



ADVANCED MEETING PACKAGE

REGULAR MEETING

DATE / TIME:

Thursday, October 16, 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, October 16, 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, October 16, 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. Steadfast Environmental Report

1. Conservation Area Inspection Report [EXHIBIT 1](#)
2. Waterway Inspection Report [EXHIBIT 2](#)
3. Presentation of Waterway Treatment Report [EXHIBIT 3](#)

B. Steadfast Maintenance Division

1. Presentation & Discussion of Maintenance Report *(to be distributed)* [EXHIBIT 4](#)
2. Consideration of Steadfast Proposal for Installation of Mulch - \$21,000 [EXHIBIT 5](#)

C. Stantec – Project Manager Greg Woodcock

1. Presentation of Rock Wall Depiction [EXHIBIT 6](#)
2. Consideration of Steadfast Proposal for Rock Wall Removal & Play Panel Install - \$2,948.74 [EXHIBIT 7](#)
3. Consideration of Stantec Change Order – Increase Total Budget to \$26,000 [EXHIBIT 8](#)

D. Amenity Management Team

1. Presentation of Amenity Management Team Report [EXHIBIT 9.1](#)
2. Consideration of Proposal: Master Key Locks - \$1,412.14 less tax - \$1,373.89 [EXHIBIT 9.2](#)
3. Consideration of Proposals for Basketball Resurface
 - ❖ Lawson Courts - \$19,000 [EXHIBIT 10](#)
 - ❖ Courtworks - \$28,149.10 [EXHIBIT 11](#)
4. Consideration of Proposals for Tennis Court Repair & Surface
 - ❖ Courtworks - \$41,861 [EXHIBIT 12](#)
 - ❖ Lawson Courts - \$30,000 [EXHIBIT 13](#)
5. Consideration of Revised Proposal for Aquasol dba Poolsure: Summer - \$1,957.39 mo. & Winter - \$1,174.43 mo. [EXHIBIT 14](#)
6. Consideration of Painting Proposals for Clubhouse [EXHIBIT 15](#)
 - ❖ DBA Elite Painting & General Contractor Services \$25,770 [EXHIBIT 16](#)
 - ❖ Polson Painting - \$3,900 [EXHIBIT 17](#)
7. Consideration of Painting Proposals for Painting Frint Entrance
 - ❖ Polson Painting - \$8,985 [EXHIBIT 18](#)
 - ❖ All State Painting - \$13,275 [EXHIBIT 19](#)
 - ❖ DBA Elite Painting & General Contractor Services \$14,200 [EXHIBIT 20](#)
8. Discussion of Pool Monitor Hours

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held September 18, 2025 [EXHIBIT 21](#)
2. Consideration for Acceptance: Minutes of the Emergency Meeting of Board of Supervisors Held September 04, 2025 [EXHIBIT 22](#)
3. Consideration for Approval: The August 2025 Unaudited Financial Statements [EXHIBIT 23](#)

V. Other Items to Be Introduced

1. Consideration of Proposals:

❖ Fast Signs – 30 Alligator Warning Signs & Posts - \$1,203.30

[EXHIBIT 24.1](#)

❖ Signarama – 30 Customized Signs & Posts - \$2,212.80

[EXHIBIT 24.2](#)

2. Consideration of Proposal: Florida Patio Furniture - \$2,645

[EXHIBIT 25](#)

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD Conservation Areas

Inspection Date:

10/9/2025 12:54 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Small sections of nuisance re-growth (mostly Caesarweed) are appearing. A full day of conservation work is scheduled for later in the month.

<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:

The buffer zone is mostly free of invasives. Any present will be addressed during and 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:	

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Mixed conditions across the buffer zones. Most areas with nuisance growth contain cogon grass, which is very easily controlled with herbicides. These areas will be addressed during an upcoming maintenance event. Clearer areas will be inspected and spot treated.

<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
	Hydrilla	Slender Spikerush	Other:

SITE: 4

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Most of the nuisance growth present is dog fennel, another invasive easily controlled with standard herbicides. This area will also be addressed during this month's conservation treatments.

<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
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Buffer zones contain Caesarweed. Technicians will address this during an upcoming maintenance event. Brazilian peppers are present deeper in the conservation.

<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: 9

Condition: Excellent ✓ Great Good Poor Mixed Condition Improving



Comments:

Very minimal nuisance growth in the buffer zones. Technicians will inspect and spot treat during the conservation work.

<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: 10

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very minimal nuisance growth in the buffer zones. Technicians will inspect and spot treat during the conservation work.

<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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 14

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

The buffer zone is very well defined, but contains cogon grass. As with other areas, this one will be treated later in the month.

<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
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 15

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

The small wetland inside the conservation looks great and is full of beneficial plants. The buffer needs some work cutting back dog fennel. A technician will address this during the conservation treatment day.

<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:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

Apologies, I changed my route last minute and lost count of how many areas were on the list.

<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



The end of growing season is upon us. Technicians will soon be taking advantage of reduced vegetation growth rates by applying more preventative products in ponds and conservation buffers. One heavy round of these products and topical herbicides is set for the end of the month to begin clearing the buffers of nuisance growth. This plus routine inspections and spot treatments should leave the areas mostly dormant throughout the winter.

Currently, most conservations are in fair shape and only need minor treatment. Most of the larger invasives (cattails, primrose) have been cleared by previous treatments leaving only smaller, more easily-controlled plants.

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:

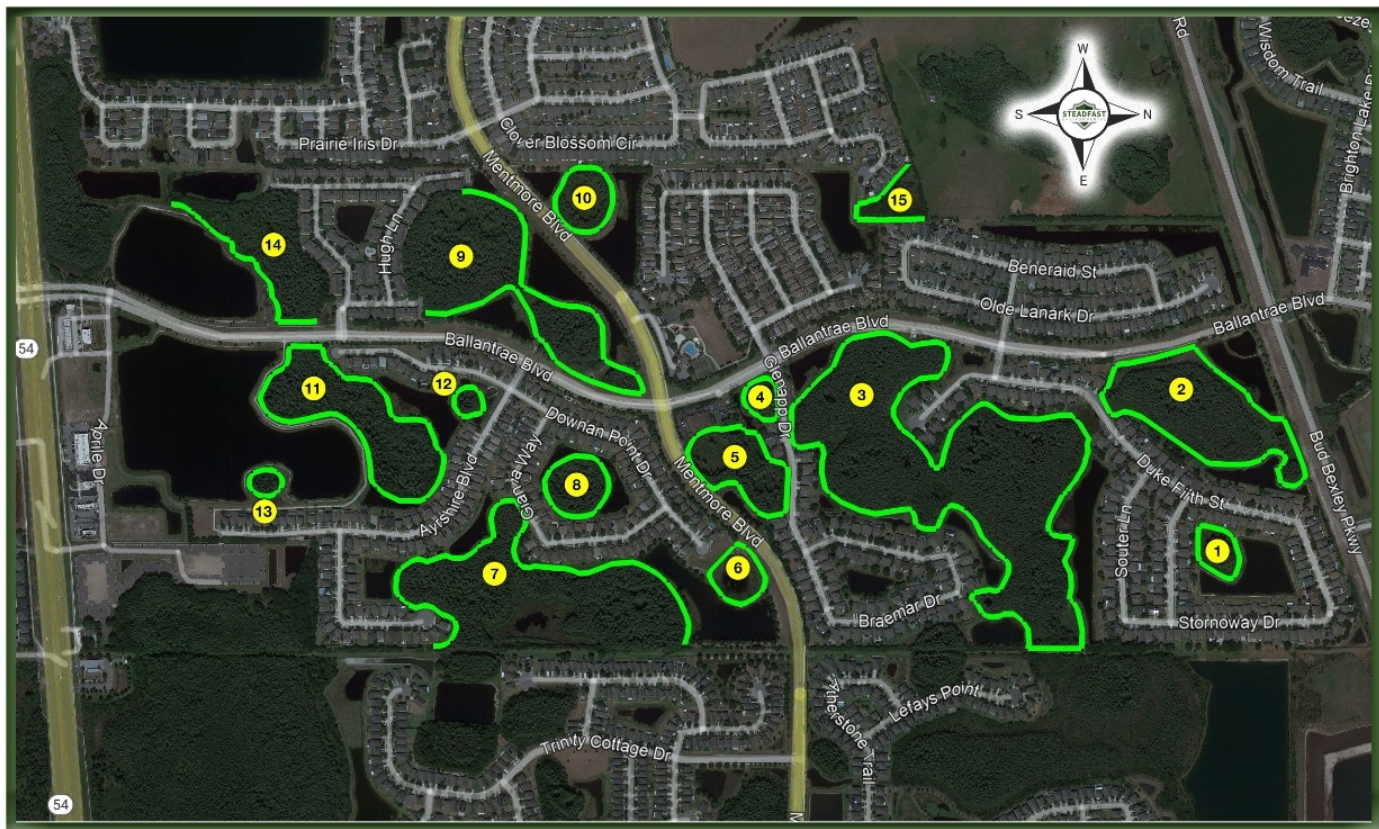


EXHIBIT 2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD Aquatics

Inspection Date:

10/9/2025 12:04 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Minimal filamentous algae growth. Most of it appears to have been pushed underwater by rain. If decay does not progress naturally, a technician will treat. No nuisance grass observed.

Please note: All photos on today's report will be low -profile. Overhead shots were obscured due to atmospheric interference.

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

SITE: 4

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

The water in this pond is clearer than usual, which has allowed more sunlight to penetrate and feed vegetative and algal growth. Technicians will begin a regiment of herbicide and algaecide mixes designed to target bottom-dwelling growth. Any small patches of shoreline weeds will also be addressed.

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

Inspection Report

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Minor nuisance grasses present on the shorelines. Technicians are possibly being over-cautious about treating them due to the abundance of natives also in the pond. Carefully targeted treatments will be done as to not harm the natives. No algae observed.

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

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond has greatly improved in the last few months. Most of the submerged vegetation has cleared and any remaining is decaying. The same goes for algae. Technicians will continue to monitor and treat as needed.

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

Inspection Report

SITE: 7

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

SITE: 8

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



Comments:

Small patches of nuisance grasses are present amid beneficial plants. Targeted treatments like those listed above are being applied and will continue until nuisance growth is fully controlled. No algae observed.

<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:

Most of the nuisance grasses are contained to the littoral shelf. Once water levels drop and access to it is better, technicians will begin spraying this area.
No algae observed.

<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: 10

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

Inspection Report

SITE: 11

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Certain species of submerged vegetation and algae like to cling to beneficial plants. This is happening in sections of this pond. Products designed for submerged growth will be applied that will not harm the beneficials.

<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: 12

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>	☒ 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



80

Summer may be officially over, but growing season will still be here for a few weeks. Daily temperatures in the 80's and sudden rain events brought on by late season hurricanes will continue to fuel vegetative and algal growth. An array of herbicides and algaecides are always available should rapid growth occur after a large rain event.

This time of year, technicians are extra vigilant of ensuring drainage and outflow structures are free of debris as to not impede function should a storm hit.

Most ponds were in good or better condition during today's inspection. Algae and nuisance grasses are minimal and can be easily controlled with regiment of algaecides and herbicides. Submerged vegetation will be a higher priority moving forward. Most notes from technicians mention previously applying treatments for them, thus more product will be ordered to meet requirements.

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



Daily Logs List

Sep 4, 2025

Job: SE1033 Ballantree CDD Aquatics

Title: Site Check

Added By: Matt Goldrick

Log Notes:

Pond 12 - Most trash is caught in beneficial plants offshore. Any other within reach will be removed. The retaining wall has slightly sunk. Repairs can be done, but no immediate action needed.

Pond 26 - The area requesting to be mowed is too tight for equipment. Will pass to maintenance for input

Pond 28 - Erosion has worsened. Repair recommended.

