



ADVANCED MEETING PACKAGE

REGULAR MEETING

DATE / TIME:

Thursday, November 20, 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, November 20, 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.

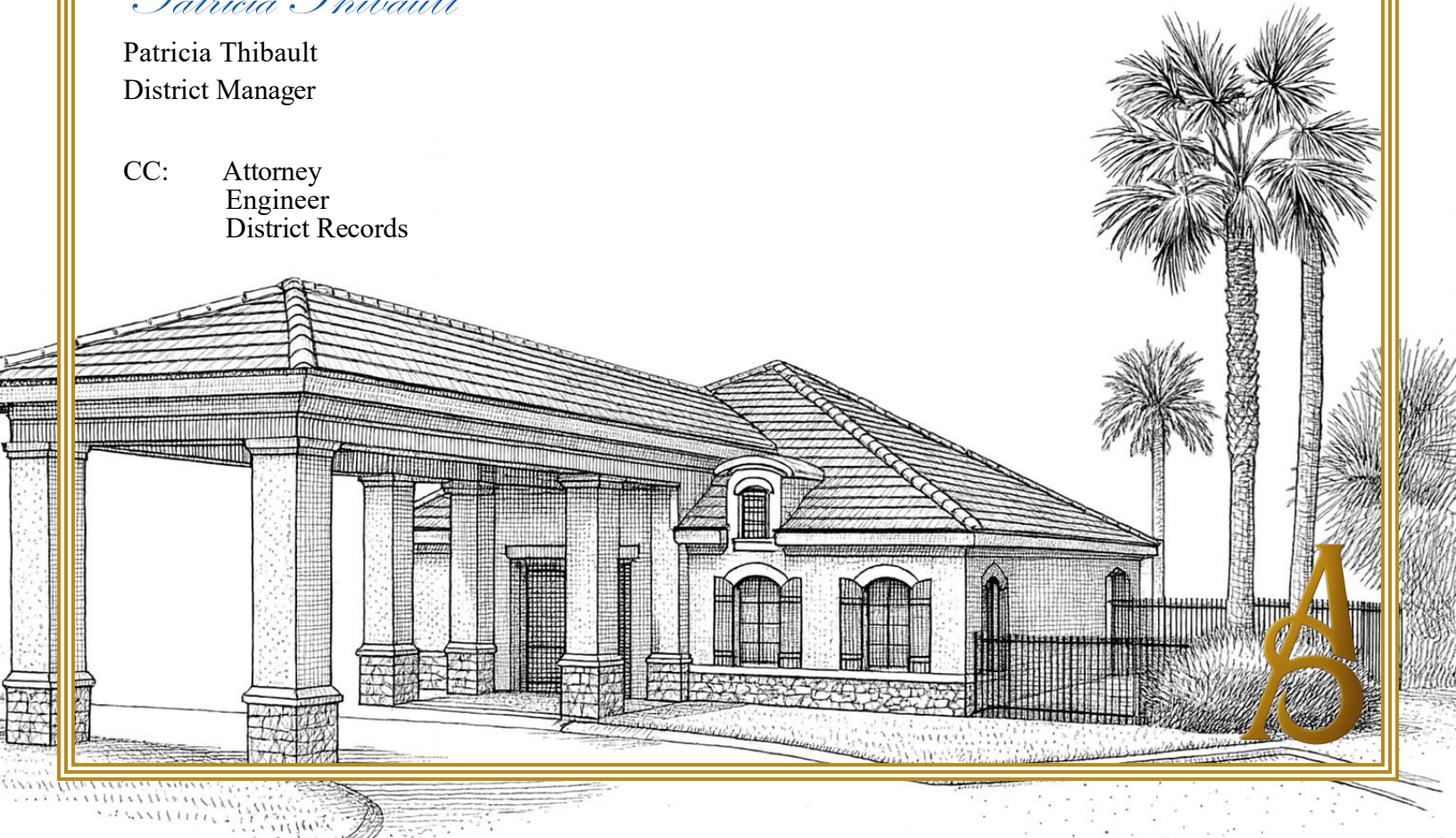
The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



District: BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, November 20, 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](#)

B. Steadfast Maintenance Division

1. Presentation & Discussion of Maintenance Report *(to be distributed)*

[EXHIBIT 3](#)

2. Consideration of Steadfast Proposals:

❖ Removal of (4) Dead Trees - \$2,300

[EXHIBIT 4](#)

❖ Removal of (1) Fallen Dead Tree on the Boulevard - \$550

[EXHIBIT 5](#)

❖ Installation of Sod in Various Areas - \$27,027.50

[EXHIBIT 6](#)

❖ Installation of Winter Annuals - \$11,229.70

[EXHIBIT 7A](#)

❖ Installation of Loropetalum & Gold Mound - Center Island at Clubhouse - \$1,207.50

[EXHIBIT 7B](#)

C. Stantec – Project Manager Greg Woodcock

D. Amenity Manager

1. Consideration of Proposal: Fire Tablet for Track Lighting - \$137.19 [EXHIBIT 8](#)
2. Consideration of Proposals for Tennis Court Resurface
 - ❖ Lawson Courts - \$30,000 [EXHIBIT 9](#)
 - ❖ Courtworks – Structural Crack Repair & Court Resurfacing - \$33,070.80 [EXHIBIT 10](#)
3. Consideration of Proposals for Tennis Court Fence
 - ❖ Florida Commercial Care - \$9,9190.50 [EXHIBIT 11](#)
 - ❖ CourtWorks - \$17,388 [EXHIBIT 12](#)
 - ❖ Total Quality Fence - \$12,,328.80 [EXHIBIT 13](#)
 - ❖ Bryans Fence - \$9,400 [EXHIBIT 14](#)
 - ❖ Vilo Fence – Replace Mesh Only - \$9,675 [EXHIBIT 15](#)
4. Consideration of Proposals for Fence Caps
 - ❖ Vilo Fence - \$643.48 [EXHIBIT 16](#)
 - ❖ Amazon - Dunzy - \$251.94 or Alloy Fence Caps \$323.88 [EXHIBIT 17](#)
5. Signarama Proposal - Alligator Signage with U Posts \$1,200.42 [EXHIBIT 18](#)
6. Consideration of Proposals for Basket Ball Court Resurface
 - ❖ Lawson - \$19,000 [EXHIBIT 19](#)
 - ❖ CourtWorks - \$28,149.10 [EXHIBIT 20](#)
7. Consideration of Painting Proposals for Painting Front Entrance & Clubhouse
 - ❖ Polson Painting - Clubhouse - \$12,585 [EXHIBIT 21](#)
 - ❖ DBA Elite Painting & General Contractor Services - Front Entrance & Monuments - \$39,970 [EXHIBIT 22](#)
 - ❖ All State Painting – (2) Monuments - \$13,275 [EXHIBIT 23](#)
8. Presentation of Amenity Center Report & Task List for Discussion
 - ❖ November Summary Analysis [EXHIBIT 24A](#)
 - ❖ Example Daily Maintenance Task List [EXHIBIT 24B](#)
 - ❖ Landscape Maintenance Review [EXHIBIT 24C](#)

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held October 16, 2025 [EXHIBIT 25](#)
2. Consideration for Approval: The September 2025 Unaudited Financial Statements [EXHIBIT 26](#)
3. Consideration for Approval for Ratification
 - ❖ Illuminations Track Lighting for Fascia Repair - \$2,450 [EXHIBIT 27](#)
 - ❖ Steadfast Electric Breaker - \$360 [EXHIBIT 28](#)

V. Other Items to be Introduced

1. Consideration for Adoption Resolution 2026-01, Amending the Budget For The Fiscal Year Beginning October 1, 2024, And Ending September 30, 2025 [EXHIBIT 29](#)

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:

11/13/2025 1:56 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:

Well-defined buffer zone around the conservation and free of nuisance growth. Technicians will continue to inspect and treat for new growth. It appears the maintenance crew has done some cleanup here as well.

<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>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

SITE: 2

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Mild nuisance growth in the buffer zone. Technicians can focus more on all conservation areas with invasives like this while ponds remain in good condition.

<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>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 3

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



Comments:

Well-defined buffer zone around the conservation and free of nuisance growth. Technicians will continue to inspect and treat for new growth.

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

SITE: 4

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



Comments:

All nuisance growth has been treated and is decayed. Remaining dry stalks will fall over time. Treatments to climbing fer are evident.

<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: 5

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



Comments:

Well-defined buffer zone around the conservation and free of nuisance growth. Technicians will continue to inspect and treat for new growth.

<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: 6

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



Comments:

All nuisance growth has been treated and is decayed. Because of its visibility from the road, this one may need attention from landscaping crews.

<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: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Nuisance growth around the beneficial plants in the buffer zone have been treated. Technicians will continue to inspect and treat for new growth.

<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: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Open sections of the buffer zone are free of nuisance growth. Technicians have been receiving complaints from residents about spraying behind their homes. There is very mild nuisance growth in these areas, but should 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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	✗ Other: Caesarweed, tropical soda apple	

Inspection Report

SITE: 12

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



Comments:

Well-defined buffer zone around the conservation and free of nuisance growth. Technicians will continue to inspect and treat for new growth.

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

SITE: 13

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



Comments:

It appears the tropical soda apple has finally been cleared from this area. It has a tendency to grow back, so technicians will continue to regularly inspect and re-treat if 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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



Increased efforts around the conservation areas last month are evident in today's inspection. Most areas have little to no unwanted growth. Now that winter is setting in, very little regrowth should occur which will keep every area in it's current condition or better. Technicians will remain vigilant during maintenance events to treat any new growth should it appear.

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:

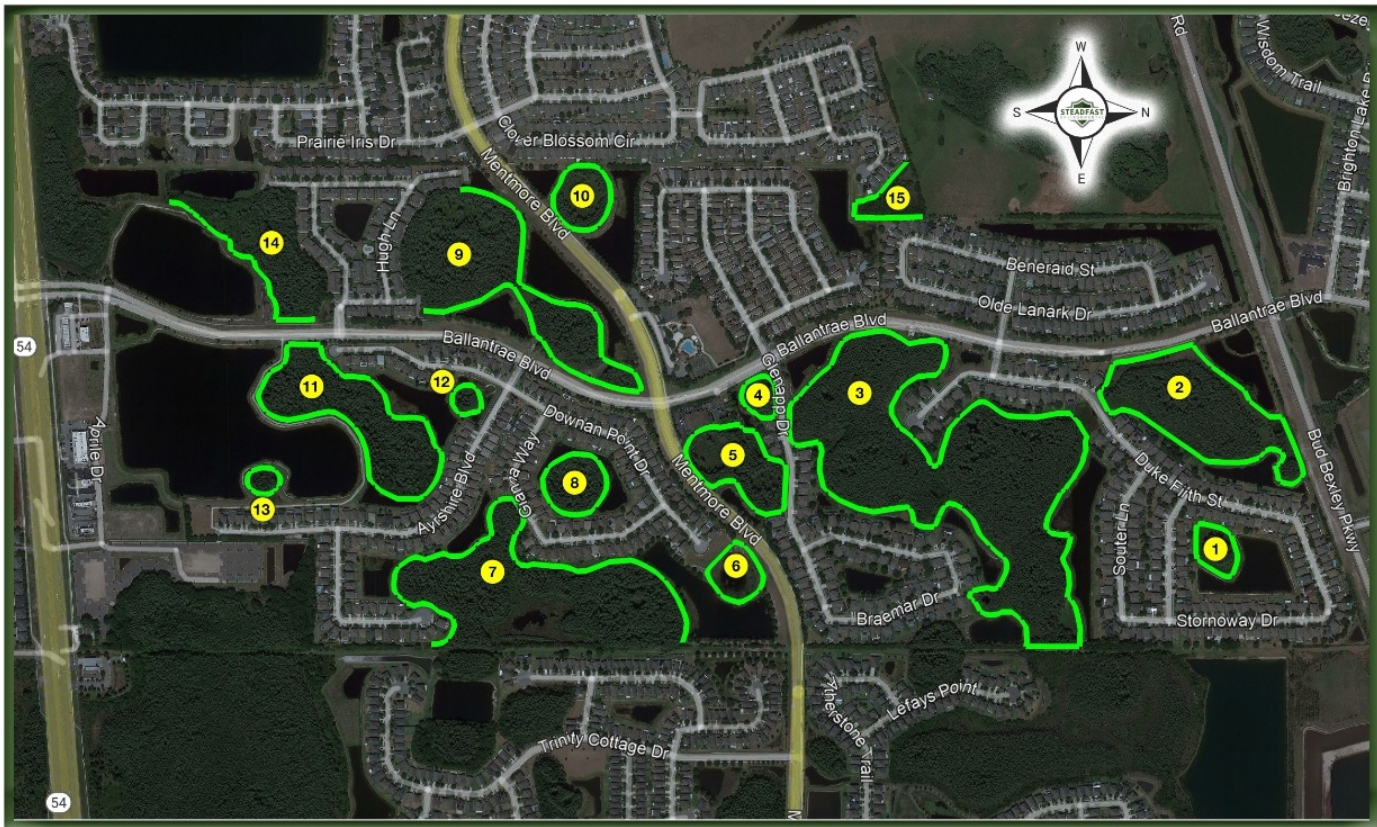


EXHIBIT 2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballantrae CDD Aquatics

Inspection Date:

11/13/2025 1:30 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 13

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



Comments:

No algae or nuisance grass 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
<u>NUISANCE SPECIES OBSERVED:</u>			☐ Substantial
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

SITE: 14

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



Comments:

No algae or nuisance grass 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
<u>NUISANCE SPECIES OBSERVED:</u>			☐ Substantial
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

Inspection Report

SITE: 15

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



Comments:

No algae or nuisance grass 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
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

SITE: 16

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



Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.
One small erosion washout present.

