 OTHER INCOME	-	-	18,961	18,961	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7 O&M TOTAL REVENUES:	1,069,660	1,024,660	1,046,672	22,012	98%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
1 SUPERVISOR STIPENDS	14,000	11,667	10,600	1,067	76%
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	45,833	46,865	(1,032)	85%
7 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
8 ACCOUNTING SERVICES	-	-	-	-	0%
9 DISTRICT ENGINEER	16,000	13,333	15,931	(2,597)	100%
10 DISTRICT COUNSEL	10,000	8,333	6,377	1,956	64%
11 ANNUAL FINANCIAL AUDIT	4,400	3,667	-	3,667	0%
12 DISCLOSURE REPORT	-	-	-	-	0%
13 TRUSTEES FEES	4,256	3,547	3,505	42	82%
14 PROPERTY APPRAISER FEE	150	150	150	-	100%
15 LEGAL ADVERTISING	1,500	1,250	289	961	19%
16 ARBITRAGE REBATE CALCULATION	475	396	-	396	0%
17 DUES, LISCENSES AND FEES	1,200	1,000	2,094	(1,094)	174%
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	94,600	99,274	(4,674)	88%

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
22 INSURANCE		-	-	-	
23 GERNERAL LIABILITY	4,603	4,603	3,830	773	83%
24 PROPERTY CASUALTY	25,512	25,512	24,872	640	97%
25 INSURANCE TOTAL	30,115	30,115	28,702	1,413	95%
26 UTILITY SERVICES					
27 ELECTRIC UTILITY SERVICES	39,000	32,500	25,221	7,279	65%
28 ELECTRIC UTILITY - RECREATION FACILITIES	19,000	15,833	15,327	506	81%
29 ELECTRIC STREET LIGHTING	120,000	100,000	97,183	2,817	81%
30 UTILITY - WATER - CLUBHOUSE & POOLS	12,000	10,000	18,232	(8,232)	152%
31 STORMWATER ASSESSMENT	2,200	1,833	-	1,833	0%
32 UTILITY SERVICES SUBTOTAL	192,200	160,167	155,963	4,204	81%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	31,730	31,732	(2)	83%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	14,000	14,000	-	83%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	2,917	1,200	1,717	34%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,250	-	1,250	0%
50 LAKE/POND REPAIRS	-	-	-	-	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	4,167	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	144,240	120,200	168,097	(47,897)	117%
53 LANDSCAPE - SECONDARY CONTRACTS	41,380	34,483	21,790	12,693	53%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	11,667	5,378	6,289	38%
55 REPLACE PLANTS, MULCH & TREES	15,000	12,500	46,750	(34,250)	312%
56 SOD & SEED REPLACEMENT	10,000	8,333	-	8,333	0%
57 EXTRA MOWINGS DURING RAINY SEASON	2,500	2,083	-	2,083	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	10,000	1,580	8,420	13%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	303,996	253,330	290,526	(37,196)	96%

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
61 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
62 ENTRY & WALLS MAINTENANCE	2,000	1,667	-	1,667	0%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	833	435	398	44%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,250	-	1,250	0%
65 EMPLOYEE - SALARIES	147,000	122,500	125,668	(3,168)	85%
66 EMPLOYEE - P/R TAXES	12,751	10,626	9,876	750	77%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	3,252	1,368	70%
68 PAYROLL PROCESSING FEES	1,900	1,583	1,770	(187)	93%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	12,000	10,810	1,190	75%
70 MILEAGE	1,000	833	-	833	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	186,171	155,913	151,811	4,102	82%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	10,000	15,314	(5,314)	128%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	3,500	4,242	(742)	101%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	833	7,420	(6,587)	742%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	23,072	19,227	23,466	(4,239)	102%
79 POOL PERMITS	750	750	705	45	94%
80 SEASONAL LIGHTING	14,000	14,000	13,250	750	95%
81 PEST CONTROL	520	520	95	425	18%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	8,333	2,982	5,351	30%
85 PART-TIME LAW ENFORCEMENT DETAILS	50,000	41,667	19,668	21,999	39%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	19,583	8,867	10,716	38%
87 EMPLOYEE P/R TAXES	2,000	1,667	-	1,667	0%
88 EMPLOYEE WORKER'S COMP	1,300	1,083	-	1,083	0%
89 VIDEO SURVEILLANCE	-	-	-	-	0%
90 CLUBHOUSE & SAFETY & SECURITY	142,342	121,163	96,010	25,154	67%

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
101 O&M CONTINGENCY & CAPITAL PROJECTS					
102 O&M CONTINGENCY	5,000	4,167	21,165	(16,998)	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	4,167	21,165	(16,998)	423%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	972,229	819,454	843,451	(23,997)	87%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	97,432	205,207	203,222	(1,985)	209%
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	819,454	843,451	(23,997)	79%
117 NET CHANGE IN FUND BALANCE	-	205,207	203,221	(1,985)	0%
118 NET CHANGE IN FUND BALANCE	-	205,207	203,221	(1,985)	0%
119 BEGINNING FUND BALANCE GENERAL FUND			209,921		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			413,142		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 413,142	\$ -	

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

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE				
3 ASSET RESERVE	\$ -	\$ -	\$ 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	81,193	(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 July 31, 2025

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 556,611	\$ 558,263	\$ 1,652
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	14,964	14,964
6 TOTAL REVENUE	556,611	556,611	573,227	16,616
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	5,588	(52)
7 OTHER FINANCING SOURCES				
8 TRANSFER-IN	-	-	-	-
9 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
10 NET CHANGE IN FUND BALANCE	5,640	5,640	5,588	(52)
11 FUND BALANCE - BEGINNING	-	-	425,990	425,990
12 FUND BALANCE - ENDING	\$ 5,640	\$ 5,640	\$ 431,579	\$ 425,939