Weather Conditions:

Partly cloudy with isolated storms

Thu, Sep 4, 2025, 12:01 PM



90°F

74°F

Wind: 6 mph

Humidity: 92%

Total Precip: 0.03"

Attachments: 8





Printed: Oct 9, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 5, 2025

Job: SE1033 Ballantree CDD Aquatics

Title:

Added By: Richard Perez

Log Notes:

treated ponds 15,36,26,31 for alge and ponds 12,13,15,14,18,16,36,19,20,22,26,31 were treated for grasses and pick up trash, check the airraders in pond 4 and all 3 were working

Weather Conditions:

Partly cloudy with scattered storms

Fri, Sep 5, 2025, 1:30 PM

 Partly cloudy with scattered storms

92°F

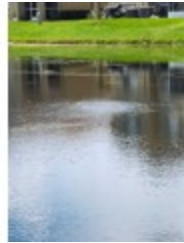
Wind: 10 mph

74°F

Humidity: 93%

Total Precip: 0.41"

Attachments: 13





Printed: Oct 9, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 12, 2025

Job: SE1033 Ballantree CDD Aquatics**Title:****Added By:** Richard Perez**Log Notes:**

treated ponds 22,9,10,6,4,26 for alge and ponds 22,23,9,10,6,8,7,4,3,5,2,1,33,32,31,26,25 were treated for grasses

Weather Conditions:

Partly cloudy with showers

Fri, Sep 12, 2025, 12:00 AM

**86°F****71°F**

Wind: 8 mph

Humidity: 90%

Total Precip: 0"

Attachments: 6



Daily Logs List

Sep 19, 2025

Job: SE1033 Ballantree CDD Aquatics

Title:

Added By: Richard Perez

Log Notes:

treated ponds 19,15,12, for alge and ponds 33,35,32,2,22,21,20,18,19,36,37,17,16,14,15,13,12,24,9 were treated for grasses

Weather Conditions:

Partly cloudy with fog

Fri, Sep 19, 2025, 1:37 PM



90°F

Wind: 10 mph

71°F

Humidity: 93%

Total Precip: 0"

Attachments: 12





Daily Logs List

Sep 26, 2025

Job: SE1033 Ballantree CDD Aquatics

Title:

Added By: Joshua Britto

Log Notes:

Pond 12, inspection and trash pulled

Pond 31, policed for trash

Pond 1, treated for grasses

Pond 33, treated beneficials for parasitic vines. (Climbing hempweed)

Pond 26, treated for heavy slender/algae mats

Pond 7, treated for minor algae

6,7,8,10 treated for minor grasses

Retouched con sites 9,13

Weather Conditions:

Partly cloudy with isolated storms

Fri, Sep 26, 2025, 1:09 PM



90°F

74°F

Wind: 8 mph

Humidity: 94%

Total Precip: 0.03"

Attachments:

19



EXHIBIT 4

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae
Community Development District

EXHIBIT 5

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 10/9/2025 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 installation of Coco brown mulch to all the landscape beds on the property. This excludes the newly planted juniper beds where the mulch is still good. Any bed weeds will be treated prior to the installation of the mulch.			
Coco Brown Mulch - bulk, per yard	350.00	60.00	21,000.00

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 21,000.00

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 6

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Height to Landing 9'
 Going up Rock wall openings

1. 3 1/2"
2. 11"
3. 10"
4. 10"
5. 9"

EXHIBIT 7

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

Breeze Home
Cell: +18135654663

Job Address:
17611 Mentmore Blvd.
Land O'Lakes, FL 34638

Print Date: 9-25-2025

Remove Rock Wall

Change Order ID: **CO-SCA04726-0004**

Items	Description	Price
Remove rock wall Playground Equipment	Remove rock wall and install scavenger hunt play board	\$2,948.74

Total Price: \$2,948.74



SCAVENGER HUNT

FIND THE HIDDEN OBJECTS



EXHIBIT 8

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 22 September 2025

"Stantec" Stantec Consulting Services, Inc.
Stantec Project # 238202060
20215 Cortez Blvd., Brooksville FL 34601 Ph: (352)
754-1240
email: greg.woodcock@stantec.com

Client Ballantrae Community Development District
Client Project # 238202060
255 Primera Blvd
Suite 160
Lake Mary, FL 32746
Ph: (407) 698-5350
email: BallantraePasco@AnchorStoneMgt.com

Project Name and Location: Ballantrae Community Development District, Florida

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

(DESCRIPTION)

Total fees this Change Order	\$10,000
Original Agreement Amount	\$16,000
Change Order Number 2025-1	\$10,000
Total Agreement	<u>\$26,000</u>

Effect on Schedule: None

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

Stantec Consulting Services, Inc.

Ballantrae Community Development District

Greg Woodcock, Project Manager
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

EXHIBIT 9.1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

BALLANTRAE MAINTENANCE REPORT
OCTOBER 2025
SUMMARY

1. DCSI action for proposal to install fail safe on Ballantrae Clubhouse Pool entrance. **COMPLETED.**
2. Illumination Holiday repairs to Clubhouse monument GEM lights. **PROGRESS**
3. Roof X R&R roof on Clubhouse and the Gazebo awaiting start date. **PROGRESS**
4. Sidewalk repairs throughout community. [5] areas. **PROPOSALS COMING**
5. Florida Patio Furniture replacement of tabletops ordered awaiting delivery. **PROGRESS**
6. Tennis Court R&R fencing. **PROPOSAL DETERMINATION**
7. Painting of interior of Clubhouse meeting room staff to do. **PROGRESS**
8. Suncoast Equipment awaiting John Deere return to schedule Kubota machine service.
9. Tactical Pressure Washing repair & reseal pavers at Straiton & Ballantrae Clubhouse pools clean Clubhouse sidewalks. **APPROVED WAITING ON ROOF**
10. Splash Pad cracks developing on surface. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
11. FL-Air Heating & Cooling R&R HVAC, Air Force One Heating & Cooling Systems. Unit & ductwork. **ADDITIONAL WORK FOUND REVISED PROPOSAL.**
12. GK Electric repair and upgrade grounding at Clubhouse. **PROGRESS**
13. Steadfast stuck irrigation valve on Ballantrae Blvd. **PROGRESS**
14. Ballantrae Community entrance monuments and planter's additional proposals to prepare and paint. **PROPOSAL SUBMITTED AWAITING SUPERVISORS**
15. Steadfast Landscaping Kevin Hiller issues raised by Supervisors and residents. **PROGRESS**
16. Steadfast repaired fence by splash pad equipment area. **PROGRESS**
17. Painting of Clubhouse exterior awaiting proposals. **PROPOSALS RECEIVED**
18. Prepare inventory of all CDD signs, missing, damaged, or unreadable. **PROGRESS**
19. Roof X contacted for proposal for roof tile replacement [6] Street Towers, Entrance Monuments Ballantrae Blvd., Gazebo Pavilion – Ayrshire. **PROGRESS**
20. Pasco Utilities contacted to replace 1 ½" caps missing on hydrant near Bud Bexley Parkway. **PROGRESS**

21. Florida Fountains & Equipment LLC has sent a proposal for \$3,950.00 to repair west fountain. **AWAITING SUPERVISOR APPROVAL**
22. Arrow Pest Control has submitted a proposal for service. **AWAITING SUPERVISOR APPROVAL**
23. Summit Fire & Security, cabinet key needed for extinguisher cabinet. **PROGRESS**
24. Steadfast Construction new playground installation progressing along. **PROGRESS**
25. Pasco Public works contacted regarding pothole Castleway & Cunningham. **PROGRESS**
26. Suncoast Rust Control Castleway & Cunningham rust stains appearing will be out too clean. **PROGRESS**
27. Island Landscape Lighting weekly inspection found lamps needing to be replaced. **PARTS ORDERED**
28. Duke Energy at Ballantrae Blvd & Kilbride Ave. in process of checking underground conduit sticking out and dirt pile left behind. **PROGRESS**
29. Ayrshire Blvd. 8' privacy PVC fence leaning. **PROGRESS CONTACTING VENDORS**
30. Staff unbolting metal benches to relocate around new play structure.
31. Dixie Safe and Lock contacted Joe Apple to re key all locks on property.
Sent Dixiesafe Joe pictures of existing locks.
Set up meeting with Dixiesafe for Thursday the 25th @1pm.
Dixiesafe on site to evaluate all locks in order to send us a proposal.
32. Addresses for residents on Lintower who are encroaching on CDD Property. **PROGRESS**
33. Steadfast Kevin and Garry drove property to go over what needs to be done next and plan for the future.
34. During property inspection Joe and I noticed 2-4x4's on our property. Address 2944 Lochcarron in the Town Homes. To be addressed in the October 16th Board Meeting.
35. Contacted Florida Patio in regard to getting proposal for 9- 18" table tops and 2-Umbrellas.
36. Sent E-Mail to Suncoast Rust about the condition of bot Castleway and Cunningham Curbs.
Suncoast rust will be out the 10th of October to clean curbing at Castleway and Cunningham Monuments. **PROGRESS**
37. Manda's Minnow's delivered monthly check.
38. Reached out to Db Painting for clarification on costs for Front Entrance and Clubhouse. Asked them to separate for each area.
39. Steadfast notified that Hollies at the Straiton Pool need to be cut back off of the roof.
40. Sent all proposals for the October 16th Board Meeting.

41. Ordered tile for Straiton Pool to replace cracked tile. **PROGRESS**

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.
- June 26, 2025, DCSI sent a proposal for the failsafe on Ballantrae Pool gate lock in the event of the access control panel malfunctions for \$579.00.
- August 16, 2025, Ballantrae Supervisors approve proposal. DCSI advised will schedule.
- September 16, 2025, DCSI advised parts on order for installing failsafe probably next week.
- September 26, 2025, DCSI installed safety exit switch. **COMPLETED**

2. June 16, 2025, Illumination Holiday Tim Gay will be out to check GEM LED Lighting on Ballantrae Park sign and Entrance Tower.

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

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

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

August 6, 2025, Illumination Holiday was contacted regarding repairs he is expected to get out within the next couple of weeks.

August 16, 2025, Illumination Holiday parts on order for Ballantrae Clubhouse sign. Entrance monument has been repaired wires were chewed through.

September 16, 2025, Illumination Holiday contacted awaiting delivery of metal track from Canada to complete repairs of Ballantrae Clubhouse sign.

September 25, 2025, Illumination Holiday Lighting finished work on Ballantrae Park Sign.
COMPLETED

3. June 17, 2025, Advise Joe O'Reilly of a roofing problem on clubhouse N.E. corner. Roof X was contacted {Neressa} for a response from a field super 813 590 1124 to come and make emergency repairs.

June 18, 2025, spoke with Brett at Roof X 863 838 0879 the earliest he can come out is Friday 6/20/2025, took photos of damaged area and forwarded to him.

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

June 25, 2025, Roof X sent over two proposals for temporary repairs to the Clubhouse roof and total replacement of Clubhouse roof and Gazebo roof to match.

Temporary Repairs Clubhouse \$12,000.00
Total Replacement Clubhouse & Gazebo \$63,900.00

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

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

July 7, 2025, Westfall Roofing sent proposal two proposals

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

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

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

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

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

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

August 16, 2025, Roof X contract sent to attorney review, color of new tile will be Eagle Bel Air 4743 Cocoa Range picked by Supervisors.

September 16, 2025, Roof X is reviewing contract should have signed for Supervisor meeting on September 18, 2025.

4. June 17, 2025, sidewalk on walkers path just before Straiton is cracked and lifting on several slabs contacting mason to get proposals to R&R. Contractors were contacted and requested to break up proposals into [5] areas.

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

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

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

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

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

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

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

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

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

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

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

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

September 5, 2025, E&E Construction Concrete Services Manny came to property to see work unable to stay will rescheduled.

September 29, 2025, E & E Construction on site to survey all side walks on property. Proposal to follow.

5. June 19, 2025, Table located by Ballantrae splash pad the glass tabletop was reported by a resident to be cracked. Checked tabletops are made of HD plastic not a hazard. Checked the remaining tables found several with cracks developing.

June 20, 2025, Florida Patio Furniture contacted Greg Rehorn 941 722 5643, for proposal of R&R [14] tabletops

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

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

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

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

August 26, 2025, Supervisors approved the replacement of tops to metal Style B, Mayan, vendor advised ordering for drop shipment.

September 22, 2025, Florida Patio was contacted for a delivery date. Response was October 10th.

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

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

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

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

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

7. June 22, 2025, Clubhouse meeting room and lavatories need painting along with ceiling in meeting room needs to be repaired. **PROGRESS**

September 18, 2025, Board approved the painting of the rental room. Brilliant white Sherwin Williams pure white , satin, #7005.

8. July 7, 2025, Sun Coast Equipment contacted Rich regarding servicing of Kubota, will prepare proposal to give to Supervisors. It was advised that service is recommended every 200 hours our machine has over 700 hours without being serviced by the dealer. **COMPLETED**

July 10, 2025, proposal received for \$1,802.11

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

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

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

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

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

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

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

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

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

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

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

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

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

Tactical Pressure Washing & Paver Sealer Proposal Total	
Ballantrae Clubhouse Pool	\$7,318.75
Straiton Pool	\$6,300.00
Sidewalk Cleaning Parking Lot	\$750.00
Total	\$14,368.75

August 26, 2025, Tactical Pressure Washing & Paver Sealer proposal was approved by Supervisors. Waiting on Roof Repairs prior to scheduling work.

10. July 9, 2025, Splash pad cracks start to form on the edge of rubber base.

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

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

August 19, 2025, Vermana has sent over [2] options for repair to splash pad surface and to replace entire surface.