<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	☐ Chara
		☐ Other:	

Inspection Report

SITE: 17

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



Comments:

No algae or nuisance grass 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
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

SITE: 18

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



Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.
One small erosion washout present.

<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	☐ Chara
		☐ Other:	

Inspection Report

SITE: 19

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



Comments:

No algae or nuisance grass 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
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

SITE: 20

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



Comments:

I hesitate to call ponds this dry "excellent" but no algae or nuisance grass observed. Routine monitoring and treatments as needed will continue. There is a yard drain that may need to be rerouted to prevent erosion.

<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	☐ Chara
		☐ Other:	

Inspection Report

SITE: 21

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



Comments:

No algae or nuisance grass 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: 22

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



Comments:

Small patches of nuisance grasses present on the edge of the littoral shelf. Now that it is dry and exposed, treatments can be applied to this area via hose reel. 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:	

MANAGEMENT SUMMARY



As we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Overall, ponds are in amazing shape. Algae and nuisance grasses are almost nonexistent which will keep ponds healthy during the upcoming periods of reduced growth. Exposed pond banks and dry beds will be treated with pre-emergents to prevent future growth.

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

EXHIBIT 4

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 11/12/2025
DUE
ESTIMATE #

BILL TO

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

SHIP TO

SM1152
Ballantrae CDD
Ballantrae Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the removal of 4 dead trees still standing along the main blvd. All debris will be removed and dumped off site. This does not include stump grinding.			
Tree Removals	1.00	1,800.00	1,800.00
Dump Fees	1.00	500.00	500.00

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

TOTAL 2,300.00

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

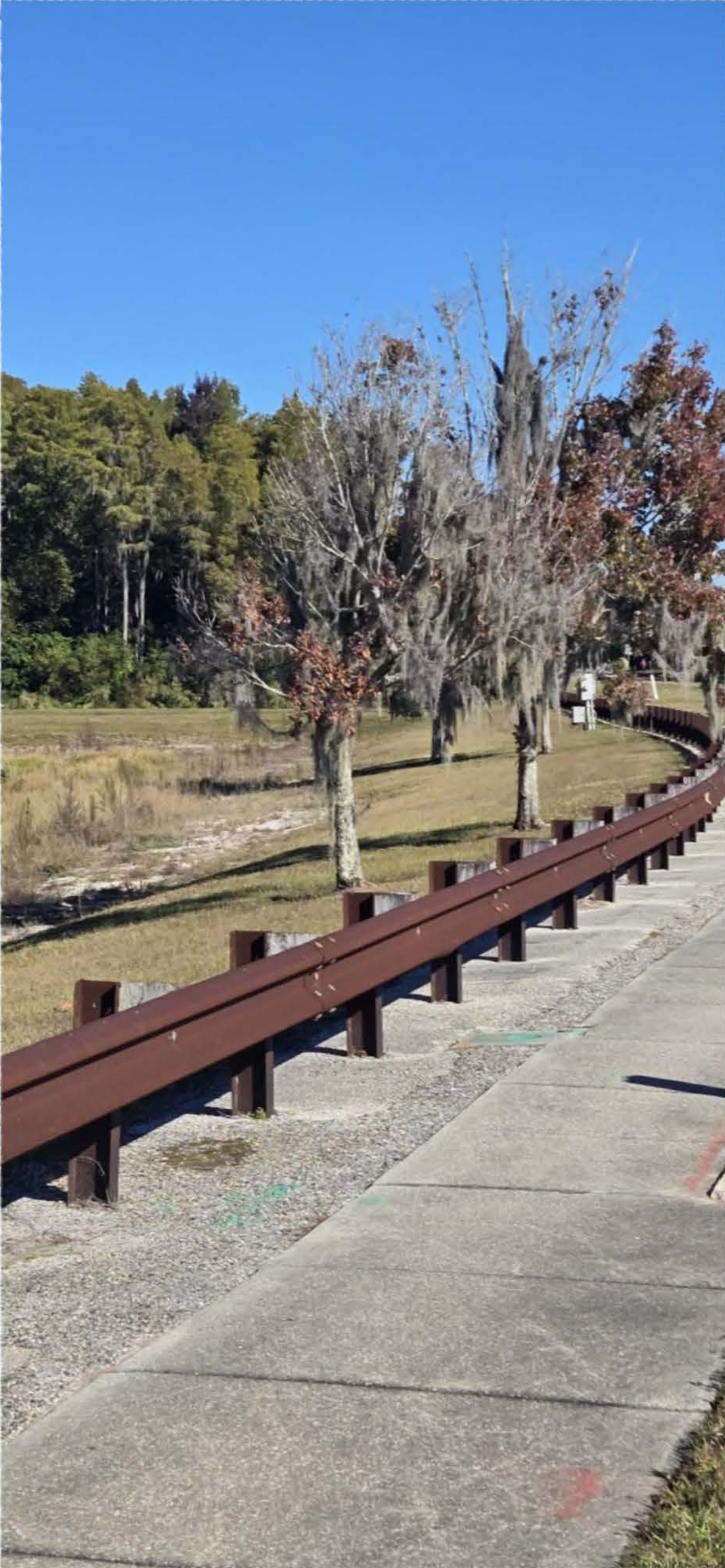
Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____





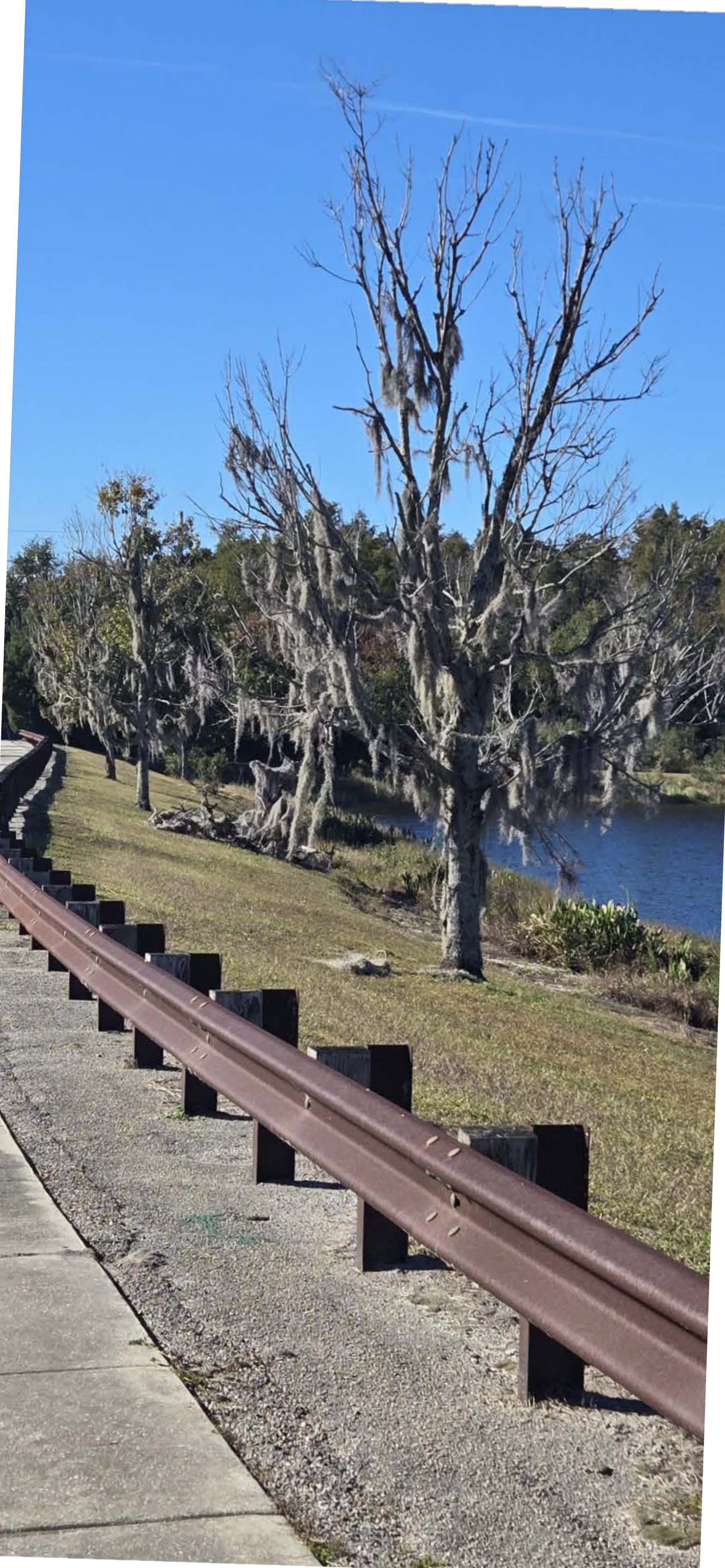


EXHIBIT 5

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 11/11/2025
DUE
ESTIMATE #

BILL TO

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

SHIP TO

SM1152
Ballantrae CDD
Ballantrae Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the removal and disposal of one dead fallen tree along the boulevard.			
Tree disposal	1.00	400.00	400.00
Dump Fees	1.00	150.00	150.00

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 550.00

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



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

ESTIMATE

DATE 11/11/2025 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 sod to high profile areas. They include the front entry island as well as several areas around the clubhouse. Highlighted map included with this proposal			
Floritam Sod (per square foot)	11,790.00	2.25	26,527.50
Irrigation adjustment for new sod for proper coverage	1.00	500.00	500.00

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 27,027.50

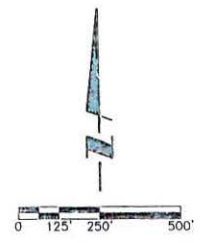
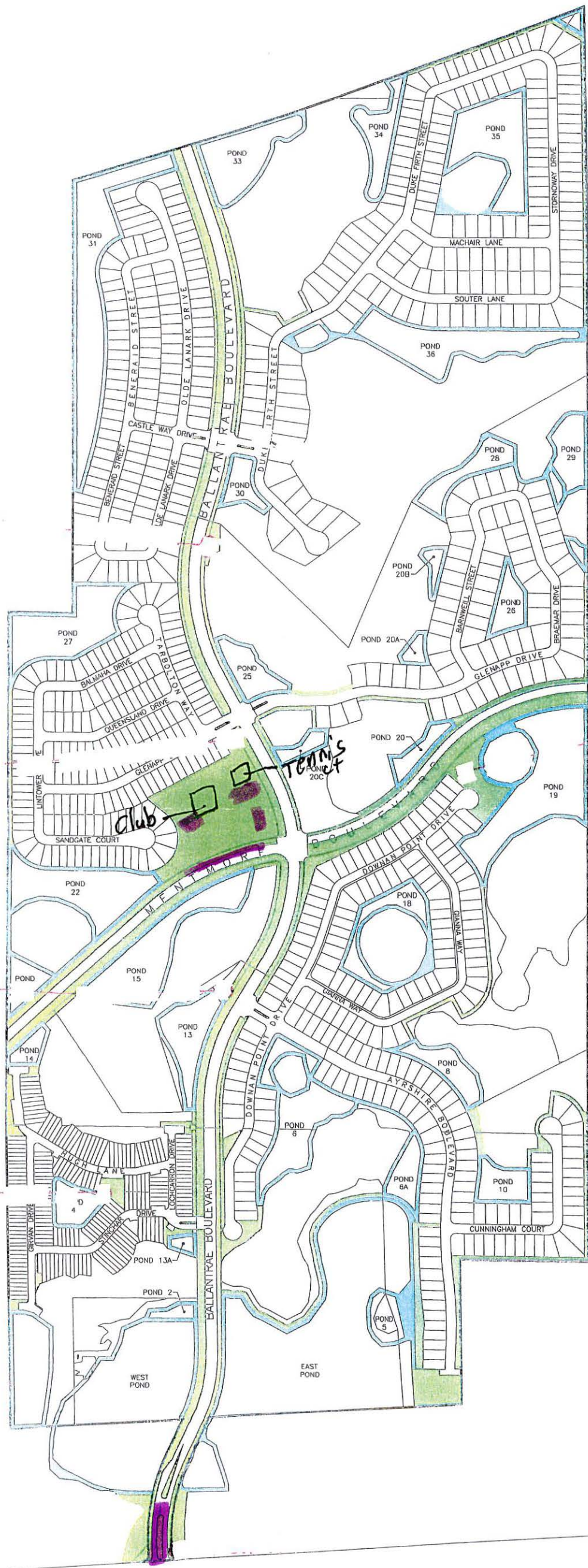
I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



LEGEND



POND BANKS



LANDSCAPE MAINTENANCE

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.