Ballantrae CDD
Bank Reconciliation
July 31, 2025

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 356,573.73
Less: Outstanding Checks	(13,714.10)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 342,859.63</u></u>
Beginning Cash Balance Per Books	\$ 440,990.77
Deposits / Transfer	129.99
Cash Disbursements	(98,261.13)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 342,859.63</u></u>

BALLANTRAE CDD
Check Register
FY2025

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

BALLANTRAE CDD
Check Register
FY2025

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

BALLANTRAE CDD
Check Register
FY2025

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

BALLANTRAE CDD

Check Register FY2025

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

BALLANTRAE CDD
Check Register
FY2025

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

BALLANTRAE CDD

Check Register FY2025

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

BALLANTRAE CDD
Check Register
FY2025

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

BALLANTRAE CDD

Check Register FY2025

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

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
5/30/25	45,807.00	Engage PEO	PR		6,307.45	453,958.84
5/31/25				88.11	134,089.42	453,958.84
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
7/1/25	2649	Anchor Stone Management, LLC	Temp on site Manager		2,125.00	438,865.77
7/1/25	7/1/25	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	438,465.77
7/2/25	7/2/25	DCSI, Inc	Reference: Access system is not working at front gate properly..		305.00	438,160.77
7/2/25	7/2/25	DCSI, Inc	: Access system fobs		399.00	437,761.77
7/2/25	7/2/25	DCSI, Inc	Printer Maintenance		290.00	437,471.77
7/2/25	7/2/25	DCSI, Inc	Straiton pool reader		169.00	437,302.77
7/2/25	7/2/25	DCSI, Inc	Check cameras not working		319.99	436,982.78
7/2/25	2651	Pasco County Tax Collector-Mike Fasano	Postage		244.14	436,738.64
7/2/25	2650	Straley Robin Vericker	For Professional Services Rendered Through May 31, 2025.		2,536.00	434,202.64

BALLANTRAE CDD
Check Register
FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
7/7/25	7/7/25	Amazon	New Computer for Clubhouse		266.05	433,936.59
7/11/25	7/11/25	Engage PEO	PR		7,511.23	426,425.36
7/15/25	2652	Anchor Stone Management, LLC			2,429.97	423,995.39
7/15/25	160	Sophia McGregor	Payroll		795.55	423,199.84
7/16/25	2653	Yellowstone Landscape Inc	Landscaping		41,557.75	381,642.09
7/23/25	7/23/25	Pasco County Utilities Services Branch	0 Ayshire Blvd - 5/16/25-6/15/25		10.60	381,631.49
7/23/25	7/23/25	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 5/16-6/15/25		2,479.46	379,152.03
7/24/25	7/24/25	Bright House Networks	17611 MENTMORE Blvd Clubhouse July		25.00	379,127.03
7/25/25	2654	Bandu LLC	Pool Pump		5,611.90	373,515.13
7/25/25	2655	DCSI, Inc	New access system		5,362.50	368,152.63
7/25/25	2656	Cooper Pools Inc	Main Drain recertification		1,485.00	366,667.63
7/25/25	2657	Naturzone Pest Control	Monthly pest control		95.00	366,572.63
7/25/25	2658	GK Electrical Solutions Inc	Electrical work		975.00	365,597.63
7/25/25	7/25/25	Engage PEO	PR		6,424.25	359,173.38
7/25/25	161	Sophia McGregor	Payroll		795.55	358,377.83
7/28/25	2659	Anchor Stone Management, LLC	Temp on site Manager		1,975.00	356,402.83
7/28/25	7/28/25	Duke Energy	3643 Duke Firth St 6/2-7/2/25		30.80	356,372.03
7/28/25	7/28/25	Duke Energy	17650 Ayrshire Blvd 6/2-7/2/25		31.35	356,340.68
7/28/25	7/28/25	Duke Energy	Reference: 17700 Glenapp Dr 6/2-7/2/5		39.95	356,300.73
7/28/25	7/28/02	Duke Energy	17626 Glenapp Dr 6/2-7/2/25		85.70	356,215.03
7/28/25	7/28/25	Duke Energy	3542 BALLANTRAE BLVD. 6/2-7/2/25		96.54	356,118.49
7/28/25	7/28/25	Duke Energy	3351 Downan Point Dr 6/2-7/2/25		101.22	356,017.27
7/28/25	7/28/25	Duke Energy	2500 Ballantrae Blvd 6/2-7/2/25		153.08	355,864.19
7/28/25	7/28/25	Duke Energy	2131 Ballantrae Blvd 6/2-7/2/25		162.58	355,701.61
7/28/25	7/28/25	Duke Energy	172524 Hugh Ln 6/2-7/2/25		301.76	355,399.85
7/28/25	7/28/25	Duke Energy	2800 Ballantrae Blvd 6/2-7/2/25		1,205.80	354,194.05
7/28/25	7/28/25	Duke Energy	Reference: 17611 Mentmore Blvd 6/2-7/2/25		1,333.08	352,860.97
7/28/25	7/28/25	Duke Energy	Reference: 17835 State Road 54 6/2-7/2/25		9,694.14	343,166.83
7/28/25	7/28/25	Duke Energy	3633 Duke 5th St. 6/2-7/2/25		37.19	343,129.64
7/29/25			Deposit	129.99		343,259.63
7/31/25	7/31/25	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	342,859.63
7/31/25				129.99	98,261.13	342,859.63



Ballantrae
Community Development District