Repair \$11,200.00
Resurface \$25,300.00

August 19, 2025, Pulexa has provided a proposal to repair and resurface splash pad.

Repair \$13,900.00
Resurface \$28,000.00 **TABLED UNTLL WINTER**

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

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

July 18, 2025, FL-Air Heating & Cooling maintenance proposal sent back scheduled service on Clubhouse unit for July 31, 2025. New Vendor Packet sent to the office.

July 31, 2025, FL-Air Heating & Cooling serviced HVAC system at Ballantrae Clubhouse. They prepared a detailed report for the Supervisors review and immediate action. Pictures were taken of the lack of maintenance and report made. Unit is operating as it should at this time.

FL-Air Heating & Cooling prepared a proposal for the R&R of both the Air Handler, Condenser, Duct work [2 options metal & fiber duct]

5-ton Rheem replacement unit & condenser \$10,983.00
5-ton R&R complete commercial flex duct system and re-install \$10,327.00
Install attic stairs in meeting room to gain access. \$1,799.00

Option #2 to upgrade duct system to avoid future issues with duct as written in report.
5-ton R&R complete commercial metal duct system \$23,456.00

Total Cost if duct work is replaced with same duct material \$23,109.00
Total Cost if upgraded duct work is installed \$36,238.00

August 15, 2025, Air Force One Heating & Cooling 813 972 9449 contacted for proposal to R&R 5-ton unit and duct work with access to ceiling. They will be out on August 19, 2025.

August 26, 2025, FL-Air Heating & Cooling proposal approved by Supervisors for \$21, 310.00, vendor advised.

September 2, 2025, FL-Air Heating & Cooling was able to make access to area above ceiling and did inspection of duct work it was found that there were additional supply and return trunks not taken into account for original proposal. The new proposal is \$14,327.00 to R&R duct work an increase of \$4,000.00 bringing total to 25, 310.00 for entire HVAC replacement. Board approved the additional \$4,000 to move the project for a start date. **Waiting on Cooler Weather**

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

July 24, 2025, GK Electric contacted he is going to send a proposal reconnect [2] grounding rods with a new ground wire and update the surge protector. Proposal to follow for next Supervisors meeting.

August 4, 2025, GK Electric has sent a proposal to address grounding concerns at Ballantrae Clubhouse for \$905.00.

August 26, 2025, Supervisors approved proposal, vendor advised will be out week of 09/15/2025

September 16, 2025, GK Electric will be out this week to make repairs. **COMPLETED**

13. July 26, 2025, contacted Steadfast Irrigation Yovani regarding a stuck valve on Ballantrae Blvd. & Mentmore. Spoke with Yovani of Steadfast who asked me to turn off the wells. They will be out Monday July 28, 2025, to address the situation.

August 18, 2025, Steadfast submitted proposal to R&R valve. NTE \$650.00

August 26, 2025, Supervisors approved repair proposal, vendor advised.

September 16, 2025, Steadfast contacted regarding valve repair they were awaiting rewritten proposal for warranty on work. May complete work this week. **COMPLETED**

14. 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
Elite Painting	\$14,200.00

August 26, 2025, Additional proposals were requested.

August 27, 2025, Elite Painting & Gen4eral Contracting came out will send over proposal.

September 8, 2025, Elite Painting & General Contracting sent proposal for \$14,200.00

15. 07/29/2025, Steadfast Jason Combee scheduled meeting for August 1, 2025 @ 1:00 PM to go over concerns around property.

August 01, 2025, meeting scheduled with Steadfast Jason Combee to go over concerns around property he was a no call no show.

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

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

August 28, 2025, Steadfast Landscaping Chris Wallen switched out property account manager with Kevin Hiller. Property was gone through, and Kevin & Chris were brought up to speed as to concerns. Kevin Hiller will be out riding property with Facility Manager Garry Kubler next week.

September 2, 2025, Steadfast Kevin Hiller and Garry Kubler did ride around property to address concerns.

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

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

September 4, 2025, Steadfast Kevin Hiller contracted regarding repairs he will get it done in the coming weeks material needs to be gotten.

September 15, 2025, Steadfast replaced damaged section of fence, need to return for post also damaged.

September 17, 2025, Steadfast Kevin Hiller contacted regarding replacement of fence post.

17. August 12, 2025, Polson Painting Don Polson, preparing proposal for Clubhouse. Polson Painting sent proposal for painting Clubhouse for \$3,900.

September 2, 2025, Elite Painting was out and will forward a proposal.

September 8, 2025, Elite Painting submitted proposal for \$25,770.00

Polson Painting	\$3,900.00
Elite Painting	\$25,700.00
Difference	\$21,800.00

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

August 15, 2025, Signarama was contacted and provided sketch of sign needed for ponds.

August 27, 2025, Signarama was contacted for pricing on pond signs and 6' galvanized post [44]

August 29, 2025, Fastsigns were contacted for pricing of pond signs and 6' post [44]

September 2, 2025, McMaster Carr checked pricing of 6' galvanized post for pond signs would be \$22.12 each. **Total \$973.28**

September 2, 2025, Fastsigns has provided a proposal for \$1,179.20 for [44] pond signs.

September 22, 2025, Checked ponds for warning signs. These numbers represent one sign per pond, except Pond #33 which has two accesses.

POND #	SIGNS ON POND	SIGNS NEEDED
1	1	0
33	1	3
3	0	1
5	0	1
6	1	0
7	1	0
8	1	0
9	1	0
10	1	0
25	0	1
26	1	0
27	1	0
28	1	1
29	1	0
12	1	0
13	1	0
TOTAL SIGNS NEEDED		3

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

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

September 16, 2025, Roof X Brent Dail contacted they are finishing up their proposal should have done soon.

20. August 14, 2025, fire hydrant on Ballantrae Blvd near Bud Bexley Parkway is missing caps on both 1 ½" connections on hydrant. Contacted Pasco County utilities, they will send out crew.

August 29, 2025, fire hydrant on Ballantrae Blvd near Bud Bexley Parkway is missing caps on both 1 ½" connections on hydrant. Contacted Pasco County utilities again, they will send out crew.

21. August 21, 2025, Steadfast Aquatics reached out to Joe Hamilton regarding west fountain not operating.

August 29, 2025, Florida Fountains & Equipment, LLC was out to check west fountain found circulating motor bad will be providing proposal.

September 5, 2025, Florida Fountains & Equipment, LLC has sent a proposal for \$3,950.00 to repair west fountain

22. August 22, 2025, Received call back from Arrow Pest Control which is Parent Company of Hugh's Pest Control. Will be out Wednesday the 27th to submit a proposal.

August 27, 2025, Arrow Pest Control was out to look over property for pest control needs at

Ballantrae Clubhouse interior & exterior
Straiton Pool interior & exterior
Ballantrae entrance towers interior & exterior

August 27, 2025, Arrow Pest Control has provided a proposal for the following.

Monthly service \$175.00

New Rat Traps \$405.00 [one time cost owned by Ballantrae CDD]

23. August 26, 2026, fire extinguishers were found all in order. Was not able to gain access to new cabinet installed by Summit Fire & Security,

September 5, 2025, Summit Fire & Security contacted office to get key which fits cabinet. They are checking sent picture of lock to office.

September 17, 2025, Summit Fire & Security will be dropping off keys to cabinet on Thursday, September 18, 2025.

24. August 19, 2025, Steadfast Construction onsite cutting back oak tree infringing on new playground area.

August 28, 2025, Steadfast Construction Joe Champion has begun to install Playmore playground replacement near Basketball Court.

September 4, 2025, Ballantrae CDD Supervisors called emergency meeting regarding placement of the playground. It was determined that it will stay as it is being built with alterations to include concrete pads for benches, remove and replace sidewalk alongside of playground. Cost not to exceed \$10,000.00. Merge smaller play area with new playground additional edging will need to be ordered.

September 16, 2025, Playmore had footing inspection from Pasco County and passed. Concrete was poured into all footings. All assembly of playground equipment completed. Awaiting additional edging and mulch to be delivered shortly Joe Champion advised

25. September 16, 2025, Pasco County Public Works contacted regarding a large pothole on Castleway & Ballantrae Blvd. They sent note they will send crew out to make repairs.
26. September 15, 2025, Suncoast Rust Control Supervisor reported rust stains at Castleway & Cunningham company was contacted will have team out to clean and check system in area.
27. September 2, 2025, weekly landscape lighting inspection found green and clear spotlights out at Ballantrae entrance.

September 2, 2025, ordered replacement from Amazon. Lamps SATCO clear and green par 38 lamps.

September 11, 2025, replacement lamps delivered.

28. September 17, 2025, Duke Energy was contacted regarding underground conduit exposed and dirt pile left behind. They have assigned ticket # OC2470615, crew will be out today. Transformer # 469763, location Ballantrae Blvd. & Kilbride Ave.

29. September 17, 2025, Ayrshire Blvd 8' PVC privacy fence leaning.

30. September 17, 2025, staff unbolting metal benches to be relocated around new playground

31. September 18, 2025, Dixie Safe & Lock contacted Joe Apple to rekey all Schlage lock on property.

September 22, 2025, Dixie Safe & Lock about all locks on property. He was sent pictures and will come on site to evaluate all locks.

September 23, 2025, Dixie Safe & Lock Joe Apple set up meeting for Thursday the 25th @ 1pm to check all locks to be rekeyed

September 25, 2025, Dixie Safe & Lock Joe Apple on site to check out rekeying locks to one master key. Inventory of all locks and hand sets taken for a written proposal.

September 25, 2025, Dixiesafe Joe on site to check out rekeying locks. Will get final count of locks tomorrow.

32. September 22, 2025, Addresses for the residents on Lintower who are encroaching on CDD Property behind Clubhouse.

17620 Lintower
17600 Lintower

33. September 24, 2025, Steadfast Kevin called me to address the landscape issue on Cunningham Ct. We have scheduled meeting Thursday @ 10:30am to go over property and address certain problems. Oaks at entrance need to be raised for Christmas lighting.

September 25, 2025, Steadfast Kevin and I drove property and discussed a few items. Mowing behind homes on Cunningham Ct.. Front entrance lifting canopy's above Ballantrae signs for Christmas time. Mentmore east sidewalk is on his radar to lift those canopy's as well

34. October 2, 2025. During property inspection, found Residents at 2944 Lochcarron have 2 4x4's On Our side of the fence. To be addressed at the October 16th Board meeting.
35. October 03, 2025 Reached out to Florida Patio to get proposal for table tops. 9- 18" Table Tops, and 2 – Umbrellas.

36. October 03, 2025, Sent E-Mail to Suncoast Rust about rust at Castleway, and Cunningham Monuments.

October 6, 2025, Suncoast Rust will be out the 10th of October, 2025 to clean curbing at Castleway and Cunningham
37. October 4, 2025, Manda's Minnow's delivered monthly check.
38. October 5, 2025, Dba Painting was e-mailed and asked to separate proposals for Clubhouse and Front Entrance.
39. October 5, 2025, Steadfast Kevin was notified that the Holly Trees at the Straiton Pool need to be cut back off the roof.
40. October 6, 2025, Sent all proposals for the October 16th Board Meeting to Patricia, and Anna.
41. October 6, 2025, Meridiantile Joel was contacted to order 2 pool tile one #4, and one #5 for the Straiton Pool.
42. October 6, 2025, Fast sign was E-Mailed to make 2 signs.

EXHIBIT 9.2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

MASTER KEY LOCKS

ALL LOCKS ARE SCHLAGE

10 HALL CLOSET PASSAGE DOOR HANDLES	\$249.00
9 DATE DEADBOLTS	\$494.41
1 STOREROOM LOCK	\$119.98
<u>TOTAL COST FOR LOCKS</u>	\$863.89

RE-KEY LOCKS

TOTAL REKEYED 17

TOWER 4

STRAITON 3

CLUBHOUSE 10

TOTAL COST OF PROJECT	\$1,412.14
-----------------------	------------

Dixie Safe & Lock, Inc.
18103 Lafayette Pl.
Lutz, FL 33558
813-760-2654

PROPOSAL

Date: 9/29/2025

Proposal submitted to: Garry Kubler

From: Joseph Appel – Dixie Safe & Lock Inc.