2205 North 20th Street • Tampa, Florida 33605 • Phone 813-223-9500 • Fax 813-223-0009 • Web Site www.wilsonmiller.com

STATE ROAD 54

EXHIBIT 7A

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 11/4/2025
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 winter annuals for the holiday season.			
Red Geranium 4.5"	2,304.00	4.30	9,907.20
Dusty Miller 4.5in	575.00	2.30	1,322.50

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 11,229.70

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 7B

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

DATE 11/13/2025 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 replacement of plants in the center island at the clubhouse that are missing .			
Loropetalum 7gal	9.00	62.50	562.50
Duranta, Gold Mound 7gal	10.00	56.00	560.00
Irrigation Enhancement	1.00	85.00	85.00

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 1,207.50

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 8

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Deliver to Ballantrae
Land O Lakes 34638

All ▾ best tablet deal

EN

Hello, Ballantrae
Account for Ballantrae CDD ▾ & Orders

Returns

0

All Get the app ▾ Business Essentials Business Gift Guide Add Users Buy Again

Loved it? Buy again Lists ▾ Business Prime ▾

Guide buyers in your org

Group: Ballantrae CDD

Prefer products with sustainability certifications

Mark product as preferred

View other policies



Fire HD 8



Fire HD 10



Fire Max 11



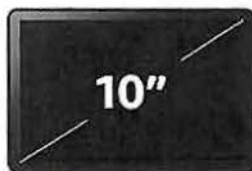
Shop all Fire Tablets



Shop Kids Tablets



Fire HD 8



Fire HD 10



Fire Max 11

Amazon Fire HD 10
tablet, built for
relaxation, 10.1"
vibrant Full HD screen,
octa-core processor, 3
GB RAM, 32 GB, Black

Visit the Amazon Fire Tablets Store

Search this page

\$137.19

Two-Day

FREE Returns

FREE delivery **Monday, October 27.**
Order within 11 hrs 1 min

Deliver to Ballantrae - Land O ... 34638

In Stock

Quantity: 1

Add to Cart

Need more than 60 units?

Request for Quote

Secure transaction

Ships from and sold by Amazon.

Return policy:

FREE 30-day refund/replacement

Support:

Product support included

☐ This is a gift

Add Additional Items

☐ Fire HD 10 Amazon Standing
Cover: Black **\$39.19**
List Price ~~\$39.99~~

☐ Fire HD 10 Screen Protector (2-
Pack) **\$17.99**

☐ Protection Plan for Amazon Fire
HD 10 tablet: 2 year **\$22.99**

☐ Made for Amazon Stylus Pen
\$31.99 List Price: ~~\$36.99~~

☐ Fire HD 10 Bluetooth Keyboard
Case **\$54.99**

☐ Amazon Kid-Friendly Case:
Nebula **\$34.29** List Price ~~\$34.99~~

Add to List

Click to see full view



Buy this device and get Alexa+ Early Access

Access to Alexa+ will be provided when you set up your
device. Learn more about Alexa+.

Save 20% with Trade-In

Buy more, save more

11 units Lowest price

-5% \$1,462.89

\$132.99/unit

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

You're viewing the newest
model of this product —
see what's new

Fire HD 10 tablets

Amazon Fire HD 10
Best for: Movies and casual
gaming on a budget-friendly
tablet.

33,923

From: \$137.19



Buying multiple items?
Go to multi-select

Digital Storage Capacity: 32 GB

EXHIBIT 9

[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 1/4% 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 10

[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 RECEIVED — \$700.00

Description of Services:

Two net tennis nets.

4. Dynamic System RECEIVED — \$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~~
***0% Tax:** \$0.00
TOTAL: ~~\$41,861.00~~
3307.80

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 11

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Professional Landscape and Property Maintenance Services

May 12, 2025

Attn: Gaby Arroyo
17611 Mentmore Blvd

Re: Ballantrae CDD

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

PROPOSAL: Fence

SCOPE OF WORK:

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

Total Price- \$9,919.50

Proposal Accepted _____
DATE

SIGNATURE

Stephen McDowell
Stephen McDowell
Florida Commercial Care, Inc.

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

Serving all of Florida

www.FloridaCommercialCare.com

EXHIBIT 12

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

TENNIS COURT FENCE



PROPOSAL

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

Project: Ballantrae CDD - Fencing
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.	Fence Replacement	\$15,120.00
-----------	--------------------------	--------------------

Description of Services:

Scope of Work – Fence Replacement

Remove and dispose of existing chain-link fabric from perimeter fencing.

Furnish and install new 9-gauge galvanized (or vinyl-coated) chain-link fabric to match existing fence height and line.

Install new bottom tension wire (galvanized steel cable) along the base of the fence, secured with ties/clips at standard spacing.

Re-secure fabric to line posts and top/bottom rails with new fence ties and fasteners as required.

Replace any parts that are broken.

2.	General Conditions	\$2,268.00
-----------	---------------------------	-------------------

Subtotal:	\$17,388.00
*0% Tax:	\$0.00
TOTAL:	\$17,388.00

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 13

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



TOTAL QUALITY FENCE AND REMODELING

Joe O'Reilly
Tennis Court Fence
17611 Mentmore Blvd
Land O' Lakes, FL 34638

(732) 673-1184
Joe@anchorstonemgt.com

ESTIMATE	#3719
ESTIMATE DATE	Oct 22, 2025
TOTAL	\$12,698.66

CONTACT US
7909 N Fremont Ave
Tampa, FL 33604

(813) 703-1148
sales@tqfence20.com

ESTIMATE

Services	qty	amount
Labor fee	1.0	\$250.00
Labor fee : 1		
Mesh commercial black	459.0	\$8,262.00
Chain link black comercial mesh for tennis courts		
new ties 1000		
new tention wire 500'		
paint existing posts and rails	1.0	\$2,400.00
Paint existing posts and rails black using brush and roller.		
service demolition - Tear down	460.0	\$1,416.80
"Branches, trees, and fence-line bushes are not included. The removal of bushes and trees is priced separately."		

Services subtotal: \$12,328.80

Subtotal	\$12,328.80
Tax (Platform Fee 3%)	\$369.86

Total **\$12,698.66**

PAYMENT FEES WILL BE APPLIED IF PAYING WITH: *Venmo 3% FEE *Credit Or Debit Card 3% FEE *FINANCE 3.9% FEE

NO PAYMENT FEE *ZELLE *CASHAPP *CHECK *CASH.
*ZELLE EMAIL: tqfence.remodeling@gmail.com

*VENMO AND CASHAPP PHONE NUMBER: (813) 481-4051

****BY APPROVING THIS ESTIMATE CUSTOMER AGREE WITH OUR TERMS AND CONDITIONS****

****PLEASE CLICK BELOW TO SEE OUR TERMS AND CONDITIONS CONTRACT****

THANKS FOR DOING BUSINESS WITH US

EXHIBIT 14

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

0497064

CUSTOMER'S ORDER NO.						
DEPARTMENT					DATE	
NAME						
ADDRESS						
CITY, STATE, ZIP						
SOLD BY	CASH	COD	CHARGE	ON ACCT	MDSE RETD	PAID OUT
QUANTITY	DESCRIPTION				PRICE	AMOUNT
1						
2						
3						
4						
5						
6						
7						
8						
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10						
11						
12						
13						
14						
15						
16						
17						
18						

Reinstalling
10ft green
chainlink Fence
Roughly 500ft
\$9,400

Bryan's Fence

RECEIVED BY

EXHIBIT 15

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

Quote #9062

Status
Pending

Sent On

16 Jul 2025

Estimator

Frank Ball

Balance With

\$9675

Check/Cash :

Recipient : Joe O'Reilly

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

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

(1) +17326731184

NO PAINT

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

At approval an installation appointment will be given, although a deposit of \$4837.5 will be needed to confirm the date. Date can be subject to change until then.

Terms and Guarantees of Vilo Fence LLC – Fence Installation:

Property Survey Responsibility

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

Site Preparation

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

Contract Modifications

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

Cancellation & Deposit Policy

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

Payment Methods

- Vilo Fence LLC accepts the following payment methods:

- Cash

- Check

- Bank transfer

- Payment through Vilo Fence LLC's system

- Debit & credit cards

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

Payment Terms & Legal Protection

- A 40% deposit is required at the time of contract signing to secure the installation date.

- The remaining 60% balance is due on the same day the installation is completed, before our crew leaves the property.

- The customer must ensure payment availability on the day of installation (by leaving a check/cash with a family member, placing a check in the mailbox, or making an electronic payment via Zelle or credit card).

- Failure to pay the final balance will result in Vilo Fence LLC placing a mechanic's lien on the property for the unpaid amount.

- If legal action is required to collect payment, the customer agrees to be responsible for all legal costs, including attorney fees, court costs, and any additional collection expenses incurred by Vilo Fence LLC.

Four-Point Contract Rule

- This contract represents the entire agreement between the customer and Vilo Fence LLC.

- Only the terms, conditions, and services explicitly written in this contract will be honored.

- Any verbal agreements, promises, or modifications not documented within the contract will not be recognized or performed.

- The customer is responsible for reviewing the contract in its entirety before signing to ensure that all requested work, specifications, and commitments are clearly stated in writing.

Pricing & Validity

- The quote is based on the current material prices at the time of the estimate and is valid for 15 days from the quotation date.

- After 15 days, pricing may change based on material costs and will need to be adjusted accordingly.

Underground Utilities (811 Markings)

- Public utility companies only mark major public utility lines.

- The customer is responsible for marking any private utility lines, such as pool systems, irrigation systems, drainage pipes, private cables, or underground pipes installed by the property owner.

- Vilo Fence LLC is not responsible for damages to unmarked private utilities.

Installation Attendance & Scheduling

- The customer is not required to be present during installation but is encouraged to be present for quality inspection and final payment.

- Vilo Fence LLC is not responsible for any lost wages or costs due to last-minute schedule changes.

- Vilo Fence LLC reserves the right to modify the installation schedule if necessary.

- Installation will proceed in most weather conditions, but customers will be informed if delays occur due to severe weather or other unforeseen circumstances.

Workmanship Warranty

- Vilo Fence LLC provides a 1-year (365-day) labor warranty on all installations.

- If the customer notices any installation issues, they should contact their sales representative or call our office (813-270-5746 / 813-443-0771) to report the issue.

- Emergencies will be handled with priority.

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

Signature : _____

Date : _____

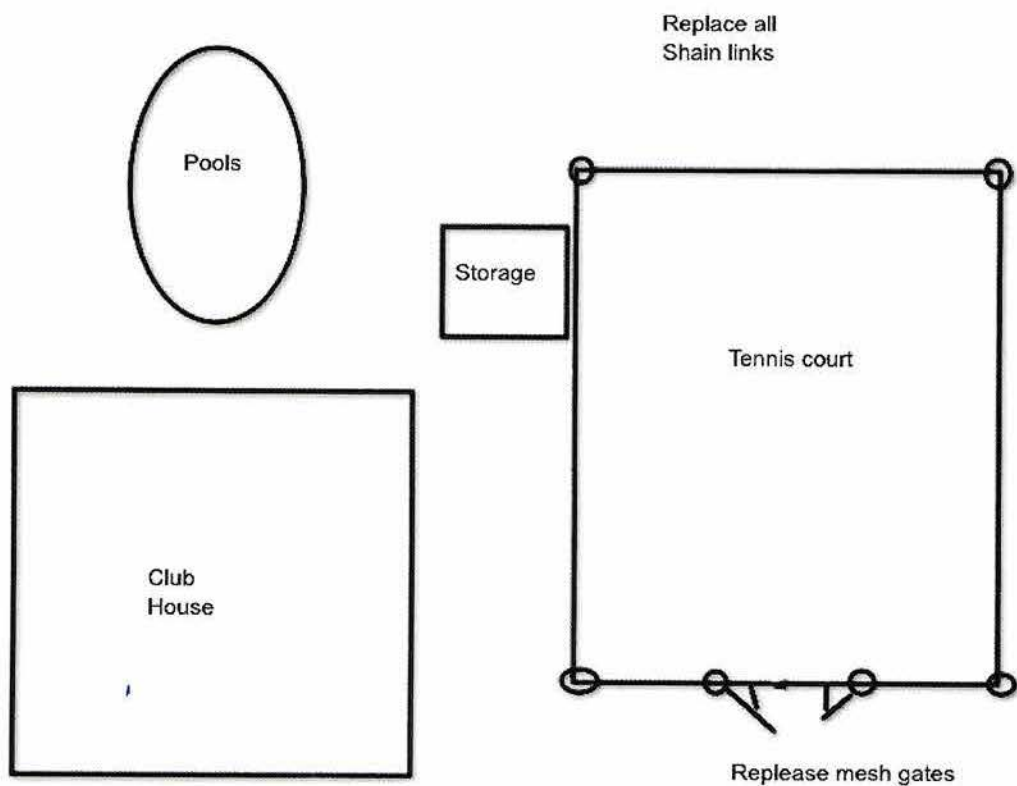


EXHIBIT 16

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



08/26/2025 Hold till Sept Meeting
3805 West Osborne Avenue | Tampa, Florida 33614
8134430771 | customerservice@vilofence.com |
vilofence.com

BLACK FENCE CAPS

Quote #9341

Status
Pending

Sent On 13 Aug 2025

Estimator Jordy Diez

Balance With Card : \$663.38

Discount With Cash : \$19.9

Balance With
Check/Cash : \$643.48

Recipient : Joe O'Reilly

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

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

(1) +17326731184

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

At approval an installation appointment will be given, although a deposit of \$331.69 or \$321.74 with Check/Cash will be needed to confirm the date. Date can be subject to change until then.

Terms and Guarantees of Vilo Fence LLC – Fence Installation:

Property Survey Responsibility

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

Site Preparation

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

Contract Modifications

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

Cancellation & Deposit Policy

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

Ballantrae Pool Fence Caps

- A written and signed denial from the city or county regarding permits or approvals.

Payment Methods

- Vilo Fence LLC accepts the following payment methods:
 - Cash
 - Check
 - Bank transfer
 - Payment through Vilo Fence LLC's system
 - Debit & credit cards
- For credit card payments, the card must be in the name of the person making the payment, and they must sign an irreversible payment authorization form provided by the office and present a valid ID.

Payment Terms & Legal Protection

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

Four-Point Contract Rule

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

Pricing & Validity

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

Underground Utilities (811 Markings)

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

Installation Attendance & Scheduling

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

Workmanship Warranty

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

- Emergencies will be handled with priority.

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

Signature : _____

Date : _____

EXHIBIT 17

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Deliver to Ballantrae
Land O Lakes 34638

All 3" black caps for fence

EN

Hello, Ballantrae
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Returns
& Orders

2

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Click to see full view

Dunzy 12 Pack Aluminum 3" x 3" Heavy Duty Post Caps for Actual 3" x 3" Metal Wood Fence Deck Corridors Mailbox Posts End Cover Black Spray Protection Post Topper Weatherproof Corrosion-Resistant

Visit the Dunzy Store

4.9 (17) | Search this page

\$41.99

FREE Returns

Number of Items: 12

- **Complete Set for Your Needs:** our convenient pack includes 12 pcs 3 x 3 inch square black aluminum post caps to serve your need; With an internal size of 3 x 3 inch, these caps fit perfectly onto posts of the same measurements
- **Superior Construction:** our fence post caps are made from robust aluminum, promising reliability and durability; Their black surface is delicately created with spray-painting techniques, embodying a modern and elegant look; You can trust them not to break or deform easily
- **Easy Installation:** these post caps have a press-fit design, making installation a breeze; Use a rubber hammer for a secure fit, or you can also use glue for an even sturdier attachment (the product does not include a rubber hammer and glue)
- **Fit for All Seasons:** our aluminum post caps are ideal for all seasons and weather conditions; Their anti-corrosive and anti-rust features ensure they aren't easily deformed, while the black spray paint prevents fading caused by the sun; These caps not only add aesthetics to your railing but also ensure a longer life span
- **Ideal for Perfection and Protection:** these metal fence post caps don't just make your fence look pristine, it also protects the inside of your column from harmful damage caused by things like standing water and debris

See more product details

Report an issue with this product or seller

\$41.99

FREE delivery Friday, November 14 for Prime members. Order within 14 hrs 47 mins

Deliver to Ballantrae - Land O Lakes 34638

FREE Returns

Only 1 left in stock - order soon.

Qty: 1

Add to Cart

Need more than 259 units?

Request for Quote

Secure transaction

Sold by Mallxiugull and Fulfilled by Amazon.

Return policy:

Returnable until Jan 31, 2026

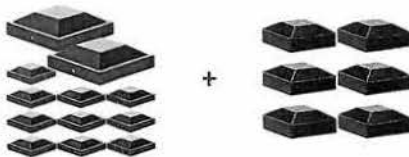
☐ Add a gift receipt for easy returns

Add to List

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Sponsored

Dunzy products customers bought together



Total price: \$59.98

Add both to Cart

One of these items ships sooner than the other.
Show details

This item: Dunzy 12 Pack Aluminum 3" x 3" Heavy Duty Post Caps for Actual 3" x 3" Metal Wood Fence Deck Corridors Mailbox Posts End Cover Black Spray Protection Post Topper Weatherproof Corrosion-Resistant

4.9 17 \$41.99

Sponsored
Dunzy Aluminum Fence Post Caps 2" x 2" Black Post Caps Fence Topper Pressure Fit Post Cover ...

4.7 96
-5% \$17.99 (\$9.00/count)
List: \$18.99

4 stars and above Sponsored

Deliver to Ballantrae
Land O Lakes 34638

Tools & Home Improvement ▾ 4"x4" black fence caps

EN

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Sponsored

Tools & Home Improvement ▾ Building Supplies ▾ Building Materials ▾ Decking & Fencing ▾ Railings & Pickets ▾ Posts & Accessories ▾ Caps

Aluminium Fence Post Caps for True 4" x 4" Fence Posts, Aluminum, Metal, Wood, Mailbox Posts, Pyramid Post Cap Cover Pressure Fit- Black (1Pc)

Visit the BORDERSMOVER Store

4.8 (270) | Search this page

List Price: ~~\$10.99~~ Details
Business Price **\$10.44** Tomorrow
FREE Returns
You Save: **\$0.55 (5%)**

\$10.44

Tomorrow

FREE delivery Tomorrow, November 10. Order within 7 hrs 36 mins

Deliver to Ballantrae - Land O...
34638

FREE Returns

In Stock

Qty:

Buying in bulk?

Add to Cart

Buy Now

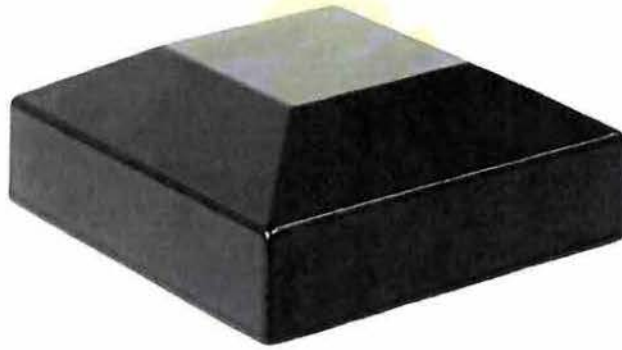
Secure transaction

Sold by BordersMover and Fulfilled by Amazon.

Return policy: Returnable until Jan 31, 2026

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Click to see full view

Quantity, 2 = 20.88

Size Name: 1PK 4"

1PK 2" \$7.00 FREE Delivery Overnight 7 AM - 11 AM	1PK 2" (Pack of 2) \$14.98 (\$7.49 / count) \$14.98 FREE Delivery Overnight 7 AM - 11 AM	1PK 2.5" \$5.39 FREE Delivery Tomorrow	1PK 3" \$9.49 FREE Delivery Tomorrow
1PK 4" \$10.44 FREE Delivery Tomorrow	4PK 2" \$17.99 FREE Delivery Tomorrow	4PK 2.5" \$18.49 (\$4.62 / count) \$18.49 FREE Delivery Overnight 7 AM - 11 AM	4PK 3" \$14.99 FREE Delivery Tomorrow
4PK 4" \$37.99 FREE Delivery Wednesday	8PK 2" \$25.99 (\$3.25 / count) \$25.99 FREE Delivery Wednesday	8PK 2.5" \$25.00 (\$3.13 / count) \$25.00 FREE Delivery Overnight 7 AM - 11 AM	

Report an issue with this product or seller

Sponsored

BORDERSMOVER products customers bought together



+



+



Total price: **\$36.43**

Add all 3 to Cart

This item: Aluminium Fence Post Caps for True 4" x 4" Fence Posts, Aluminum, Metal, Wood, Mailbo...
4.8 270

-5% **\$10.44**

List: ~~\$10.99~~

Sponsored

Floor Mount Post Plange for 2" Square Fence Post and Deck Railing, Heavy Duty,...

-13% **\$13.99**

List: ~~\$15.99~~

Sponsored

Post Cover Plate for 2" Floor Flange, 2-Piece, Flange Base Shoe for Railings, Post Skirt Cover,...

-13% **\$12.00**

List: ~~\$13.79~~

Based on your recent views Sponsored

Deliver to Ballantrae
Land O Lakes 34638

All 3" black caps for fence

EN

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Tools & Home Improvement › Building Supplies › Building Materials › Decking & Fencing › Railings & Pickets › Posts & Accessories › Caps



3" x 3" Aluminium Alloy Fence Post Caps Pressure Fit 6Pcs Pyramid Post Caps Cover Perfect, with Matte Finish Powder Coated Surface for Fence Wood Post of Decks, Garden or Corridors (Black)

Visit the ZXNhome Store

4.5 (9) | Search this page

\$26.99

Tomorrow

FREE Returns



Buying multiple items? Go to multi-select

Color: 2 Inch-6pcs

\$18.99
FREE Delivery
Tomorrow\$23.99
FREE Delivery
Tomorrow\$26.99
FREE Delivery
Tomorrow\$14.99
~~\$20.99~~
FREE Delivery
Tomorrow

Material Aluminum
Color 3 inch-6pcs
Brand ZXNhome
Style Modern
Product Dimensions 3.5"L x 3.5"W

About this item

- **Long-lasting Post Caps** - This black pyramid post cap is made of high-quality aluminum alloy and coated with a black powder coating to prevent rust and corrosion for a long time, prevent fading from the sun, and resist harsh outdoor environments for extended service life!
- **Post Caps Size** - The height of the pyramid column cap is 1.3 inches /33 mm, the depth of the installation on the column is 0.63 inches /16 mm, and the thickness of the side wall is 2 mm. Suitable for 3" x 3" square post.
- **Best Protection Design** - Pyramid design minimizes moisture retention and prevents rain stains, aluminum alloy column caps resist outdoor heat and corrosion, help prevent wood top expansion, cracking, splitting and weathering as well as column rot problems, protect wood posts or fences, and extend the life of fence or deck post.
- **Easy Installation** - Stop messing around with those complicated installations. ZXNhome patio post caps are easy to install, pressure fit or you can tap them with a rubber mallet to make your fence stylish and beautiful in minutes.
- **Wide Application** - Post caps are suitable for fences, enclosures, stairs, porches, gardens, parks, courtyards, patio, deck, ranches and more. Provide the best coverage and protection for posts.

See more product details

Report an issue with this product or seller

Sponsored

\$26.99 ~~X 12~~

Tomorrow

FREE delivery Tomorrow,
November 10. Order within 7
hrs 58 minsDeliver to Ballantrae - Land O
Lakes 34638

FREE Returns

In Stock

Qty: 1

Buying in bulk?

Add to Cart

Buy Now

Secure transaction

Sold by CHUNYAG and Fulfilled
by Amazon.Return policy:
Returnable until Jan 31, 2026

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

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

☐ Add a gift receipt for easy returns

Add to List

Sponsored

Bundle these items

Deliver to Ballantrae
Land O Lakes 34638

Tools & Home Improvement ▾

Enter keyword or product number

EN ▾

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Returns
& Orders

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Group: Ballantrae CDD

Mark product as preferred

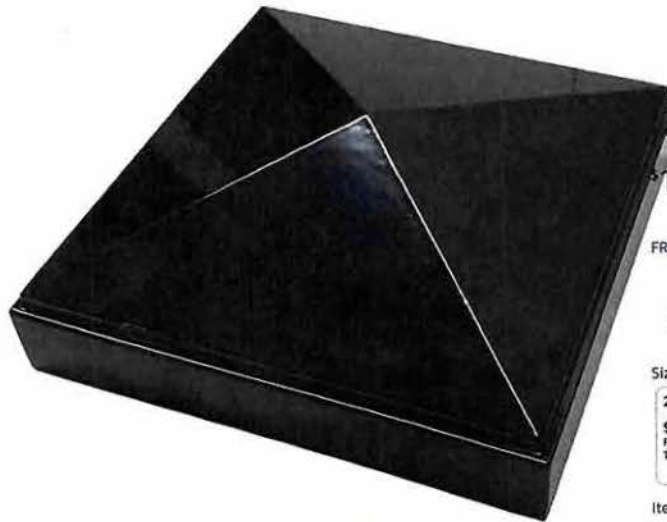
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Click to see full view

4" x 4" Aluminium
Pyramid Post Cap for Metal Posts - Pressure Fit - Black - Amazon.com
the Decorex Hardware
(655) | 5
10+ bought in past month

\$11.99

Overnight
FREE Returns



Buying multiple items

Size Name: 4x4 Inch

2" x 2"

\$8.39
FREE Delivery
Tomorrow

2.5" x 2.5"

\$7.39
FREE Delivery
Wednesday

Item Package Quantity: 1

- Decorative Pyramid Post Cap for 4x4 inch metal posts.
- Fits over 4" x 4" square steel or aluminum posts. (NOT 3.5" x 3.5"). Designed for outdoor use.
- Easy installation - Pressure Fit - no hardware needed.
- Made of high quality cast aluminium. Thickness around 1/8"
- Black Glossy Finish Powder Coated.

› See more product details

Report an issue with this product or seller

Fulfilled by Amazon.

Seller Credentials:
889 certification

Return policy:

Returnable until Jan 31, 2026

☐ Add a gift receipt for easy
returns

Add to List

Sponsored

Customers also bought

Based on products customers bought together



Total price: \$29.98

Add both to Cart

Sponsored

This item: 4" x 4" Aluminium
Pyramid Post Cap for Metal Posts
- Pressure Fit - Black

4.7 655

\$11.99 x 2 = 23.98

Sponsored

Azdele 4x4 Heavy Duty
Aluminum Pyramid Post Caps
Cover for 4x4 Nominal Wood...