Job Name: Ballantrae CDD

We hereby submit specifications and estimates for:
Rekey 17 cylinders and 5 keys

Labor: \$ 510.00

Sub-Total: \$

Tax: \$ 38.25

TOTAL: \$548.25

We propose hereby to furnish material and labor – complete in accordance with the above specification for the sum of: \$ **548.25**

With payment to be made as follows: Upon Completion

The prices quoted above are good for the next 30 days

EXHIBIT 10

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com

info@lawsoncourts.com

PROPOSAL/CONTRACT

Phone: (941) 748-3399

Fax: (941) 748-3393

Job Name: Ballantrae CDD	Today's Date: September 17, 2025
Job Address: 17611 Mentmore Blvd., Lan O'Lakes, Fl., 34638	Email Address: Joe@anchorstonemgt.com
Proposal Submitted to: Joe O'Reilly	Phone Number: 732-673-1184

We hereby submit estimate specifications for: **Resurface 1- (2 way) Basketball Court**
(Patch/Level/ Resurface)

- 1) Setup staging area, clean trash, and debris off court.
- 2) If necessary, grind and roll courts surface with industrial roller.
- 3) Flood the court with clean water and let stand for one hour. Any areas holding water deeper than the depth of a five-cent coin will be marked and filled with non-shrink leveling material. This will bring the low spots up to within the **USBBA tolerance guidelines**.
- 4) Examine the surface for existing cracks. Clean out those cracks wider than hairline type and fill with special crack patch material.
- 5) Cover patched or hairline cracks with one-foot-wide strips of **fiberglass membrane**. This will slow their return. New cracks may appear in the future due to ground movement, therefore we do not warranty against cracks.
- 6) Apply a **transition coat of acrylic resurfacer** over all patches and fiberglass membrane.
- 7) After all patching and leveling is complete, we will install an **all-new playing surface**. This will consist of **two Coats of Fortified Black Resurface**, and **Two Coats of Fortified Acrylic Latex** _____ and _____. All coats to be fortified with silica sand.
- 8) Install new white, two-inch playing lines on the court.
- 9) Haul off any debris and clean up the staging area.

PRICE:

We propose hereby to furnish material and labor for the sum of:

Nineteen thousand and 00/100 Dollars _____ **(\$19,000.00)**

PAYMENT AS FOLLOWS:

Deposit, Materials, mobilization: **\$11,000.00**

Completion of Court: **\$8,000.00**

***We expect total payment upon completion. All late payments will be charged 1.5% per month 18% per year. ***

Authorized Initial for Lawson Courts, Inc.: _____

Authorized Initial for Ballantrae CDD: _____



LAWSON COURTS

P.O. Box 6
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since 1984

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info@lawsoncourts.com

Phone: (941) 748-3399

Fax: (941) 748-3393

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

1. Provide suitable access to potable water at court site for base construction, flooding of court(s) mixing materials.
2. Owner Shall use professional service to mark all underground electrical, plumbing, irrigation etc. in the access area.
3. If the owner requires initiation of contract despite inadequate access, Lawson Courts shall back charge a minimum of \$150.00 per hour for extra work/or down time due to the above. Back charge is subject to change.
4. Any alteration or deviation from the above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above estimate.
5. Provide 2 designated contact people to be in communication with Lawson Courts and Gate Access if Applicable.

Name and Phone Number: _____

Name and Phone Number: _____

CONDITION OF SALE

- The Purchaser and Seller or its assigns agree to the purchase and sale of above-described property on the following conditions:
- Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- If the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract, the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- Lawson Courts will exercise care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
- Scheduled start date and completion date is subject to change.
- That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- Buyer hereby assigns without recourse Lawson Courts the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- Venue for any legal actions shall be Manatee County, FL.
- This service comes with a One Year limited warranty against excessive fading or surface delamination; this is contingent upon proper court maintenance. Hairline cracks may appear in the future due to ground movement; this is beyond our control. There is no warranty against cracks. There is no warranty against abuse by players or excessive. high winds or flooding.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 1/2% per month, 18% per year.

Authorized Signature for Lawson Courts, Inc.: _____ Joel Lawson Date: September 17, 2025

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

ACCEPTANCE OF PROPOSAL/CONTRACT

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

Print Name: _____ Signature: _____ Date: _____

Resurface Asphalt Basketball Court -



PROPOSAL

TO: **Joe O'Reilly**
 Ballantrae CDD
 17611 Mentmore Boulevard
 Land O' Lakes, FL 34638

Project: Ballantrae CDD - Basketball
 Address: 17611 Mentmore Boulevard
 Land O' Lakes, FL 34638
 Date: 9/2/2025

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

- | | | |
|-----------|---|--------------------|
| 1. | RiteWay Structural Crack Repair

<i>Description of Services:</i>
Apply proprietary multi-layer crack membrane system over structural cracks to bridge movement and prevent telegraphing.
Base Repair - Remove Damaged Asphalt
Base Repair - Full Depth Asphalt Patch
Asphalt Crack Cleaning
Scarifying Existing Surface
Surface Cleaning - Standard Wash | \$12,505.50 |
| 2. | Low Spot Leveling / Birdbath Repair (SF)

<i>Description of Services:</i>
Fill and feather shallow depressions using acrylic patch mix or leveling compound. Trowel or screed to blend.
Code: PREP-03-001 | \$3,861.20 |
| 3. | Court Surfacing

<i>Description of Services:</i>
Acrylic Resurfacer - 2 Layers
Acrylic Color Coating - 2 Coat (1 Color)
Striping - Basketball Full Court | \$8,111.60 |
| 4. | General Conditions | \$3,670.80 |
-

Subtotal: \$28,149.10
***0% Tax:** \$0.00
TOTAL: \$28,149.10

Contractor: Andrew Stephan 9/2/2025
Courtworks LLC Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: Ballantrae CDD Date

EXHIBIT 11

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROPOSAL

TO: **Joe O'Reilly**
Ballantrae CDD
17611 Mentmore Boulevard
Land O' Lakes, FL 34638

Project: Ballantrae CDD - Basketball
Address: 17611 Mentmore Boulevard
Land O' Lakes, FL 34638
Date: 9/2/2025

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. RiteWay Structural Crack Repair **\$12,505.50**

Description of Services:

Apply proprietary multi-layer crack membrane system over structural cracks to bridge movement and prevent telegraphing.

Base Repair - Remove Damaged Asphalt

Base Repair - Full Depth Asphalt Patch

Asphalt Crack Cleaning

Scarifying Existing Surface

Surface Cleaning - Standard Wash

2. Low Spot Leveling / Birdbath Repair (SF) **\$3,861.20**

Description of Services:

Fill and feather shallow depressions using acrylic patch mix or leveling compound. Trowel or screed to blend.

Code: PREP-03-001

3. Court Surfacing **\$8,111.60**

Description of Services:

Acrylic Resurfacer - 2 Layers

Acrylic Color Coating - 2 Coat (1 Color)

Striping - Basketball Full Court

4. General Conditions **\$3,670.80**

Subtotal:	\$28,149.10
<i>*0% Tax:</i>	<i>\$0.00</i>
TOTAL:	\$28,149.10

Contractor: <u>Andrew Stephan</u>	<u>9/2/2025</u>
Courtworks LLC	Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____	_____
Ballantrae CDD	Date

EXHIBIT 12

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROPOSAL

TO: **Joe O'Reilly**
Ballantrae CDD
17611 Mentmore Boulevard
Land O' Lakes, FL 34638

Project: Ballantrae CDD - Tennis + Pickleball
Address: 17611 Mentmore Boulevard
Land O' Lakes, FL 34638
Date: 9/2/2025

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. RiteWay Structural Crack Repair **\$12,818.40**

Description of Services:

Apply proprietary multi-layer crack membrane system over structural cracks to bridge movement and prevent telegraphing.

Base Repair - Remove Damaged Asphalt

Asphalt Crack Cleaning

Low Spot Leveling / Birdbath Repair

Surface Cleaning - Standard Wash

2. Court Surfacing **\$20,252.40**

Description of Services:

Acrylic Resurfacer - 2 Layers

Acrylic Color Coating - 2 Coat (2 Colors)

Striping - Tennis Court (2)

Striping - Pickleball Court (2)

Resurfacing two tennis courts. 1 tennis court as is, the other tennis court with pickleball lines on each side of the net.

3. Tennis Net **\$700.00**

Description of Services:

Two net tennis nets.

4. Dynamic System **\$2,500.00**

Description of Services:

The Dynamic Net System combines tournament-grade playability with durability, featuring a

high-tension cord, crank system, and weather-resistant steel frame. Easy-to-adjust velcro straps and mobile casters make it ideal for competitive settings, ensuring both performance and longevity.

5. General Conditions

\$5,590.20

Subtotal:	\$41,861.00
<i>*0% Tax:</i>	<i>\$0.00</i>
TOTAL:	\$41,861.00

Contractor: Andrew Stephan
Courtworks LLC

9/2/2025
Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____
Ballantrae CDD

Date



Courtworks LLC
1701 E 2nd Ave
Tampa, Florida 33605
+1 (813) 454-5867
build@courtdevelopment.com

PROJECT DETAILS & WARRANTY INFO

Date: August 27, 2025

Prepared For: Joe O'Reilly – Ballantrae CDD

Project Name: Ballantrae CDD – Tennis + Pickleball

Project Location: 17611 Mentmore Boulevard, Land O' Lakes, FL 34638

1. PROJECT OVERVIEW

Courtworks proposes the resurfacing of two (2) existing tennis courts at Ballantrae CDD, which are currently in rough condition. The project will include significant birdbath patching, structural crack repair, and comprehensive surface preparation to restore playability and extend the life of the courts. One tennis court will remain striped for tennis, while the other will be striped for both tennis and pickleball, creating a multi-use playing surface.

Scope of Work includes:

Surface Preparation & Repairs (approx. 14,161 SF):

- Surface cleaning – standard wash
- Asphalt crack cleaning
- RiteWay multi-layer structural crack repair system to bridge movement and prevent telegraphing
- Low spot leveling / birdbath repair

Court Surfacing (Two Tennis Courts):

- Two (2) layers of acrylic resurfacer
- Two (2) coats of acrylic color coating (2 colors)
- Professional line striping for two (2) tennis courts and two (2) pickleball courts

Court Equipment:

- Two (2) new tournament-quality tennis nets
- Installation of two (2) Dynamic Net System featuring a high-tension cord, crank system, weather-resistant steel frame, adjustable Velcro straps, and mobile casters for competitive play durability

General Conditions:

- Project management and overhead
 - Mobilization & site preparation
 - Dump truck & haul-off
-

2. ESTIMATED PROJECT TIMELINE

Project Start Date: TBD (pending scheduling and permit approvals)

Estimated Completion Date: TBD

Estimated Duration: Approximately 4-7 business days, weather and site conditions permitting

3. PRICING & PAYMENT TERMS

Total Project Cost: \$41,861.00

Payment Terms:

- 50% deposit due upon contract signing
- 25% commencement payment due at project start
- 25% final payment due upon project completion
- All payments are due within five (5) business days of invoice issuance

Late Payments:

- 10% late fee on unpaid balance
- 1.5% monthly interest (18% annualized) until paid in full

Courtworks reserves the right to pause work or withhold completion documents and/or warranties if payment obligations are unmet.

4. TERMS & CONDITIONS

- Proposal valid for 30 days from the date above

- Changes to the scope of work require a written change order
 - Permits will be obtained and submitted by Courtworks under its GC license (permit fees not included unless otherwise stated)
 - Project schedule may be adjusted due to weather, supplier delays, or unforeseen site conditions
-

5. GUARANTEE & WARRANTY

Courtworks guarantees all workmanship and materials directly provided by our team for a period of one (1) year from the project completion date.

Exclusions:

- Normal wear and tear
 - Damage caused by extreme weather, ground movement, or improper use
 - Issues arising from third-party materials or installations not provided by Courtworks
-

6. ACCEPTANCE OF PROPOSAL

To proceed, please approve the proposal via e-signature. A formal Construction Agreement will follow.

Prepared By: **Drew Stephan**

Company Name: **Courtworks LLC**

Contact: **+1 (813) 454-5867 | build@courtdevelopment.com**

Website: www.courtdevelopment.com

EXHIBIT 13

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com

info@lawsoncourts.com

PROPOSAL/CONTRACT

Phone: (941) 748-3399

Fax: (941) 748-3393

Job Name: Ballantrae CDD	Today's Date: September 17, 2025
Job Address: 17611 Mentmore Blvd., Land O'Lakes, FL, 34638	Email: joe@anchorstonemgt.com
Submitted to: Joe O'Reilly	Phone: 732-673-1184

We hereby submit an estimate for: **Resurface (1) Double Tennis Court**

1. Set up working area, clean trash, and debris off the court.
2. Roll and grind the court with an industrial grinder of any surface bumps.
3. Flood the Court with clean water. Those areas we deem necessary will have minimal leveling, with non-shrink leveling material.
4. Examine the surface for existing cracks. Those areas we deem necessary will be filled with **special crack patch material**.
5. After all the patching and leveling is complete, we then cover patched or hairline cracks with **1' wide strips of fiberglass membrane**. This will slow their return. New cracks may appear in the future due to ground movement.
6. After the patching and leveling is complete, we will install an **all-new playing surface**. This will consist of **two coats** of fortified, **black resurface**, and **two coats** of Fortified Acrylic latex colors. (and) All coats to be fortified with silica sand.
7. Install new sets, white 2" Tennis playing lines on the courts.
8. Clean the net posts of loose corrosion and apply new, specific industrial paint to net posts.
9. Install 2 Heavy Duty Tennis Nets.
10. Clean up the staging area and remove any construction debris.

PRICE:

We propose hereby to furnish material and labor for the sum of:

Thirty thousand and 00/100 Dollars-----**(\$30,000.00)**

PAYMENT AS FOLLOWS:

Deposit, Materials, mobilization: **\$18,000.00**

Balance Upon Completion: **\$12,000.00**

***We expect total payment upon completion. All late payments will be charged 1.5% per month 18% per year. ***

Authorized Initial for Lawson Courts, Inc.: _____

Authorized Initial for Ballantrae CDD: _____



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com

info@lawsoncourts.com

Phone: (941) 748-3399

Fax: (941) 748-3393

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

1. Provide suitable access to potable water at court site for base construction, flooding of court(s) mixing materials.
2. Owner Shall use professional service to mark all underground electrical, plumbing, irrigation etc. in the access area.
3. If the owner requires initiation of contract despite inadequate access, Lawson Courts shall back charge a minimum of \$150.00 per hour for extra work/or down time due to the above. Back charge is subject to change.
4. Any alteration or deviation from the above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above estimate.
5. Provide 2 designated contact people to be in communication with Lawson Courts and Gate Access if Applicable.

Name and Phone: _____ Name and Phone: _____

CONDITION OF SALE

- The Purchaser and Seller or its assigns agree to the purchase and sale of above-described property on the following conditions:
- Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- If the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract, the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- Lawson Courts will exercise care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
- Scheduled start date and completion date are subject to change.
- That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- Buyer hereby assigns without recourse Lawson Courts the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- Venue for any legal actions shall be Manatee County, FL.
- This service comes with a One-Year limited warranty against excessive fading or surface delamination; this is contingent upon proper court maintenance. Hairline cracks may appear in the future due to ground movement; this is beyond our control. There is no warranty against cracks. There is no warranty against abuse by players or excessive high winds or flooding.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 1/2% per month, 18% per year.

Signature for Lawson Courts, Inc.: _____ Joel Lawson Date: SEPT 17th, 2025

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

ACCEPTANCE OF PROPOSAL/CONTRACT

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

Print Name: _____ Signature: _____ Date: _____

EXHIBIT 14

[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 17611 Mentmore Blvd. Land O Lakes FL 34638		Billing Information Sent Via: Website: Email Address: ap@anchorstonemgt.com Mail Address: Anchorstone Management C.O. Ballantrae 255 Primera Blvd. Suite 160 Lake Mary FL 32746			

EXHIBIT 15

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



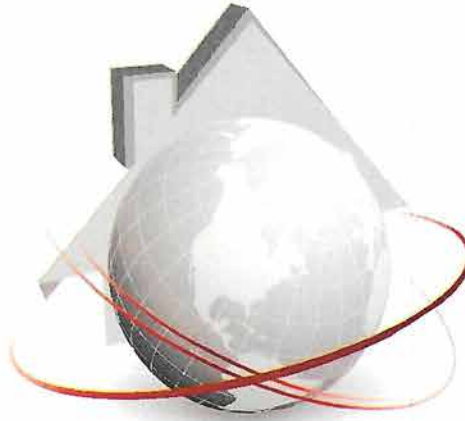
Ballantrae
Community Development District

EXHIBIT 16

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Painters In & Out LLC

Db a Elite Painting & General Contractor Services

10810 Boyette Road

#1279

Riverview

Florida 33568

Tel: 813-495-4613

E-mail: fazia@elitepaintingfl.com

Certified Building Contractor

CBC1263441



Partnership for Success

Our Painters Were Awarded the Super Service Painters Award
We have painted hundreds of homes At MacDill AFB over the last
four years.

PROPOSAL FOR:

Attention: Joe O' Reilly

Telephone: 732-673-1184

Email: joe@anchorstonemgt.com

Date: 8th September 2025

JOB LOCATION:

7611 Mentmore Blvd

Land O Lakes

Florida 34638

SCOPE OF WORK: Clubhouse Exterior

- To pressure wash the exterior of the clubhouse, pool picnic area, and maintenance shed.



- We will ensure clean surface for adhesion.
- We will apply Sherwin Williams clear loxon sealer.
- We will apply caulking around doors and windows as needed.
- Fill in hairline cracks in the stucco.
- We will cover the windows with plastic as needed while we perform the work.
- Colors will be selected by the customer.
- Paint the walls, doors, pillars, drywall ceiling, downspouts, maintenance shed, pool picnic area, and gazebo with Sherwin Williams Super Paint.

Visitor Pool Entry Hall Ceiling:

- To remove approximately 10 feet of damaged seam.
- Mud, sand apply knock down texture, and prime in preparation for painting.

Front of the Clubhouse:

- Approximately 65 linear feet of seam to be removed and mudded, sanded, apply texture and prime in preparation for painting.
- We will need to set up staging in 2 areas to get access to the areas which need to be repaired.
- We will keep the job clean.
- Elite will haul away debris off site.

Proposal Price: \$25,770.00

Elite will supply labor, materials, supervision to complete the scope.

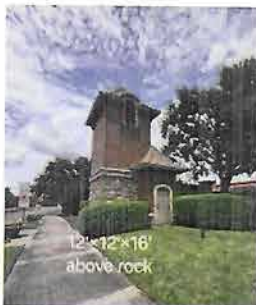
Floors of the Clubhouse:

- To pressure wash the floors.
- Supply paint and labor to paint the floors, with floor paint containing shark grip additive.

Proposal Price: \$3700.00

Scope of Work: Exterior Monument Wall

- Entrance walls, both sides, the tower.
- Elite will pressure wash the exterior, customer will supply water.
- We will clean the surface to allow for adhesion.
- We will apply clear loxon sealer from Sherwin Williams.
- We will paint topcoat with Sherwin Williams Super Paint.



Pillar Repair:

- We will remove the damaged concrete and peer cap.
- Repair cap and re-set.

Proposal Price: \$14,200.00

Elite will supply labor, materials, disposal of debris, supervision.

Payment Terms:

To be determined between Elite and Customer.

EXHIBIT 17

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROPOSAL

August 20, 2025

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

RE: 17611 Mentmore Blvd, exterior

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

1. CASH OR CHECK DISCOUNT \$0.00

Description of Services:

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

Full exterior painting of club house.

2. Exterior Painting using Duration Satin - PLEASE SCROLL TO \$3,900.00
BOTTOM TO SEE FINAL TOTAL

Description of Services:

Exterior Re-Painting Proposal

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

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

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

SCOPE:

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

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

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

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

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

Samples:

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

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

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

Description of work to be completed:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Client Cancellation Clause :

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

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

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

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

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

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

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

3. Pre-Existing Conditions

\$0.00

Description of Services:

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

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

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

Items noted:

Additional Information to share and be advised:

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

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

4. Communication with Polson Painting

\$0.00

Description of Services:

Client Communication & Project Scheduling

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

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

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

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

Project Scheduling:

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

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

Why Not Add a **Little Color** to Your Life?

Terms and Conditions

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

Payment Schedule

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

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

Product Limited Warranty

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

Customer Privacy Notice

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

Signatures follow on next page.

Signatures

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

Client:

Ballantrae HOA

Date

Proposal Submitted By:

Polson Rep: *Don Polson*

Polson Painting

Date

Thank you for the opportunity to earn your business!

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

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

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

References:

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

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

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

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

EXHIBIT 18

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROPOSAL

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

August 14, 2025

RE: Ballantrae, front entrance monuments

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

1. ITEMS IN SCOPE

\$0.00

Description of Services:

HERE ARE THE ITEMS IN SCOPE FOR YOUR PROJECT - SCROLL DOWN FOR THE DETAIL ON PROJECT WORK:

Price is for check only.

Painting of front main entrance monuments on left and right sides and 6 flower pots. Washing and painting of all brown stucco walls, fascia/soffits, corbels, trim bands, columns, caps and entrance doors. Also painting the black metal gate/fencing on the larger monument.

Note;

- There is one column with a large crack just below the cap, we will fill this crack with concrete and blend to match existing surface. May not be an exact match, but will be close.
- All gem lights will be taped off prior to painting.

Payment schedule;

\$3,985.00 to start

\$5,000.00 due upon completion,

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

\$7,500.00

Description of Services:

Exterior Re-Painting Proposal

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

and repeat clients.

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

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

SCOPE:

Unless otherwise specified, these areas of home will be repainted:

Painting of front main entrance monuments on left and right sides and 6 flower pots.

Washing and painting of all brown stucco walls, fascia/soffits, corbels, trim bands, columns, caps and entrance doors. Also painting the black metal gate/fencing on the larger monument.

Samples:

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

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

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

Description of work to be completed:

1. Exterior of monuments and 6 flower pots will be pressure washed with a mild solution of chlorine and water. Afterwards all plants will be rinsed off as needed. Pressure washing of fascia, soffit, stucco or sided walls, including patio walls, ceilings, electric/cable boxes, a/c chase, trim bands, gutters, down spouts, painted entry doors (exterior side) and garage doors only, unless otherwise stated. Patio ceilings or front doors are never pressure washed.
2. Pressure washing may cause spots on your windows due to mild chlorine used. Attempts will be made to rinse this off, however due to the drying process you may need to rinse them additionally. It is possible to uncover hidden damage or repair needs you were not aware of after pressure washing, which can delay your project as those items would most likely need to be repaired. We will discuss your options should that occur. Loose soffits also can be exposed at this time. Pressure washing the outside structure is to properly prepare the surface for painting. If windows, doors or other elements are poorly sealed or not closed, there is a possibility water can intrude into the residence. There is no way to tell if this issue will occur prior to pressure washing. Polson Painting will not be held responsible for any water damage that occurred prior, during or after the pressure washing of the building. This is in indication of potential water intrusion the client will need to address.

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

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

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

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

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

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

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

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

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

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

9. Product will be applied in a combination of rolling, spraying and brushing. Back rolling is the only way to evenly apply and push the paint into the nooks and crannies that a sprayer won't get to. Metal soffits under the eaves are sprayed to prevent clogging. Based on this, any clogging would not be as a result of Polson Painting application of paint rather would have been previously clogged. When spraying, the crews apply the paint carefully, however

overspray can occur at times on a roof, or other portions of the exterior, this will disappear over time with rain and sun. Client understands and agrees to hold Polson Painting harmless for any potential overspray during your construction project. TILE ROOFS; WE TAKE GREAT CARE WHEN WORKING ON TILE ROOFS, BUT TILE INTEGRITY VARIES, AND SOME MAYBE MORE FRAGILE THAN OTHERS. WHILE WE DO OUR BEST TO PREVENT DAMAGE, WE CANNOT BE HELD RESPONSIBLE FOR ANY POTENTIAL BREAKAGE THAT MAY OCCUR DURING THE PAINTING PROCESS.

10. All exterior painted entry doors will be lightly sanded, primed if needed, and painted with Sherwin Williams Duration or Emerald Urethane or equivalent. There is no way to know if there is condensation or water intrusion in middle of door core in metal or fiberglass doors. Polson's application should not bubble, if so, Polson will address and if needed re-paint that area. If the door continues to bubble the issue could be with the doors. Doors only carry a 6 month workmanship warranty as any issues will surface in that time. Should an issue occur outside of 6 months, there are other factors causing the issue.
12. Please do not negotiate painting of extra items or modifications with our crews. Please call 813-244-5270 or contact your assigned project manager if you would like something additional added or modified to the scope of work. If our crew paints any items that are not covered by the agreed upon written scope of work or as a result damages occur on something that is not in the agreed upon written scope you will be invoiced for the additional work as well as you will not hold Polson Painting responsible for any damages or faulty work. Specific crews are chosen for jobs based on the agreed upon scope of work and crews are not ever authorized to add or modify the agreed upon job.
13. Our service is to beautify your property and to provide additional protection by patching cracks and caulking around window frames if needed. Where this provides some protection, it is not a warranty for waterproofing. We are not responsible for any water intrusion.
14. Please be advised that due to Florida weather conditions cure times vary with exteriors. Please allow 3-4 weeks for paint to harden before hanging any decorations on walls, gutters and especially doors. Fingernails, keys and dogs often can scratch paint if not allowed to cure. If Polson needs to come back for touchups for these reasons, there will be a minimum trip fee of \$50 per man hour
15. Client is responsible for removing items off walls, patios/lanai and putting breakables and perishables away in preparation for pressure washing and painting. If Polson has to remove any items to complete the project or If Polson is asked to remove or place them back due to any reason, we are happy to do so, however client agrees to understand Polson is not a certified moving company and will hold Polson harmless for any damage that may occur.
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work done to it. Polson does not need to do anything with your electrical systems, any issues would not be a result of our service.