4.8 1,232

-10% \$17.99 (\$4.50/count)

Typical: \$49.99

These items are shipped from and sold by
different sellers.
Show details

4 stars and above Sponsored

EXHIBIT 18

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



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

ESTIMATE

EST-1821

www.signarama-oldsmar.com

Payment Terms: Cash Customer

Created Date: 10/22/2025

DESCRIPTION: Alligators sign 12x18 Two centered holes, rounded edges

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
Tax ID: Tbdf

Salesperson: Mario Arbelaez

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Alligator sign 12x18 two colors, rounded edges centered two holes	30	\$27.495	\$824.85
2	U-posts	30	\$12.519	\$375.57

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

Subtotal:	\$1,200.42
Taxes:	\$0.00
Grand Total:	\$1,200.42

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

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

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

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

provide an itemized list of replacement components the sign needs.

Independently Owned & Operated

Signature: _____ **Date:** _____

EXHIBIT 19

[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
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 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 1/4% 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 20

[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 21

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



PROPOSAL

October 23, 2025

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

RE: Ballantrae, front entrance monuments and club house exterior

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.

\$7,400.00

Full exterior painting of club house and cabana

\$3,700.00

Lift truck

\$1,485.00, if we do not need this we will deduct the amount.

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;

\$5,585.00 to start

\$7,000.00 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 front monuments 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 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 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.

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.

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. 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.

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

Description of Services:

Exterior Re-Painting Proposal

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

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

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

SCOPE:

Unless otherwise specified, these areas of club house and cabana will be repainted: : fascia/soffits, stucco or sided walls, including patio walls, painted ceilings, electric/cable boxes, a/c chase, trim bands, gutters(painted trim color), down spouts(painted body color), chimneys(if applicable), shutters(if applicable) painted entry doors (exterior side) and garage doors. Any vinyl must be in a vinyl safe color which must be a light color. Dark colors can and will cause vinyl siding to warp in the heat. Client agrees to hold Polson Painting harmless for any vinyl that buckles/warps as that will not be due to the workmanship.

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

* Gutters/downspouts on pool cages are not included and are not typically painted as they should match/ blend with the pool cage color.

*Pressure Washing of house 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 home 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 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.

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.

5. additional discount for package deal.	(\$300.00)
---	-------------------

Subtotal:	\$12,585.00
<i>*0% Tax:</i>	<i>\$0.00</i>
TOTAL:	\$12,585.00

Terms and Conditions

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

Payment Schedule

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

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

Product Limited Warranty

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

Customer Privacy Notice

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

Signatures follow on next page.

Signatures

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

Client: _____ Date _____
Ballantrae HOA

Proposal Submitted By:

Polson Rep: Don Polson _____ Date _____
Polson Painting

Thank you for the opportunity to earn your business!

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

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

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

References:

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

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

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

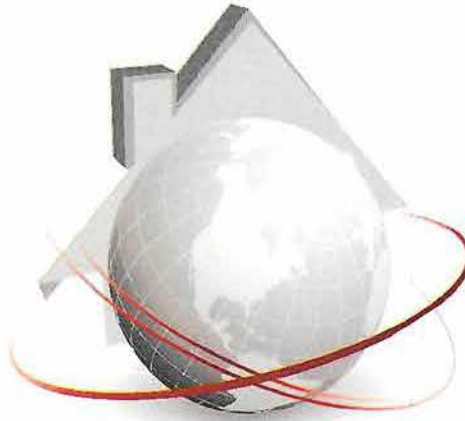
*When Replying through the quoting/invoicing email system, please be sure to choose "Reply All", to ensure that we receive your response!

EXHIBIT 22

[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.

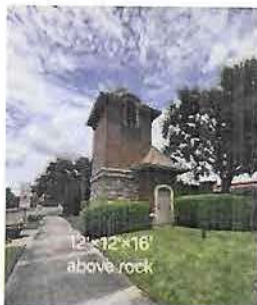
Floors of the Clubhouse:

- 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 23

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Expertise in Building Restoration and Preservation

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

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



Waterproofing, Painting
& Restoration Inc.

Expertise in Building Restoration and Preservation

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

July 2025

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

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- 5) Apply a hybrid urethane cove bead where flowerpots sit on concrete pillar tops.

TOTAL: \$13,275

NOTES:

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

Thank you for the opportunity!

Patrick Fahlman
Vice President

Acceptance

Date

EXHIBIT 24A

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

BALLANTRAE MAINTENANCE REPORT
NOVEMBER 2025
SUMMARY

1. Roof X R&R roof on Clubhouse and the Gazebo awaiting start date. **PROGRESS**
Roofing Project to begin on November 10th.
2. Sidewalk repairs throughout community. [5] areas. **PROPOSALS COMING**
3. Tennis Court R&R fencing. **PROPOSAL WILL BE ON NOVEMBER 20TH BOARD MEETING**
4. Painting of interior of Clubhouse meeting room staff to do. **PROGRESS**
5. Tactical Pressure Washing repair & reseal pavers at Straiton & Ballantrae Clubhouse pools clean Clubhouse sidewalks. **SCHEDULED TO START PROJECT ON DECEMBER 3RD.**
6. Splash Pad cracks developing on surface. **TABLED UNTIL FEBRUARY**
7. FL-Air Heating & Cooling R&R HVAC, Air Force One Heating & Cooling Systems. Unit & ductwork. **INSTALLATION DATE NOV. 01 TO NOV 07. COMPLETED**
8. Ballantrae Community entrance monuments and planter's additional proposals to prepare and paint. **PROPOSALS TO BE ON THE NOVEMBER AGENDA**
9. Painting of Clubhouse exterior awaiting proposals. **PROPOSAL WILL BE ON NOVEMBER AGENDA**
10. Prepare inventory of all CDD signs, missing, damaged, or unreadable. **PROGRESS**
11. Roof X contacted for proposal for roof tile replacement [6] Street Towers, Entrance Monuments Ballantrae Blvd., Gazebo Pavilion – Ayrshire. **PROJECT TO START ON NOVEMBER 10**
12. Florida Fountains & Equipment LLC has sent a proposal for \$3,950.00 to repair west fountain. . **APPROVED IN SEPTEMBER 18TH BOARD MEETING. WAITING ON MOTOR**
13. Pasco Public works contacted regarding pothole Castleway & Cunningham. **COMPLETED**
14. Suncoast Rust Control Castleway & Cunningham rust stains appearing will be out too clean. **PROGRESS**
15. Duke Energy at Ballantrae Blvd & Kilbride Ave. in process of checking underground conduit sticking out and dirt pile left behind. **PROGRES**
16. Steadfast Kevins' Proposal for Mulching the Community was approved in the amount of \$21,000.00. **PROJECT TO BE COMPLETED IN NOVEMBER**
17. Steadfast Joe Champion to install 3 concrete pads for play structure. **PROGRES**
18. Steadfast Kevin on site to inspect property on Ayrshire Blvd. **COMPLETE**

19. Roof X on site to mark rotten wood
20. Steadfast on site to inspect property. Raising Canopies tomorrow 28 Oct. 25
21. Dixie Locks will be on site to rekey all locks. The Maintenance Staff will be installing them as they are keyed. All locks are rekeyed. **COMPLETE**
22. Reached out to Steadfast Joe Champion to find out about eta on Play Structure piece and when the 3 concrete pads are to be framed and poured.
23. Water Fountain at Tennis Court is broken. **FIXED**
24. Florida Air on site for demo of old a/c system
A/C System install **COMPLETE**
25. November 7, 2025 Holiday Lighting doing lighting on Trees.
26. November 7, 2025 Roof X dropping off trailer for Demo to begin on Monday the 10th.
27. November 7, 2025 Dixiesafe Joe was contacted about duplicate keys for the Master.
Will be out next week
28. November 7, 2025, Contacted Brian of South Fencing Company. Will have Proposal .
29. November 7, 2025, Contacted a few Plumbing Companies for Proposals to have Domestic Water Devices Inspected. We have 4 such devices on Property. After initial Inspections this will have to be done yearly to be in compliance in Pasco County
30. November 8, 2025, Contacted Tactical Pressure Washing, David and I set up a start date as December 3, 2025 not to go past the December 10, 2025.
31. November 9, 2025, Holiday Lighting on site to remove GEM-LED Lighting.

GEM-LED Lighting removal COMPLETED. Once Roof and Painting is completed

Holiday Lighting will reinstall the GEM-LED Lighting
32. November 9, 2025, Sent examples of Score Cards for Vendors to Anchor Stone Management.
33. November 10, 2025, Roof X, Renne (Supervisor) on site to begin demo. Of Clubhouse Roof.
34. November 10, 2025, Dixielocks Joe on site to finish rekeying 4 locks. **COMPLETE**
35. November 12, 2025, Roof tile delivered, guys are finishing up drying in.

EXHIBIT 24B

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Ballantrae Daily Maintenance Task List

Maintenance Assistant

CLUBHOUSE

EMPLOYEE Elliott

DATE 1-1-2011

Day: M T W TH F S SU [CIRCLE ONE]

DESCRIPTION	STATUS
Test Pool and Splash Pad. Adjust Chemicals and record Daily	
Straighten Pool Chaises, and Chairs. Secure all Umbrellas. Empty Garbage cans as needed. Pick up loose garbage. Clean Tables as needed.	
Vacuum Pool as needed. Clean Pool Tile as needed. NOTE: How the pool and tile look daily.	
Clean Filters Weekly BOTH EMPLOYEES TOGETHER	
Bathrooms- Clean and Restock Daily	
Police Property Morning _____ Police Property Afternoon _____	
Check all lights on property Weekly. Record Date. _____	
Check Fire Extinguishers Monthly Record Date on Tags _____	
Do Ponds Daily Record Pond Numbers _____	
PLEASE PRINT STATUS OF COMPLETED OTHER PROJECTS:	

Employee Signature: _____

EXHIBIT 24C

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Anchor Stone Management

Monthly Landscape Inspection: 11/18/2025

Area: Ballantrae Clubhouse - Straiton Pool

Area

Landscape Inspection Items	Score	Max Points Allowed	Points Allocated	Notes
Turf - Mow, Hard Edge, & Blow	10	10	10	Mowed, edged as per contract
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10	10	Mowed as per contract
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	15	15	15	
Turf Fertility - Non Bahia - Color and Growth Density	15	15	15	
Turf Areas - Weed Control	7	10	7	Weeds throughout turf
Bed Weed Control	9	10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance	9	10	9	Shrub and plant material trimmed back
Shrub Fertility & Vitality	8	10	8	Dead shrubs along fence by basketball courts
Debris & Trash Management	10	10	10	No trash observed in areas
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% - 80 or lower	93%	100	93	100

Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points Allowed	Points Allocated	Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	10	10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	10	10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"	9	10	9	Trees in parking lot area by tennis court need to be raised
Reporting Requirements & District Receipt - Based on Contract Terms	20	20	20	
Total Points Other Landscape Items - Failure is at 90% - 45 or lower	49%	50	49	

Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	9	10		Flowers dying off in monument areas
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	3	10		Mulch in numerous beds is well below 3" or non existant
Total Points Other Landscape Supplemental Items- Failure is at 80%; 16 or below	12%	20		