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23. Client agrees and understands that access to the jobsite must be provided between 8 a.m. and 6 p.m., Monday through Saturday, for the duration of this job. We understand clients may have other schedule needs we need to accommodate and are willing to look at the opportunity to do so, therefore, any changes needed to this will need to be approved at least 48 hours in advance with Polson Painting to ensure proper scheduling. If at any time access is not available to the Contractor outside of agreed upon times, the Client agrees to reimburse the Contractor for expenses incurred for travel and lost time at the rate of \$50.00 per man-hour.

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

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

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

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3. Lift Trucks

\$1,485.00

Description of Services:

We may need the use of a lift for the tower, if we do not need a lift this cost will be credited back.

Client understands that a lift is required to complete this project. Lifts typically require a weekly rental required and client assumes the cost for that. Should additional time be needed outside of this contract, client agrees to pay for those additional charges. Although we do not anticipate any issues, sometimes a clients sidewalks, driveways etc are not structurally sound and lift can cause damage. Clients holds Polson Painting harmless for any liability due to damage caused by the lift to any surface or portion of clients property. Client also agrees and understands that due to unprecedented materials issues, price is subject to change for lift cost from third party at time of project start. Polson will notify client prior to starting the project of any additional costs.

Subtotal:	\$8,985.00
*0% Tax:	\$0.00
TOTAL:	\$8,985.00

Why Not Add a Little Color to Your Life?

Terms and Conditions

1. For Exterior Projects - It is the sole responsibility of the homeowner to have colors approved by their HOA prior to painting.
2. In most cases, your Project Manager will stop by to check on the progress. If you have any issues or concerns during the process, please contact them or the office at 813-244-5270
3. If we see anything of major concern during the painting process, you will be informed before we proceed further. Extras will be considered work that is not outlined in the scope above: i.e. wood repairs, major stucco issues, or the painting of lamps. (For example, in many cases it may be cheaper to buy new lamps then to have us paint them in the proper manner). Should you decide you want anything additional completed by Polson Painting, please contact our Office. Please do not attempt to negotiate with the crew for additional work requested.
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Product Limited Warranty

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

Customer Privacy Notice

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

Signatures follow on next page.

Signatures

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

Client:

Ballantrae HOA

Date

Proposal Submitted By:

Polson Rep: *Don Polson*

Polson Painting

Date

Thank you for the opportunity to earn your business!

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

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

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

References:

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

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

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

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

EXHIBIT 19

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



2519 McMullen Booth Road

Suite 510-175

Clearwater, FL 33761

727-799-1133

Fax 727-799-9775

www.allstatewaterproofing.com

E-mail: terry@allstatewaterproofing.com

Expertise in Building Restoration and Preservation

July 2025

Anchorstone Management

17611 Mentmore Blvd.

Land O' Lakes, FL 34638

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

REPAINT TWO (2) MONUMENTS:

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

TOTAL: \$13,275

NOTES:

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

Thank you for the opportunity!

Patrick Fahlman
Vice President

Acceptance

Date

ENTRANCE + EXIT MONUMENTS



2519 McMullen Booth Road

Suite 510-175

Clearwater, FL 33761

727-799-1133

Fax 727-799-9775

www.allstatewaterproofing.com

E-mail: terry@allstatewaterproofing.com

Expertise in Building Restoration and Preservation

July 2025

Anchorstone Management
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Thank you for the opportunity!

Patrick Fahlman
Vice President

Acceptance

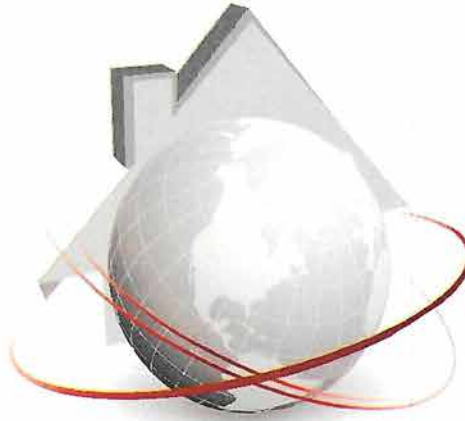
Date

EXHIBIT 20

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Painters In & Out LLC

Db a Elite Painting & General Contractor Services

10810 Boyette Road

#1279

Riverview

Florida 33568

Tel: 813-495-4613

E-mail: fazia@elitepaintingfl.com

Certified Building Contractor

CBC1263441



Partnership for Success

Our Painters Were Awarded the Super Service Painters Award
We have painted hundreds of homes At MacDill AFB over the last
four years.

PROPOSAL FOR:

Attention: Joe O' Reilly

Telephone: 732-673-1184

Email: joe@anchorstonemgt.com

Date: 8th September 2025

JOB LOCATION:

7611 Mentmore Blvd

Land O Lakes

Florida 34638

SCOPE OF WORK: Clubhouse Exterior

- To pressure wash the exterior of the clubhouse, pool picnic area, and maintenance shed.



- We will ensure clean surface for adhesion.
- We will apply Sherwin Williams clear loxon sealer.
- We will apply caulking around doors and windows as needed.
- Fill in hairline cracks in the stucco.
- We will cover the windows with plastic as needed while we perform the work.
- Colors will be selected by the customer.
- Paint the walls, doors, pillars, drywall ceiling, downspouts, maintenance shed, pool picnic area, and gazebo with Sherwin Williams Super Paint.

Visitor Pool Entry Hall Ceiling:

- To remove approximately 10 feet of damaged seam.
- Mud, sand apply knock down texture, and prime in preparation for painting.

Front of the Clubhouse:

- Approximately 65 linear feet of seam to be removed and mudded, sanded, apply texture and prime in preparation for painting.
- We will need to set up staging in 2 areas to get access to the areas which need to be repaired.
- We will keep the job clean.
- Elite will haul away debris off site.

Proposal Price: \$25,770.00

Elite will supply labor, materials, supervision to complete the scope.

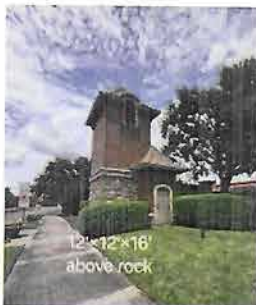
Floors of the Clubhouse:

- To pressure wash the floors.
- Supply paint and labor to paint the floors, with floor paint containing shark grip additive.

Proposal Price: \$3700.00

Scope of Work: Exterior Monument Wall

- Entrance walls, both sides, the tower.
- Elite will pressure wash the exterior, customer will supply water.
- We will clean the surface to allow for adhesion.
- We will apply clear loxon sealer from Sherwin Williams.
- We will paint topcoat with Sherwin Williams Super Paint.



Pillar Repair:

- We will remove the damaged concrete and peer cap.
- Repair cap and re-set.

Proposal Price: \$14,200.00

Elite will supply labor, materials, disposal of debris, supervision.

Payment Terms:

To be determined between Elite and Customer.

EXHIBIT 21

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

**MINUTES OF 09/18/25 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, September 18, 2025 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

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
Kevin Hillier	Account Manager, Steadfast
Matt Goldrick	Environmental Manager, Steadfast
Yovani Cordero (via phone)	Irrigation Manager, Steadfast
Greg Woodcock	District Project Manager, Stantec
Garry Kubler	Maintenance, Ballantrae CDD

It was acknowledged that a quorum was established with the 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)*

There were no audience comments

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

Mr. Woodcock noted that installation of the Playground was nearly complete, and a payment milestone has been reached. He inspected the site to ensure safety requirements such as clearance at the slide were being met.

The Board briefly discussed the potential need for fencing and electronic access around the playground to restrict use to the Residents. It was agreed that this item would be revisited in conjunction with future Amenity center planning.

B. Steadfast Environmental Report

Mr. Goldrick reported that conditions in the ponds were improving and additional treatments were scheduled for the upcoming month. He noted that certain ponds required targeted applications due to invasive vegetation, and new products being tested were showing positive results. He also confirmed that October would be an appropriate timeframe for comprehensive treatments, given the seasonal growth cycle.

1. Conservation Area Inspection Report

Mr. Goldrick reported that overall growth and maintenance were on schedule, noted that recent treatments were effective, and additional inspections would continue through the end of the season to ensure invasive growth remains under control.

2. Waterway Inspection Report

Mr. Goldrick reported on the waterways, noting that pond conditions were generally good but highlighted specific concerns, including Pond 37 where spike rush had been observed. He stated that new treatment methods had been applied successfully and were cost-effective.

3. Consideration of Proposal for Pond 28 Erosion - \$4,800

Mr. Goldrick presented a proposal to address multiple erosion washouts along Pond 28, explaining that stabilization would require installation of coir logs, backfilling with soil, erosion matting, and sod. He emphasized that the issue was progressing rapidly and would worsen if left unaddressed.

Ms. Thibault requested separating the work into two proposals: one being specific to an area potentially related to a Resident's pool drain, to allow the District to pursue reimbursement from the Resident.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas WITH ALL IN FAVOR, the Board approved the **Steadfast Proposal for Pond 28 Erosion repair provided the Proposal and Work invoices split into two: one being for the Resident site pool drain related and the other for the remaining three, with the Fiscal Year 2026 funds used for payment**, for the Ballantrae Community Development District.

C. Steadfast Maintenance Division

1. Introduction of Kevin Hillier - Account Manager

Ms. Thibault introduced Mr. Kevin Hillier as the new Account Manager with Steadfast. Mr. Hillier shared his background and extensive experience in the industry, noting that he was familiar with the Community. Mr. Hillier also confirmed he would be present on property weekly, with additional visits as needed, and that he would work closely with the District Staff to address issues promptly. The Board requested score cards to be brought back.

2. Oak Tree Removal at Clubhouse - \$2,400

The proposal covered removal of three trees in the total cost of \$2,400, which the Board approved to begin after October 1, 2025, and the funding be allocated under the miscellaneous line item.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board approved the **Steadfast Oak Tree Removal at Clubhouse for \$2,400 starting October 1, 2025, and payment being allocated to Miscellaneous**, for the Ballantrae Community Development District.

3. Removal of Two Dead Trees in The Park - \$2,291

It was clarified that the earlier approved proposal for \$2,400 already included these trees along with the Clubhouse oak tree; therefore, the Board agreed to disregard the \$2,291 proposal.

4. Discussion-based: Hurricane Preparedness

Ms. Thibault requested Steadfast to perform Hurricane Preparedness walk and proposals for any tree removal and such items that could impact houses or infrastructure.

D. Amenity Manager

1. Consideration of Proposal for Welch Tennis Court - \$127,810

Mr. O'Reilly explained that contractor feedback varied, with some recommending full reconstruction and others suggesting resurfacing. The Board noted that the court surface appeared to be in fair condition, with only minor issues observed. Following discussion, the Board agreed to defer action and requested additional proposals. Staff will also review reserve funding allocations to determine potential coverage for resurfacing costs.

2. Consideration of Splash Pad Crack Proposals

❖ Hanley Pools - \$8,500

❖ Pulexa - \$13,900

The Board Members noted that similar work had last been performed approximately seven to eight years ago, with a useful life expectancy of 10 to 15 years. After discussion, the Board deferred action on both proposals and requested that the item be brought back for further review at the October or November meeting.

3. Consideration of Florida Fountains & Equipment - East Fountain Motor - \$3,675

The Board noted the proposal included a two-year warranty and approved the work to commence after October 1, 2025 with a District Staff being present during removal of the existing pump to verify the condition of the equipment.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano WITH ALL IN FAVOR, the Board approved the **Florida Fountains & Equipment - East Fountain Motor purchase and repair for \$3,675 starting October 1, 2025** for the Ballantrae Community Development District.

93 **4. Consideration of Proposal for Alligator Warning Signs – 44**

94 ❖ **Sign A Rama - \$2,101.35**

95 ❖ **Fast Signs - \$1,686.87**

96 Discussion confirmed that additional signs were recommended for greater visibility and coverage, particularly at
97 common access points. The Board directed Steadfast staff to walk the ponds and identify the most critical locations for
98 placement, and deferred selection until the assessment is completed and exact signage locations are identified.

99 **5. Consideration of Arrow Pest Control Contract - \$2,330 Annually**

100 It was noted that Arrow would provide expanded service, including rodent stations and treatment at the entrances.

101 On a MOTION by Supervisor Miller, SECONDED by Supervisor Thomas WITH ALL IN FAVOR, the Board approved
102 the **Arrow Pest Control Contract - \$2,330 Annually** for the Ballantrae Community Development District.