10/28 - Ballantrae
Clubhouse
mulch and bushes hang
over sidewalk



10/28/25 Ballantrae
Clubhouse parking lot
tree needs to be raised



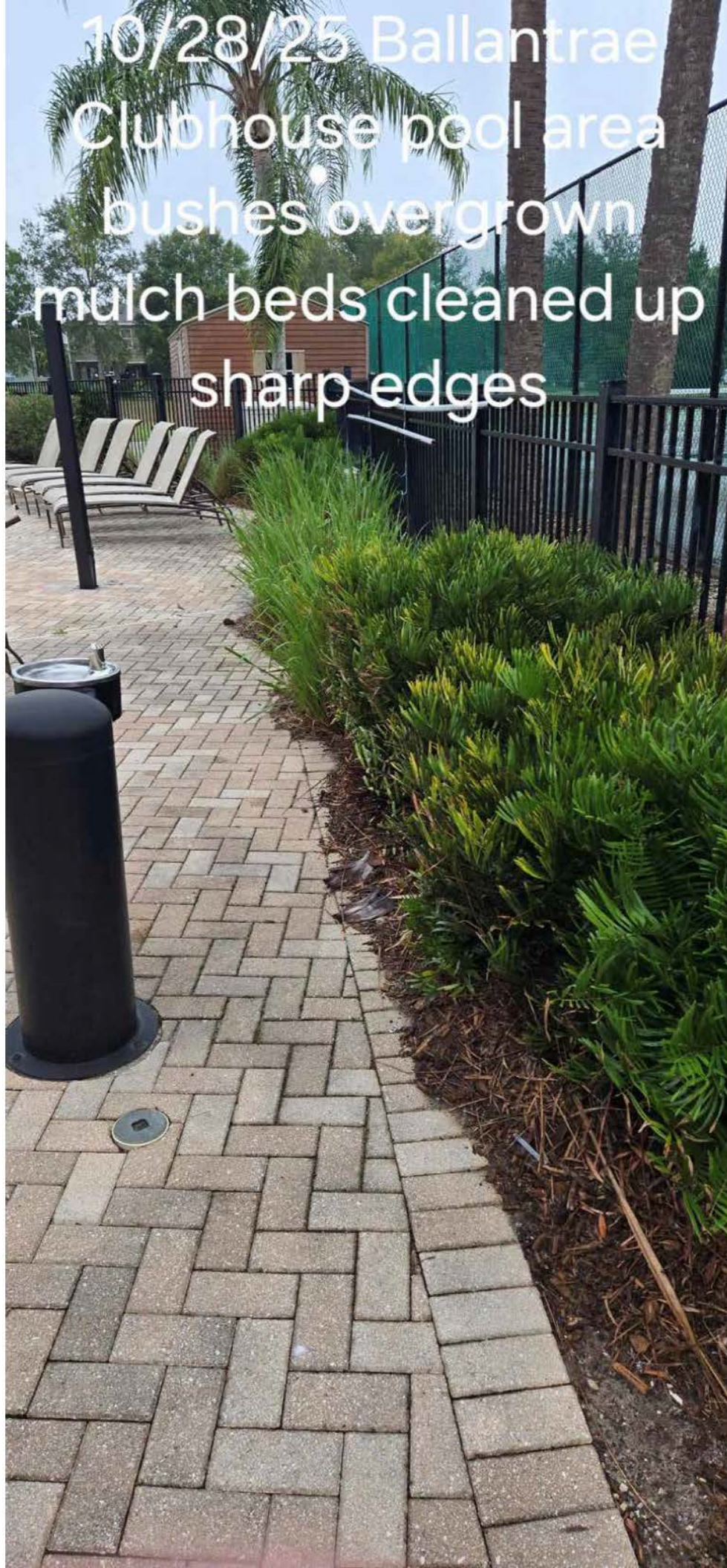


10/28/25 Ballantrae
Clubhouse irrigation
equipment exposed
deep hole injury
concerns





10/28/25 Ballantrae
Clubhouse pool area
bushes overgrown
mulch beds cleaned up
sharp edges



10/28/25 Ballantrae
Clubhouse clear
vegetation from
electrical equipment



10/28/25 Ballantrae
Clubhouse tennis court
area vegetation over
sidewalk



11/03/25 Straiton Pool
hedge line can it be
evened up at fence
height?



EXHIBIT 25

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

**MINUTES OF 10/16/25 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, October 16, 2025 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

Richard Levy	Board of Supervisors, Chairman
Chris Milano	Board of Supervisors, Vice Chair
Brian Giacobbe	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
Joe Champion (via phone)	Steadfast
Greg Woodcock	District Project Manager, Stantec
Garry Kubler	Maintenance, Ballantrae CDD

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

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

No audience comments were made.

III. Vendor & Professional Reports

A. Steadfast Environmental Report

1. Conservation Area Inspection Report

Mr. Goldrick reported that conservation areas were in generally good condition. Supervisors requested removal of dead vegetation and overgrowth encroaching from conservation areas into maintained zones.

2. Waterway Inspection Report

Mr. Goldrick reported that ponds were in overall good condition with notable improvement in several areas.

Supervisors requested treatment of algae and dye application for one pond near the community entrance and trimming of cattails where necessary.

3. Presentation of Waterway Treatment Report

Mr. Goldrick provided an overview of current waterway treatments and noted continued improvement across most ponds. Minor issues such as algae and creeping vegetation were being addressed during routine service visits.

B. Steadfast Maintenance Division

1. Presentation & Discussion of Maintenance Report

Mr. Hillier reviewed recent maintenance activities and reported good overall progress. He and Mr. O'Reilly confirmed that irrigation issues at the front entrance were being resolved and that turf and landscape conditions were improving.

Supervisors requested an evaluation of turf areas to determine which sections require new sod or can be restored, with a detailed plan to be developed for next spring.

2. Consideration of Steadfast Proposal for Installation of Mulch - \$21,000

Mr. Hillier presented a proposal for the installation of 350 cubic yards of brown mulch in landscape beds at a cost of \$21,000. He recommended a heavier application to improve weed control and appearance.

The Board noted the current budget allocation of \$18,000 and agreed to fund the additional amount from available contingency funds.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved the Steadfast Proposal for Installation of Mulch in the total amount of \$21,000 with the budget excess cost to be funded from the Contingency Funds budget line item for the Ballantrae Community Development District.

C. Stantec – Project Manager Greg Woodcock

1. Presentation of Rock Wall Depiction

Mr. Woodcock and Mr. Champion discussed safety concerns related to the new playground rock wall brought by the Supervisor Milano. Supervisors agreed the wall's height posed a safety risk for young children. Mr. Champion presented options for replacement, including a pipe wall or play panel at an estimated cost of \$2,948.74.

After discussion, the Board favored replacing the rock wall with a safer alternative.

2. Consideration of Steadfast Proposal for Rock Wall Removal & Play Panel Install - \$2,948.74

Following discussion, the Board determined the existing rock wall presented a safety hazard due to its height and design. After reviewing options presented by Mr. Champion, the Board agreed to replace the structure rock climbing portion with a pipe wall for enhanced safety and faster installation.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved the Steadfast Proposal to replace the structure rock climbing portion with a pipe wall for NTE \$2,950.00 for the Ballantrae Community Development District.

3. Consideration of Stantec Change Order – Increase Total Budget to \$26,000

Mr. Woodcock presented a previously approved change order increasing the playground project budget to \$26,000. The change order had been approved at a prior meeting and was included on the agenda for signature execution only.

D. Amenity Management Team

The Board reviewed the walk-on Roof X proposal for roof repairs on six (6) towers.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board approved the Proposal for Roof X to repair roof on the towers in the NTE amount of \$4,750 to be funded from the emergency reserve for the Ballantrae Community Development District.

1. Presentation of Amenity Management Team Report

The Amenity Management Team presented its monthly report. Supervisors reviewed current facility operations and maintenance updates.

2. Consideration of Proposal: Master Key Locks - \$1,412.14 less tax - \$1,373.89

The Board reviewed a proposal for installation of new master key locks throughout the clubhouse and related facilities to improve site security. Following discussion, the Board approved the proposal in the amount of \$1,373.89, to be funded from the clubhouse budget.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved the Proposal from Master Key Locks in the amount of \$1,373.89 to be funded from the clubhouse budget for the Ballantrae Community Development District.

3. Consideration of Proposals for Basketball Resurface

- ❖ **Lawson Courts - \$19,000**
- ❖ **Courtworks - \$28,149.10**

The Board reviewed proposals from Lawson Courts (\$19,000) and Courtworks (\$28,149.10) for resurfacing of the basketball courts. Both were discussed together for future planning, as no reserve funds were available for the current fiscal year. The Board agreed to table this item for future consideration.

4. Consideration of Proposals for Tennis Court Repair & Surface

- ❖ Courtworks - \$41,861
- ❖ Lawson Courts - \$30,000

Proposals from Courtworks (\$41,861) and Lawson Courts (\$30,000) were reviewed together. Supervisors noted only \$12,090 available in reserves and agreed to table the item for future consideration. Staff will seek additional proposals and revisit the project once funding allows.

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

The Board reviewed the revised proposal from Aquasol dba Poolsure for pool chemical service at updated monthly rates of \$1,957.39 (summer) and \$1,174.43 (winter). Supervisors confirmed the new pricing represents a modest increase over the prior contract and approved the renewal beginning January 1, 2026.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved the Proposal for Aquasol dba Poolsure monthly services for Summer in amount of \$1,957.39 a month and in Winter for \$1,174.43 with renewal effective date of January 1, 2026 for the Ballantrae Community Development District.

6. Consideration of Painting Proposals for Clubhouse

- ❖ DBA Elite Painting & General Contractor Services \$25,770
- ❖ Polson Painting - \$3,900

Supervisors discussed both proposals together. Polson Painting was noted as offering a significantly lower cost and positive prior performance references. The Board agreed to proceed with Polson Painting, with work to begin after completion of the roof and HVAC projects.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board approved the Polson Painting Proposal for \$3,900 for the Clubhouse painting with work to begin after completion of the roof and HVAC projects for the Ballantrae Community Development District.

7. Consideration of Painting Proposals for Painting Frint Entrance

- ❖ Polson Painting - \$8,985
- ❖ All State Painting - \$13,275
- ❖ DBA Elite Painting & General Contractor Services \$14,200

Supervisors discussed all three proposals together. They noted Polson Painting offered the most competitive pricing and had recently provided satisfactory work for the clubhouse. The Board agreed to negotiate a possible discount if both painting projects are completed together.

No formal motion was made at this time.

8. Discussion of Pool Monitor Hours

The Board discussed the schedule for pool monitor staffing. It was agreed that pool monitors are only needed during the summer season while schools are out. No pool monitors will be scheduled once the school year begins, as the position is not budgeted beyond summer months.

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held September 18, 2025

The Board reviewed the minutes of the Regular Meeting held on September 18, 2025 and approved them as presented.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved the Minutes of the Regular Meeting of Board of Supervisors Held September 18, 2025 for the Ballantrae Community Development District.

2. Consideration for Acceptance: Minutes of the Emergency Meeting of Board of Supervisors Held September 04, 2025

The Board reviewed the minutes of the Emergency Meeting held on September 4, 2025 and approved them as presented.

On a MOTION by Chairman Levy, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board approved the Minutes of the Emergency Meeting of Board of Supervisors Held September 04, 2025 for the Ballantrae Community Development District.

3. Consideration for Approval: The August 2025 Unaudited Financial Statements

The Board reviewed the August 2025 unaudited financial statements and approved them as presented.

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

V. Other Items to Be Introduced

1. Consideration of Proposals:

- ❖ **Fast Signs – 30 Alligator Warning Signs & Posts - \$1,203.30**
- ❖ **Signarama – 30 Customized Signs & Posts - \$2,212.80**

Both proposals were reviewed and discussed together. The Board selected Fast Signs as the lowest responsive bidder, noting that it met project requirements at a significantly lower cost. Installation will proceed once materials are received.

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

The Board reviewed a proposal from Florida Patio Furniture for replacement of damaged pool deck furniture in the amount of \$2,645. Supervisors requested to bring the proposal back for the February Meeting.

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

No audience comments were made.

VII. Supervisors' Requests

Supervisors discussed general maintenance follow-ups and coordination with staff. No formal requests or motions were made.

161 **VIII. Adjournment**

162 There being no further business, the meeting was adjourned

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

165

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

169

170 The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on
171 **November 20, 2025.**

172

173

174

175 _____
176 **Signature**

177

178

179

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181 _____
182 **Printed Name** ☐ Secretary ☐ Assistant Secretary

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Signature

Printed Name ☐ Chairman ☐ Vice Chairman

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

Steadfast Proposal for Installation of Mulch in the total amount of \$21,000 with the budget excess cost to be funded from the Contingency Funds budget line item

Steadfast Proposal to replace the structure rock climbing portion with a pipe wall for NTE \$2,950.00

Roof X to repair roof on the towers in the NTE amount of \$4,750 to be funded from the emergency reserve

Master Key Locks in the amount of \$1,373.89 to be funded from the clubhouse budget

Aquasol dba Poolsure monthly services for Summer in amount of \$1,957.39 a month and in Winter for \$1,174.43 with renewal effective date of January 1, 2026

Polson Painting Proposal for \$3,900 for the Clubhouse painting with work to begin after completion of the roof and HVAC projects.