103 **6. Consideration of Revised Proposal for Air Conditioning Repair**

104 The revised costs were presented as follows: \$10,983 for HVAC equipment and \$10,327 for duct work, for a total project
105 cost of \$21,310. Options for metal ductwork versus standard ductwork were also discussed. The Board emphasized the
106 importance of thorough remediation to prevent mold recurrence and directed District Staff to monitor the work.

107 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano WITH ALL IN FAVOR, the Board approved
108 the **FL -AIR Proposal for Air Conditioning Repair in the amount of \$21,310 with funding to be drawn from asset**
109 **reserves** for the Ballantrae Community Development District.

110 **7. Consideration of Revised Proposal for Aquasol dba Poolsure: Summer - \$1,957.39 mo. & Winter -**
111 **\$1,174.43 mo.**

112 The revised proposal outlined seasonal rates of \$1,957.39 per month during the summer and \$1,174.43 per month during
113 the winter. Following discussion, the Board agreed to place this item on hold for further consideration at the October
114 meeting, while Staff continue to seek additional information from comparable service providers.

115 **8. Maintenance Report**

116 Mr. O'Reilly and Mr. Kubler reported that recent work included repainting trim and baseboards, cleaning, and other
117 touch-up tasks around the Amenity facilities. The Board discussed repainting versus replacing certain baseboards and
118 agreed that repainting with standard white paint would provide a cleaner finish against the gray walls.

119 Additional updates included completion of the fire extinguisher replacement, installation of a coded door lock system
120 with individual access codes for Board members, and continued monitoring of landscaping and tree maintenance
121 throughout the community.

122 **IV. Administrative Items**

123 **1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held August 26,**
124 **2025**

125 The Board reviewed and approved the Minutes of the regular meeting held on August 26, 2025 as presented.

126 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe WITH ALL IN FAVOR, the Board
127 approved the **Minutes of the Regular Meeting of the Board of Supervisors Held August 26, 2025** for the Ballantrae
128 Community Development District.

129 **2. Consideration for Approval: The July 2025 Unaudited Financial Statements (to be distributed)**

130 It was noted that the District was trending slightly unfavorable, approximately \$1,900 in deficit as of July, though Staff
131 anticipated adjustments through reallocation of engineering invoices to park development.

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

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

135 There were no audience comments for new business.

136 **VI. Supervisor Requests**

137 Supervisors briefly discussed roadway conditions, including a concern regarding a raised area of pavement that had
138 caused a near tire blowout.

139 Additional discussion included updates on the anticipated hiring of a new maintenance team member, who recently
140 returned from travel and would be scheduled for training alongside existing staff.

141 No formal requests were made.

142 **VII. Adjournment**

143 There being no further business, the meeting was adjourned

144 On a MOTION by Supervisor Thomas, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board adjourned
145 the Meeting for the Ballantrae Community Development District.

146

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

150

151 The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on
152 **October 16, 2025.**

153

154

155

156 _____
157 **Signature**

158

159

160

161

162 _____
163 **Printed Name** ☐ Secretary ☐ Assistant Secretary

164

165

166

167

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

166 Steadfast Proposal for Pond 28 Erosion repair provided the Proposal and Work invoices split into two: one being for the
167 Resident site pool drain related and the other for the remaining three, with the Fiscal Year 2026 funds used for payment

168 Steadfast Oak Tree Removal at Clubhouse for \$2,400 starting October 1, 2025, and payment being allocated to Miscellaneous

169 Florida Fountains & Equipment - East Fountain Motor purchase and repair for \$3,675 starting October 1, 2025

170 Arrow Pest Control Contract - \$2,330 Annually

171 FL -AIR Proposal for Air Conditioning Repair in the amount of \$21,310 with funding to be drawn from asset reserves

EXHIBIT 22

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

**MINUTES OF 09/04/25 EMERGENCY MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Emergency Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, September 04, 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 - Mr. Austin Comings. Roll was called and a quorum was confirmed with the following supervisors present:

Richard Levy	Board of Supervisors, Chairman
Kendrick Miller	Board of Supervisors, Assistant Secretary
Brian Giacobbe	Board of Supervisors, Assistant Secretary
Cecilio Thomas (via phone)	Board of Supervisors, Assistant Secretary

Also present were:

Austin Comings	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

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

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

No audience comments were made.

III. Administrative Items

Discussion of the Footprint of the Playground and Relocation Options

The Board noted that the playground equipment had been installed in a different location than expected, positioned to the side of the swings and near the sidewalk. While the placement complies with permitting and county requirements, it did not match the Board's original intent. Relocating the equipment was estimated to cost approximately \$30,000 and would delay the project completion. After consideration, the Board agreed to continue with the installation as placed and directed Steadfast to provide proposals for potential modifications to be reviewed at the September 18th meeting.

A. Use Zone – Site Plan

It was confirmed that the current installation fell within the approved use zone and complied with required dimensions and specifications.

B. Boundary & Topographic Survey

The survey confirmed that the equipment was installed within the approved area and that there were no conflicts with property lines or surrounding features.

C. Footing Plan & Detail

It was confirmed that the equipment poles had been set in accordance with the approved plans and permitting requirements, with concrete placement scheduled following inspection.

D. Option 1 with Swing Set

The Board discussed an option to relocate the playground equipment in alignment with the swing set, placing it either in front of or behind the swings as previously envisioned. This option would address earlier concerns regarding proximity to the basketball courts and sidewalk. It was noted, however, that pursuing this option would require re-permitting and an estimated cost of approximately \$30,000, along with construction delays.

E. Steadfast – Site Plans

Members discussed the visual renderings and considered the feasibility of each layout, noting potential impacts such as proximity to trees, available space, and compliance with open field requirements. It was acknowledged that some options would require trimming or removal of trees and additional permitting.

1. Current

The Board acknowledged that the current layout is consistent with the permitted site plan and meets all regulatory and safety requirements. While the placement was not what the Board originally anticipated, it is legally compliant and allows the project to continue without further delay or additional cost.

2. East

This layout was considered feasible and would align more closely with the Board's original expectations. However, this option would require re-permitting and additional construction, which would increase both cost and project delays.

3. West

This layout would conflict with existing trees, requiring significant trimming or possible removal and additional permitting. Due to these challenges and potential added costs, the west option was not favored as a practical alternative.

F. Proposal for Relocation – Steadfast – to be distributed

The Board noted that proposals for relocation were expected to be provided by Steadfast but had not been included in the meeting packet. Members requested that Steadfast prepare and distribute updated proposals, including cost estimates for potential modifications, for review at the next meeting scheduled for September 18th.

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

There were no audience comments for new business.

V. Supervisor Requests

There were no supervisor requests.

VI. Adjournment

With no further business to discuss, the meeting was adjourned.

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 **October 16, 2025.**

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 23

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
August 31, 2025**

Ballantrae CDD
Balance Sheet
August 31, 2025

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 249,030	\$ -	\$ -	\$ 249,030
3 CASH - OPERATING ACCTS-RESTRICTED	22,147	-	-	22,147
4 CASH - OPERATING SOUTHSTATE	80,257	-	-	80,257
5 CASH - DEBIT CARD BU	3,840	-	-	3,840
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	611,157	-	611,157
9 EMERGENCY RESERVE	-	280,303	-	280,303
10 PARK DEVELOPMENT	-	1,327,376	-	1,327,376
11 BILL PAYMENT RESERVE	-	170,881	-	170,881
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	181,282	181,282
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	3,588	-	-	3,588
24 TOTAL ASSETS	\$ 476,731	\$ 2,389,718	\$ 433,001	\$ 3,299,450
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 99,482	\$ -	\$ -	\$ 99,482
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)	4,763	-	-	4,763
33 ASSIGNED	-	2,277,297	-	2,277,297
34 RESTRICTED FOR DEBT SERVICE	-	-	433,001	433,001
35 UNASSIGNED	328,400	-	-	328,400
36 TOTAL LIABILITIES & FUND BALANCE	\$ 476,731	\$ 2,389,718	\$ 433,001	\$ 3,299,450

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	12,833	11,415	1,418	82%
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	50,417	46,865	3,552	85%
7 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
8 ACCOUNTING SERVICES	-	-	-	-	0%
9 DISTRICT ENGINEER	16,000	14,667	15,931	(1,264)	100%
10 DISTRICT COUNSEL	10,000	9,167	7,528	1,638	75%
11 ANNUAL FINANCIAL AUDIT	4,400	4,033	-	4,033	0%
12 DISCLOSURE REPORT	-	-	-	-	0%
13 TRUSTEES FEES	4,256	3,901	3,505	397	82%
14 PROPERTY APPRAISER FEE	150	150	150	-	100%
15 LEGAL ADVERTISING	1,500	1,375	431	944	29%
16 ARBITRAGE REBATE CALCULATION	475	435	-	435	0%
17 DUES, LISCENSES AND FEES	1,200	1,100	2,094	(994)	174%
18 COMPLIANCE WITH ADA	-	-	-	-	0%
19 PROPERTY TAX IN ARREARS	-	-	8,389	(8,389)	0%
20 ADMINISTRATIVE CONTINGENCY	-	-	350	(350)	0%
21 O&M ADMINISTRATIVE TOTAL:	112,405	103,502	101,489	2,014	90%

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	35,750	28,684	7,066	74%
28 ELECTRIC UTILITY - RECREATION FACILITIES	19,000	17,417	16,755	661	88%
29 ELECTRIC STREET LIGHTING	120,000	110,000	106,880	3,120	89%
30 UTILITY - WATER - CLUBHOUSE & POOLS	12,000	11,000	20,897	(9,897)	174%
31 STORMWATER ASSESSMENT	2,200	2,017	-	2,017	0%
32 UTILITY SERVICES SUBTOTAL	192,200	176,183	173,216	2,967	90%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	34,903	34,905	(2)	92%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	15,400	15,400	-	92%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	3,208	1,742	1,467	50%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,375	-	1,375	0%
50 LAKE/POND REPAIRS	-	-	-	-	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	4,583	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	144,240	132,220	188,495	(56,275)	131%
53 LANDSCAPE - SECONDARY CONTRACTS	41,380	37,932	21,790	16,142	53%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	12,833	5,378	7,456	38%
55 REPLACE PLANTS, MULCH & TREES	15,000	13,750	46,750	(33,000)	312%
56 SOD & SEED REPLACEMENT	10,000	9,167	-	9,167	0%
57 EXTRA MOWINGS DURING RAINY SEASON	2,500	2,292	-	2,292	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	11,000	1,580	9,420	13%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	303,996	278,663	316,039	(37,376)	104%

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	1,833	-	1,833	0%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	917	435	482	44%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,375	-	1,375	0%
65 EMPLOYEE - SALARIES	147,000	134,750	139,533	(4,783)	95%
66 EMPLOYEE - P/R TAXES	12,751	11,688	10,940	749	86%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	3,252	1,368	70%
68 PAYROLL PROCESSING FEES	1,900	1,742	1,930	(188)	102%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	13,200	10,960	2,240	76%
70 MILEAGE	1,000	917	-	917	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	186,171	171,042	167,050	3,992	90%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	11,000	15,314	(4,314)	128%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	3,850	4,667	(817)	111%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	917	7,420	(6,504)	742%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	23,072	21,149	27,381	(6,231)	119%
79 POOL PERMITS	750	750	705	45	94%
80 SEASONAL LIGHTING	14,000	14,000	13,250	750	95%
81 PEST CONTROL	520	520	760	(240)	146%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	9,167	4,403	4,764	44%
85 PART-TIME LAW ENFORCEMENT DETAILS	50,000	45,833	21,648	24,185	43%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	21,542	12,127	9,415	52%
87 EMPLOYEE P/R TAXES	2,000	1,833	-	1,833	0%
88 EMPLOYEE WORKER'S COMP	1,300	1,192	-	1,192	0%
89 VIDEO SURVEILLANCE	-	-	-	-	0%
90 CLUBHOUSE & SAFETY & SECURITY	142,342	131,753	107,675	24,078	76%

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	4,583	31,635	(27,052)	633%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	5,000	4,583	31,635	(27,052)	633%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	972,229	895,842	925,805	(29,964)	95%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	97,432	128,820	120,868	(7,952)	124%
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	895,842	925,805	(29,964)	87%
117 NET CHANGE IN FUND BALANCE	-	128,820	120,867	(7,952)	0%
118 NET CHANGE IN FUND BALANCE	-	128,820	120,867	(7,952)	0%
119 BEGINNING FUND BALANCE GENERAL FUND			212,296		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			333,162		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 333,162	\$ -	