EXHIBIT 26

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
September 30, 2025**

Ballantrae CDD
Balance Sheet
September 30, 2025

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 109,738	\$ -	\$ -	\$ 109,738
3 CASH - OPERATING ACCTS-RESTRICTED	22,147	-	-	22,147
4 CASH - OPERATING SOUTHSTATE	191,431	-	-	191,431
5 CASH - DEBIT CARD BU	997	-	-	997
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	513,904	-	513,904
9 EMERGENCY RESERVE	-	280,886	-	280,886
10 PARK DEVELOPMENT	-	1,317,717	-	1,317,717
11 BILL PAYMENT RESERVE	-	171,236	-	171,236
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	182,706	182,706
14 RESERVE-SERIES 2015	-	-	221,361	221,361
15 PREPAYMENT-SERIES 2015	-	-	291	291
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	4,728	-	2,568	7,296
21 DUE FROM OTHER FUNDS	112,421	195,853	30,843	339,117
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	37,800	-	-	37,800
24 TOTAL ASSETS	\$ 484,710	\$ 2,479,596	\$ 437,769	\$ 3,402,076
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 139,073	\$ -	\$ -	\$ 139,073
27 DUE TO OTHER FUNDS	196,629	112,421	-	309,050
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)	38,975	-	-	38,975
33 ASSIGNED	-	2,367,175	-	2,367,175
34 RESTRICTED FOR DEBT SERVICE	-	-	437,769	437,769
35 UNASSIGNED	96,014	-	-	96,014
36 TOTAL LIABILITIES & FUND BALANCE	\$ 484,710	\$ 2,479,596	\$ 437,769	\$ 3,402,076

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1 O&M REVENUES:					
2 LANDOWNER ASSESMENTS (NET)	\$ 1,024,660	\$ 1,024,660	\$ 1,029,139	\$ 4,479	100%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	4,728	4,728	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	45,000	45,000	45,000	-	100%
5 OTHER INCOME	-	-	30,692	30,692	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7 O&M TOTAL REVENUES:	1,069,660	1,069,660	1,109,558	39,898	104%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	14,000	14,461	(461)	103%
10 NEWSLETTER - PRINT & MAILING	-	-	-	-	0%
11 WEBSITE SERVER & NAME	2,015	2,015	1,515	500	75%
12 PUBLIC OFFICIALS LIABILITY INSURANCE	# 3,409	3,409	3,316	93	97%
13 ADMINISTRATIVE SERVICES	-	-	-	-	0%
14 DISTRICT MANAGEMENT	55,000	55,000	46,865	8,135	85%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	16,000	16,000	15,931	69	100%
18 DISTRICT COUNSEL	10,000	10,000	7,803	2,197	78%
19 ANNUAL FINANCIAL AUDIT	4,400	4,400	4,200	200	95%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,256	4,256	3,505	751	82%
22 PROPERTY APPRAISER FEE	150	150	150	-	100%
23 LEGAL ADVERTISING	1,500	1,500	596	904	40%
24 ARBITRAGE REBATE CALCULATION	475	475	-	475	0%
25 DUES, LISCENSES AND FEES	1,200	1,200	2,406	(1,206)	201%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	8,389	(8,389)	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	350	(350)	0%
29 O&M ADMINISTRATIVE TOTAL:	112,405	112,405	109,486	2,919	97%

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
30 INSURANCE		-	-	-	
31 GERNERAL LIABILITY	4,603	4,603	3,830	773	83%
32 PROPERTY CASUALTY	25,512	25,512	24,872	640	97%
33 INSURANCE TOTAL	30,115	30,115	28,702	1,413	95%
34 UTILITY SERVICES					
35 ELECTRIC UTILITY SERVICES	39,000	39,000	32,166	6,834	82%
36 ELECTRIC UTILITY - RECREATION FACILITIES	19,000	19,000	18,344	656	97%
37 ELECTRIC STREET LIGHTING	120,000	120,000	116,578	3,422	97%
38 UTILITY - WATER - CLUBHOUSE & POOLS	12,000	12,000	22,350	(10,350)	186%
39 STORMWATER ASSESSMENT	2,200	2,200	-	2,200	0%
40 UTILITY SERVICES SUBTOTAL	192,200	192,200	189,438	2,762	99%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	38,076	44,424	(6,348)	117%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	16,800	19,600	(2,800)	117%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	3,500	2,392	1,109	68%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,500	-	1,500	0%
50 LAKE/POND REPAIRS	-	-	-	-	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	5,000	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	144,240	144,240	213,477	(69,237)	148%
53 LANDSCAPE - SECONDARY CONTRACTS	41,380	41,380	37,630	3,750	91%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	14,000	8,898	5,103	64%
55 REPLACE PLANTS, MULCH & TREES	15,000	15,000	46,750	(31,750)	312%
56 SOD & SEED REPLACEMENT	10,000	10,000	-	10,000	0%
57 EXTRA MOWINGS DURING RAINY SEASON	2,500	2,500	-	2,500	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	12,000	1,580	10,420	13%
59 FIELD MISCELLANEOUS	-	-	1,474	(1,474)	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	303,996	303,996	376,224	(72,228)	124%

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
61 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
62 ENTRY & WALLS MAINTENANCE	2,000	2,000	-	2,000	0%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	1,000	435	565	44%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,500	-	1,500	0%
65 EMPLOYEE - SALARIES	147,000	147,000	152,654	(5,654)	104%
66 EMPLOYEE - P/R TAXES	12,751	12,751	11,792	959	92%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	3,252	1,368	70%
68 PAYROLL PROCESSING FEES	1,900	1,900	2,190	(290)	115%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	14,400	12,160	2,240	84%
70 MILEAGE	1,000	1,000	-	1,000	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	186,171	186,171	182,483	3,688	98%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	49	(49)	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	12,000	18,773	(6,773)	156%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	4,200	4,692	(492)	112%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	1,000	7,880	(6,880)	788%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	23,072	23,072	28,555	(5,483)	124%
79 POOL PERMITS	750	750	705	45	94%
80 SEASONAL LIGHTING	14,000	14,000	19,875	(5,875)	142%
81 PEST CONTROL	520	520	1,045	(525)	201%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	10,000	3,523	6,477	35%
85 PART-TIME LAW ENFORCEMENT DETAILS	50,000	50,000	23,628	26,372	47%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	23,500	12,127	11,373	52%
87 EMPLOYEE P/R TAXES	2,000	2,000	-	2,000	0%
88 EMPLOYEE WORKER'S COMP	1,300	1,300	-	1,300	0%
89 VIDEO SURVEILLANCE	-	-	-	-	0%
90 CLUBHOUSE & SAFETY & SECURITY	142,342	142,342	120,852	21,490	85%

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

	FY 2025 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
101 O&M CONTINGENCY & CAPITAL PROJECTS					
102 O&M CONTINGENCY	5,000	5,000	37,248	(32,248)	745%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	5,000	5,000	37,248	(32,248)	745%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	972,229	972,229	1,044,433	(72,204)	107%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	97,432	97,432	65,126	(32,306)	67%
109 OTHER FINANCING SOURCES AND (USES)					
110 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
111 EMERGENCY RESERVE	-	-	-	-	0%
112 ASSET RESERVE	78,100	78,100	78,100	-	100%
113 BILL PAYMENT RESERVE	-	-	-	-	0%
114 PARK DEVELOPMENT RESERVE	19,332	19,332	19,332	-	100%
115 TOTAL OTHER FINANCING SOURCES AND (USES)	97,432	97,432	97,432	-	100%
		-	-	-	0%
116 O&M TOTAL EXPENDITURES	1,069,661	1,069,661	1,141,865	(72,204)	107%
117 NET CHANGE IN FUND BALANCE	-	-	(32,307)	(32,306)	0%
118 NET CHANGE IN FUND BALANCE	-	-	(32,307)	(32,306)	0%
119 BEGINNING FUND BALANCE GENERAL FUND			212,296		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			179,989		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 179,989	\$ -	

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

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE				
3 ASSET RESERVE	\$ -	\$ -	\$ 15,090	\$ 15,090
4 PARK DEVELOPMENT	-	-	29,179	29,179
5 EMERGENCY RESERVE	-	-	7,072	7,072
6 BILL PAYMENT RESERVE	-	-	4,311	4,311
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	15,000	-	-	-
TOTAL REVENUE	15,000	-	55,651	55,651
9 RESERVES EXPENDITURES:				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	15,000	15,000	139,293	(124,293)
13 PROJECTS	-	-	-	-
14 TOTAL RESERVE EXPENDITURES	15,000	15,000	139,293	(124,293)
15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	(83,642)	(68,642)
16 OTHER FINANCING SOURCES SOURCES (USES)				
17 TRANSFER IN - PARK DEVELOPMENT	19,332	19,332	19,332	-
18 TRANSFER IN (OUT)- ASSET RESERVE	78,100	78,100	78,100	-
19 INCREASE IN FUND BALANCE	(97,432)	(97,432)	-	97,432
31 TRANSFER IN (OUT) - EMERGENCY RESERVE	-	-	-	-
32 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	-	-	97,432	97,432
33 NET CHANGE IN FUND BALANCE	-	-	13,790	
34 FUND BALANCE BEGINNING			2,353,384	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,367,174	

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

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 556,611	\$ 559,038	\$ 2,427
3 ASSESSMENT - EXCESS FEES	-	-	2,568	2,568
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	17,811	17,811
6 TOTAL REVENUE	556,611	556,611	579,417	22,806
EXPENDITURES				
### INTEREST NOV 2024	82,838	82,838	89,593	(6,755)
### INTEREST MAY 2025	88,133	88,133	88,045	88
### PREPAYMENT	-	-	10,000	(10,000)
### PRINCIPAL PAYMENT MAY 2024	380,000	380,000	380,000	-
### TOTAL CONTINGENCY	550,971	550,971	567,638	(16,667)
### EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,640	5,640	11,779	6,139
### OTHER FINANCING SOURCES				
### TRANSFER-IN	-	-	-	-
### TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
### NET CHANGE IN FUND BALANCE	5,640	5,640	11,779	6,139
### FUND BALANCE - BEGINNING	-	-	425,990	425,990
### FUND BALANCE - ENDING	\$ 5,640	\$ 5,640	\$ 437,769	\$ 432,129

Ballantrae CDD
Bank Reconciliation
September 30, 2025

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 178,791.31
Less: Outstanding Checks	(46,905.69)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 131,885.62</u></u>
Beginning Cash Balance Per Books	\$ 270,807.93
Deposits / Transfer	2,203.62
Cash Disbursements	(141,125.93)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 131,885.62</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

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

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

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

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

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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

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

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

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5/30/25	45,807.00	Engage PEO	PR		6,307.45	453,958.84
5/31/25				88.11	134,089.42	453,958.84
6/10/25	2608	Durango Ruckman	Reference: Expenditures Reimbursements. https://clientname(FILLIN).payableslockbox.com/DocView/...		210.04	453,748.80
6/10/25	2645	Stantec Consulting Services Inc.	Reference: Engineering Fees, May 31, 2025.		406.49	453,342.31
6/11/25			Deposit	4,411.23		457,753.54
6/11/25			Deposit	113.07		457,866.61
6/13/25	2647	Business Observer	Reference: Meeting Notice		61.25	457,805.36
6/13/25	2648	Straley Robin Vericker	For Professional Services Rendered Through April 30, 2025.		463.00	457,342.36
6/13/25	2646	McNatt Plumbing Company, Inc.	Reference: Water heater expansion tank Repair. https://clientname(FILLIN).payableslockbox.com/D...		983.80	456,358.56
6/13/25	6/24/25	Bright House Networks	17611 MENTMORE Blvd Clubhouse June		25.00	456,333.56
6/13/25	153	Sophia McGregor	Payroll		109.89	456,223.67
6/13/25	6/13/25	Engage PEO	PR		8,948.93	447,274.74
6/16/25			Deposit	18,088.68		465,363.42
6/20/25	157	Richard Levy	BOS Budget MTG 5-21-25		200.00	465,163.42
6/20/25	158	Christopher Milano	BOS Budget MTG 5-21-25		200.00	464,963.42
6/20/25	155	Richard Levy	BOS Budget MTG 6-20-25		200.00	464,763.42
6/20/25	6/20/25	Engage PEO	BOS PR 5-8-28		495.90	464,267.52
6/20/25	6/20/25	Engage PEO	BOS PR 5-8-28		295.90	463,971.62
6/23/25	6/23/25	Pasco County Utilities Services Branch	0 Ayshire Blvd - 4/16-5/15/25		10.60	463,961.02
6/23/25	6/23/25	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 4/16-5/15/25		2,224.10	461,736.92
6/27/25	6/27/25	Engage PEO	PR		6,298.86	455,438.06
6/27/25	159	Sophia McGregor	Payroll		795.55	454,642.51
6/27/25	6/27/25	Duke Energy	3351 Downan Point Dr May 2 - June 2 2025		105.07	454,537.44
6/27/25	6/27/25	Duke Energy	17600 Stinchar Dr May 2 - June 2 2025		112.20	454,425.24
6/27/25	6/27/25	Duke Energy	3643 Duke Firth St May 2 - June 2 2025		30.80	454,394.44
6/27/25	6/27/25	Duke Energy	2500 Ballantrae Blvd May 2 - June 2 2025		170.92	454,223.52
6/27/25	6/27/25	Duke Energy	17626 Glenapp Dr May 2 - June 2 2025		66.70	454,156.82
6/27/25	6/27/25	Duke Energy	2131 Ballantrae Blvd May 2 - June 2 2025		189.74	453,967.08
6/27/25	6/27/25	Duke Energy	3542 BALLANTRAE BLVD. May 2 - June 2 2025		92.23	453,874.85
6/27/25	6/27/25	Duke Energy	17650 Ayrshire Blvd May 2 - June 2 2025		32.85	453,842.00
6/27/25	6/27/25	Duke Energy	2800 Ballantrae Blvd May 2 - June 2 2025		1,322.86	452,519.14
6/27/25	6/27/25	Duke Energy	Reference: 17700 Glenapp Dr May 2 - June 2 2025		39.70	452,479.44
6/27/25	6/27/25	Duke Energy	172524 Hugh Ln May 2 - June 2 2025		324.58	452,154.86
6/27/25	6/27/25	Duke Energy	Reference: 17611 Mentmore Blvd May 2 - June 2 2025		1,426.54	450,728.32
6/27/25	6/27/25	Duke Energy	Reference: 17835 State Road 54 Apr 3 - May 2		9,694.14	441,034.18
6/27/25	6/27/25	Duke Energy	3633 Duke 5th St. May 2 - June 2 2025		43.41	440,990.77
6/30/25				22,612.98	35,581.05	440,990.77
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
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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