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	\$ -	\$ -	\$ 13,923	\$ 13,923
4 PARK DEVELOPMENT	-	-	35,065	35,065
5 EMERGENCY RESERVE	-	-	6,489	6,489
6 BILL PAYMENT RESERVE	-	-	3,956	3,956
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	15,000	-	-	-
TOTAL REVENUE	15,000	-	59,433	59,433
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	-	-	(76,088)	(61,088)
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	89,313	(76,088)	
34 FUND BALANCE BEGINNING			2,353,384	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,277,296	

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	-	-	16,387	16,387
6 TOTAL REVENUE	556,611	556,611	574,649	18,038
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	7,011	1,371
7 OTHER FINANCING SOURCES				
8 TRANSFER-IN	-	-	-	-
9 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
10 NET CHANGE IN FUND BALANCE	5,640	5,640	7,011	1,371
11 FUND BALANCE - BEGINNING	-	-	425,990	425,990
12 FUND BALANCE - ENDING	\$ 5,640	\$ 5,640	\$ 433,001	\$ 427,361

Ballantrae CDD
Bank Reconciliation
August 31, 2025

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 288,516.62
Less: Outstanding Checks	(17,339.29)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 271,177.33</u></u>
Beginning Cash Balance Per Books	\$ 342,859.63
Deposits / Transfer	-
Cash Disbursements	(71,682.30)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 271,177.33</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
8/1/25	080125ach	Engage PEO	BOS MTG	505.90		342,353.73
8/1/25	162	Brian Giacobbee	BOS	184.70		342,169.03
8/1/25	163	Richard Levy	BOS	200.00		341,969.03
8/5/25	082625acj4	Duke Energy	3646 Duke 5th St. 7/2-8/1	30.80		341,938.23
8/8/25	080825ach	Engage PEO	PR	6,917.23		335,021.00
8/8/25	164	Sophia McGregor	Payroll	795.54		334,225.46
8/13/25	2660	Anchor Stone Management, LLC	Temp on site Manager	1,975.00		332,250.46
8/21/25	082125ach	Pasco County Utilities Services Branch	6/13-7/14- Ballantrae & Mentmore	2,655.02		329,595.44
8/21/25	082125ach2	Pasco County Utilities Services Branch	0 Ayshire Blvd - 6/13-7/14/25	10.60		329,584.84
8/22/25	2684	Poolsure	WM-Chem Base	1,957.39		327,627.45
8/22/25	2685	Bandu LLC	Splash Pad	4,959.69		322,667.76
8/22/25	2686	Kai Connected, LLC	Ramp-Uline	1,914.51		320,753.25
8/22/25	2687	Kai Connected, LLC	Prorated-Prof Mgmt Svcs (July 1-July 7)	1,034.95		319,718.30
8/22/25	2688	Kai Connected, LLC	June Prof mgmt svcs	4,583.00		315,135.30

BALLANTRAE CDD

Check Register

FY2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
8/22/25	2689	Steadfast Alliance, LLC	Fountain Maint	360.00		314,775.30
8/22/25	082225ach	Engage PEO	PR	6,132.25		308,643.05
8/22/25	165	Sophia McGregor	Payroll	703.32		307,939.73
8/22/25	2661	JCS Investigations	Reference: Security Patrol 6/1-6/30/25.	1,980.00		305,959.73
8/22/25	2662	JCS Investigations	Reference: Security Patrol 7/1-7/31/25	1,980.00		303,979.73
8/22/25	2663	JCS Investigations	Reference: Security Patrol 8/1-8/31/25	1,980.00		301,999.73
8/22/25	082225ach	Florida Dept of Revenue	Sales tax	26.25		301,973.48
8/22/25	082225ach3	Florida Dept of Revenue	Sales tax	40.25		301,933.23
8/25/25	2667	Poolsure	WM-Chem Base	1,957.39		299,975.84
8/25/25	082525ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse aug	25.00		299,950.84
8/26/25	2668	Bandu LLC	Splash Pad-Cartridge Filter	1,880.96		298,069.88
8/26/25	2669	Steadfast Alliance, LLC	Landcape Maint	7,920.00		290,149.88
8/26/25	2670	Naturzone Pest Control	Monthly pest control	95.00		290,054.88
8/26/25	082625ach	Duke Energy	Reference: 17611 Mentmore Blvd 7/1-8/1	1,188.58		288,866.30
8/26/25	082625ach1	Duke Energy	172524 Hugh Ln 7/2-8/1	239.32		288,626.98
8/26/25	082625ach3	Duke Energy	17626 Glenapp Dr 7/2-8/1	38.50		288,588.48
8/26/25	082625ach5	Duke Energy	17650 Ayrshire Blvd 7/2-8/1	32.98		288,555.50
8/26/25	082625ach5	Duke Energy	17626 Glenapp Dr 7/2-8/1	54.57		288,500.93
8/26/25	082625ach7	Duke Energy	3542 BALLANTRAE BLVD. 7/2-8/1	57.88		288,443.05
8/26/25	082625ach9	Duke Energy	3351 Downan Point Dr 7/2-8/1	90.68		288,352.37
8/26/25	082625ach	Duke Energy	17600 Stinchar Dr 7/2/-8/1	112.55		288,239.82
8/26/25	082625acj10	Duke Energy	2500 Ballantrae Blvd 7/2-8/1	158.53		288,081.29
8/26/25	082625acjh1	Duke Energy	2131 Ballantrae Blvd 7/2-8/1	173.40		287,907.89
8/26/25	082625ACH12	Duke Energy	2800 Ballantrae Blvd 7/2-8/1	2,667.61		285,240.28
8/26/25	082625ACH13	Duke Energy	need INV	45.19		285,195.09
8/27/25	082725ach	Duke Energy	Reference: 17835 State Road 54 Jul 3-Aug 4	9,696.76		275,498.33
8/28/25	2672	Straley Robin Vericker	For Professional Services Rendered Through July 31, 2025	1,151.00		274,347.33
8/28/25	2673	DCSI, Inc	setup-transfer new comp	435.00		273,912.33
8/29/25	082925ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT	400.00		273,512.33
8/29/25	2664	Anchor Stone Management, LLC	Temp on site Manager	1,900.00		271,612.33
8/31/25	2665	DCSI, Inc	setup-transfer new comp	435.00		271,177.33
8/31/25				71,682.30		271,177.33

EXHIBIT 24.1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

fastsigns.com/2012

Created Date: 10/9/2025

DESCRIPTION: Alligator Warning Signs Qty. 30

Bill To: Ballantrae CDD
17611 Metmore Blvd
Land O Lakes, FL 34638
US

Pickup At: FASTSIGNS of Tampa, FL - Carrollwood
14618 N. Dale Mabry Hwy
Tampa, FL 33618
US

Ordered By: Garry Kubler
Email: ballantrae2@tampabay.rr.com
Work Phone: (813) 345-8565
Tax ID: 85-8012957614C-4

Salesperson: House FASTSIGNS Tampa - Carrollwood

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Alligator Warning Signs Qty. 30	30	\$28.57	\$0.00	\$857.10
1.1	Dibond/Max Metal 3mm - Alligator Warning Signs				
Subtotal:					\$857.10
Taxable Amount:					\$0.00
Taxes:					\$0.00
Grand Total:					\$857.10
Amount Paid:					\$0.00
BALANCE DUE:					\$857.10
POSTS 30					346.20

We appreciate your business and hope to work with you again soon.
This FASTSIGNS location is independently owned and operated.

TOTAL 1203.30



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

$57.69 \times 6 = 346.14$

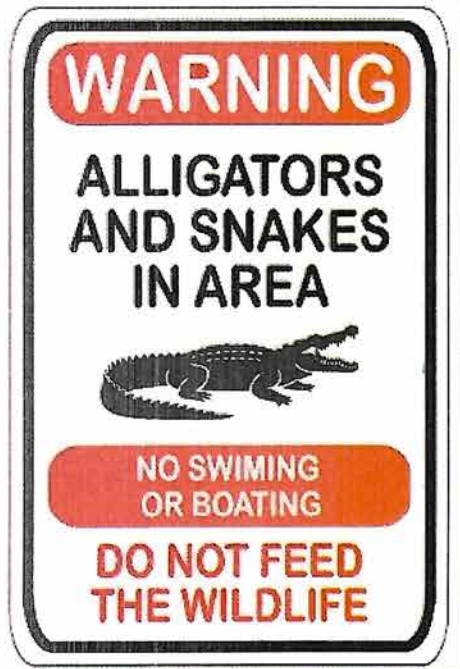
8/31/25, 11:10 AM

RE: FW: Your estimate: EST-1777

From: hans@signarama-oldsmar.com
To: "Ballantrae Community Development District Facility Manager Offices" <Ballantrae2@tampabay.rr.com>
Cc: joe@anchorstonegmt.com, "Mario Arbelaez" <mario@signarama-oldsmar.com>
Bcc:
Priority: Normal
Date: Thursday August 28 2025 1:05:36PM
RE: FW: Your estimate: EST-1777

Hi Garry,

Please see below the design of the proposed sketch:



SAME SIGN
both companies

Please find attached the updated EST-1777, which includes a special discount applied for 20 signs and 20 U-Channel posts.

Let us know your thoughts—we're eager to collaborate with you on this project.

Kind regards,

Hanric Cardenas Corredor

Hans@signarama-oldsmar.com

231 Douglas Road East, Suite 9

Oldsmar, FL. 34677

813- 990 0232

www.signarama-oldsmar.com



From: Ballantrae Community Development District Facility Manager Offices <Ballantrae2@tampabay.rr.com>
Sent: Thursday, August 28, 2025 9:24 AM

EXHIBIT 24.2

[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	30	\$62.22	1866.60
		POST 30	McMaster-CARR 11.54	346.20
2	U-Channel Post 8ft			

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.

Base Subtotal:

Discount:

Subtotal:

Taxes:

Grand Total: 2212.80

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



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

$5 \times 6 = 30$

$57.69 \times 6 = 346.14$

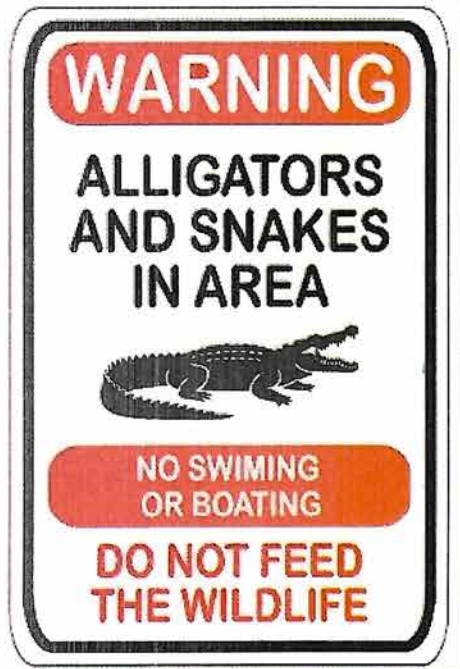
8/31/25, 11:10 AM

RE: FW: Your estimate: EST-1777

From: hans@signarama-oldsmar.com
To: "Ballantrae Community Development District Facility Manager Offices" <Ballantrae2@tampabay.rr.com>
Cc: joe@anchorstonegmt.com, "Mario Arbelaez" <mario@signarama-oldsmar.com>
Bcc:
Priority: Normal
Date: Thursday August 28 2025 1:05:36PM
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both companies

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Kind regards,

Hanric Cardenas Corredor

Hans@signarama-oldsmar.com

231 Douglas Road East, Suite 9

Oldsmar, FL. 34677

813- 990 0232

www.signarama-oldsmar.com



From: Ballantrae Community Development District Facility Manager Offices <Ballantrae2@tampabay.rr.com>
Sent: Thursday, August 28, 2025 9:24 AM

<https://webmail.spectrum.net/index.php/mail>

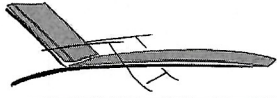
1/3

EXHIBIT 25

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
10/9/2025	31304

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

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

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal due up...	10/9/2025	H	Palmetto

Item	Quantity	Description	Cost	Total
E-18PUNCH	9	Eclipse 18" Round PUNCH TOP TABLE, 2.25" x 3/4" Oval Extrusion	154.00	1,386.00T
MAT7.5	2	(845FMA) 7.5 ft. Commercial Resort Umbrella, 8 Fiberglass Rib, Crank AUTO TILT Market Umbrella With Wind Vents Frame: Weathervein Umbrella Pole: Bronze Umbrella Fabric: Linen	567.00	1,134.00T
Freight		Shipping Charge	125.00	125.00

Subtotal		\$2,645.00
Sales Tax (0.0%)		\$0.00
Total		\$2,645.00

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



Ballantrae

Community Development District