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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
9/1/25	2675	Naturzone Pest Control	Monthly pest control	95.00		270,712.93
9/1/25	2676	JCS Investigations	Reference: Security Patrol 9/1-9/30/25	1,980.00		268,732.93
9/2/25	2677	Florida Patio Furniture	42" Alum Tables/Shipping	3,502.00		265,230.93
9/2/25	2678	Steadfast Environmental, LLC	Routine Aquatic Maintenance	4,573.15		260,657.78
9/2/25	2679	Steadfast Environmental, LLC	Landscape Maintenance.	13,325.00		247,332.78
9/2/25	2680	Poolsure	WM-Chem Base	1,957.39		245,375.39
9/5/25	090525ach1	Engage PEO	PR	7,170.04		238,205.35
9/5/25	090525ach2	Engage PEO	BOS PR 8/26/25	505.90		237,699.45
9/5/25	168	Christopher Milano	BOS 8-26-25	200.00		237,499.45
9/5/25	167	Richard Levy	BOS 8/26/25	200.00		237,299.45
9/5/25	166	Brian Giacobbee	BOS 8/26/25	184.70		237,114.75
9/7/25	2674	Anchor Stone Management, LLC	Reimb Exp-Ad Publication	81.20		237,033.55
9/7/25	2681	DCSI, Inc	access control cards-gate parts	459.50		236,574.05
9/7/25	2682	DCSI, Inc	new time clock-install	145.00		236,429.05

BALLANTRAE CDD
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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
9/7/25	2683	DCSI, Inc	Clubhouse gate shocked by lightning	145.00		236,284.05
9/7/25	2691	DCSI, Inc	Tennis gate fix	153.00		236,131.05
9/8/25	090825ach	John Deer-Everglades Equipment	Equipment	370.48		235,760.57
9/9/25	2692	US Bank	Reference: Trustee fees and incidental expense.	4,506.13		231,254.44
9/10/25	2693	Egis Insurance Risk Advisors	Ref: Policy # WC100125657	2,152.31		229,102.13
9/10/25			Deposit		2,203.62	231,305.75
9/12/25	2694	Steadfast Alliance, LLC	Fountain Maint	650.00		230,655.75
9/12/25	2695	Steadfast Alliance, LLC	Fountain Maint	550.00		230,105.75
9/12/25	2696	Steadfast Alliance, LLC	Irrigation repairs	750.00		229,355.75
9/12/25	2697	Steadfast Alliance, LLC	Irrigation repairs	550.00		228,805.75
9/12/25	2698	Steadfast Alliance, LLC	Landscape	13,325.00		215,480.75
9/12/25	2699	Steadfast Alliance, LLC	Routine Aquatic Maint	4,573.15		210,907.60
9/12/25	2700	Steadfast Alliance, LLC	Irrigation repairs	402.50		210,505.10
9/12/25	2701	Business Observer	Reference: Meeting Schedule	83.13		210,421.97
9/12/25	091225ach	Engage PEO	BOS MTG 9-4-25	495.90		209,926.07
9/12/25	170	Richard Levy	BOS 9-4-25	200.00		209,726.07
9/12/25	169	Brian Giacobbee	BOS 9-4-25	184.70		209,541.37
9/14/25	2702	Naturzone Pest Control	Monthly pest control- 11/25/24	95.00		209,446.37
9/14/25	2703	Illuminations Holiday Lighting, LLC	Deposit-Holiday lights	6,625.00		202,821.37
9/16/25	2704	Naturzone Pest Control		570.00		202,251.37
9/17/25	2705	Lawson Courts	Maint-Repair	1,740.00		200,511.37
9/17/25	2706	Poolsure	WM-Chem Base-Oct 2025	1,174.43		199,336.94
9/19/25	2707	Florida Coast Equipment	Maint/Repair	1,474.08		197,862.86
9/19/25	2708	Steadfast Alliance, LLC	Landcape Maint	7,920.00		189,942.86
9/19/25	091925ach	Engage PEO	PR	5,087.69		184,855.17
9/22/25	092225ach	Pasco County Utilities Services Branch	0 Ayshire Blvd - 7/14-8/12/25	10.60		184,844.57
9/22/25	092225acg2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 0714-8/12/25	1,442.06		183,402.51
9/24/25	2709	Anchor Stone Management, LLC		3,000.00		180,402.51
9/24/25	9/24/25	Bright House Networks	17611 MENTMORE Blvd Clubhouse Sept	25.00		180,377.51
9/24/25	9/29/25	Duke Energy	Duke	45.39		180,332.12
9/25/25	092525ach1	Duke Energy	172524 Hugh Ln 8/2-9/2	219.14		180,112.98
9/25/25	092525ach3	Duke Energy	17611 Mentmore Blvd Rec Bldg 8/2-9/2	1,369.64		178,743.34
9/26/25	092625ach	Engage PEO	BOS MTG 9-18-25	495.90		178,247.44
9/26/25	173	Christopher Milano	BOS MTG 9-18-25	200.00		178,047.44
9/26/25	172	Brian Giacobbee	BOS 9-18-25	184.70		177,862.74
9/26/25	092625ach	Duke Energy	3351 Downan Point Dr 8/2-9/2/25	30.80		177,831.94
9/26/25	092625ach2	Duke Energy	3643 Duke Firth St 8/2-9/2/25	30.80		177,801.14
9/26/25	092625ach3	Duke Energy	2131 Ballantrae Blvd 8/2-9/2/25	30.80		177,770.34
9/26/25	092625ach4	Duke Energy	17650 Ayrshire Blvd 8/2-9/2/25	33.51		177,736.83
9/26/25	092625ach10	Duke Energy	17700 Glennapp Dr (8/2-9/2)	39.19		177,697.64
9/26/25	092625ach11	Duke Energy	2500 Ballantrae Blvd 08/2-9/2/25	71.30		177,626.34
9/26/25	092625ach12	Duke Energy	17626 Glenapp Dr 08/2-9/2/25	88.69		177,537.65
9/26/25	092625ach16	Duke Energy	3542 BALLANTRAE BLVD. 08/2-9/2/25	101.08		177,436.57
9/26/25	092526ach12	Duke Energy	17600 Stinchar Dr 8/2-9/2/25	129.01		177,307.56
9/26/25	092625ach	Duke Energy	18363 Mentmore Blvd Splash 8/2-9/2	260.79		177,046.77
9/26/25	092625ach13	Duke Energy	2800 Ballantrae Blvd Pump Pond 8/2-9/2	2,620.93		174,425.84

BALLANTRAE CDD**Check Register****FY2025**

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	HB Acct Balance
9/28/25	2710	Straley Robin Vericker	For Professional Services Rendered Through August 31, 2025	274.50		174,151.34
9/28/25	2711	Steadfast Alliance, LLC	Landcape Maint	2,500.00		171,651.34
9/29/25	092925ach	Duke Energy	Reference: 17835 State Road 54 8/5-9/3	9,698.44		161,952.90
9/30/25	2712	Ballantrae CDD C/O US Bank	DS Proceeds for Series 2015A	30,067.28		131,885.62
9/30/25				141,125.93	2,203.62	131,885.62

EXHIBIT 27

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

JOB DESCRIPTION

Track Lighting repair for Ballantrae Clubhouse and Front Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS

AMOUNT

Clubhouse Remove Track necessary for fascia repair

\$2,450.00

Re-install Track after repairs completed

Patricia Thibault

Approved on Behalf of Chairmab Levy via email direction on 11.05.2025

50% Deposit Required

WAIVED

TOTAL ESTIMATED JOB COST

\$2,450.00

- * Price includes rental of materials and labor needed to complete the job.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

11/4/2025

DATE

AUTHORIZED SIGNATURE FOR BALLANTRAE CDD

DATE

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

EXHIBIT 28

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Estimate

Date 10/28/2025 Estimate # EST-SCA2721

Customer Information		Project Information SM1152 Ballantrae CDD Mainten...	
Ballantrae CDD c/o Anchor Stone Management, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746	Contact	SM1152	
	Phone	407-698-5350	
	E-mail	AP@AnchorStoneMgt.com	
	Account #	Proposal Prepared By:	
		Type Of Work	Electrical

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
This updated proposal to replace the electrical breaker that went bad and was causing the system to work intermittently, includes a 6 month warranty through our sister company- Uplifting Air. This needs to be replaced ASAP to avoid other issues. <i>Patricia Thibault</i> Executed in behalf of Chairman Levy as directed by email received 10.28.2025	360.00

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 \$360.00

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 29

[RETURN TO AGENDA](#)



Ballantrae
Community Development District

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Ballantrae Community Development District (the “**District**”) previously adopted its budget for fiscal year 2024/2025;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2024/2025 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2024/2025.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Ballantrae Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2024/2025, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted November 20, 2025.

Attest:

**Ballantrae Community
Development District**

Name: _____
☐ Secretary / ☐ Assistant Secretary

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

Exhibit A: 2024/2025 Amended Budget

BALLANTRAE CDD - STATEMENT 1
FY 2025 ADOPTED BUDGET

	FY 2025	FY 2025		Actual	Variance	Proposed	FY 2025
	GNERAL FUND	RESERVE	TOTAL	2024-2025	2024 - 2025	Amendment	Amended
1 O&M REVENUES:							
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,660	\$ -	\$ 1,024,660	\$ 1,033,867	\$ 9,207	\$ -	\$ 1,024,660
3 EXCESS FEES	-	-	-	-	-	-	-
4 FUND BALANCE FORWARD	45,000	-	45,000	45,000	-	22,000	67,000
5 OTHER INCOME	-	-	-	86,344	86,344	-	-
6 TRANSFER IN FROM RESERVE FUND	-	97,432	97,432	97,432	-	-	97,432
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	-	15,000	15,000	-	(15,000)	-	15,000
8 O&M TOTAL REVENUES:	1,069,660	112,432	1,182,092	1,262,643	80,551	22,000	1,204,092
9							
10 O&M ADMINISTRATIVE EXPENDITURES:							
11 BOARD OF SUPERVISORS							
12 SUPERVISOR STIPENDS	14,000	-	14,000	14,461	461	-	14,000
13 NEWSLETTER - PRINT & MAILING	-	-	-	-	-	-	-
14 WEBSITE SERVER & NAME	2,015	-	2,015	1,515	(500)	-	2,015
15 PUBLIC OFFICIALS LIABILITY INSURANCE	3,409	-	3,409	3,316	(93)	-	3,409
16 MANAGEMENT SERVICES	-	-	-	-	-	-	-
17 ADMINISTRATIVE SERVICES	-	-	-	-	-	-	-
17 DISTRICT MANAGEMENT	55,000	-	55,000	46,865	(8,135)	-	55,000
18 FINANCIAL CONSULTING SERVICES	-	-	-	-	-	-	-
19 ACCOUNTING SERVICES	-	-	-	-	-	-	-
18 ENGINEERING & LEGAL SERVICES	-	-	-	-	-	-	-
19 DISTRICT ENGINEER	16,000	-	16,000	15,931	(69)	-	16,000
20 DISTRICT COUNSEL	10,000	-	10,000	7,803	(2,197)	-	10,000
21 ADMINISTRATIVE: OTHER	-	-	-	-	-	-	-
22 ANNUAL FINANCIAL AUDIT	4,400	-	4,400	4,200	(200)	-	4,400
23 DISCLOSURE REPORT	-	-	-	3,505	3,505	-	-
24 TRUSTEES FEES	4,256	-	4,256	-	(4,256)	-	4,256
25 PROPERTY APPRAISER FEE	150	-	150	150	-	-	150
26 LEGAL ADVERTISING	1,500	-	1,500	596	(904)	-	1,500
27 ARBITRAGE REBATE CALCULATION	475	-	475	-	(475)	-	475
28 DUES, LISCENSES AND FEES	1,200	-	1,200	2,406	1,206	-	1,200
29 ADMINISTRATIVE CONTINGENCY	-	-	-	8,700	8,700	-	-
30 MISC SERVICES	-	-	-	40	40	-	-
31 O&M ADMINISTRATIVE TOTAL:	112,405	-	112,405	109,488	(2,917)	-	112,405
32 INSURANCE							
33 GERNERAL LIABILITY	4,603	-	4,603	3,830	(773)	-	4,603
34 PROPERTY CASUALTY	25,512	-	25,512	24,873	(639)	-	25,512
35 INSURANCE TOTAL	30,115	-	30,115	28,703	(1,412)	-	30,115

BALLANTRAE CDD - STATEMENT 1
FY 2025 ADOPTED BUDGET

	FY 2025	FY 2025		Actual	Variance	Proposed	FY 2025
	GNERAL FUND	RESERVE	TOTAL	2024-2025	2024 - 2025	Amendment	Amended
36							
37	UTILITY SERVICES						
38	ELECTRIC UTILITY SERVICES	39,000	-	39,000	32,166	(6,834)	39,000
39	ELECTRIC UTILITY - RECREATION FACILITIES	19,000	-	19,000	18,345	(655)	19,000
40	ELECTRIC STREET LIGHTING	120,000	-	120,000	116,578	(3,422)	120,000
41	UTILITY - WATER - CLUBHOUSE & POOLS	12,000	-	12,000	22,350	10,350	12,000
42	STORMWATER ASSESSMENT	2,200	-	2,200	-	(2,200)	2,200
43	UTILITY SERVICES SUBTOTAL	192,200	-	192,200	189,439	(2,761)	192,200
44							
45	LAKES/PONDS & LANDSCAPE						
46	LAKES/PONDS: CONTRACTS						
47	AQUATIC CONTRACT	38,076	-	38,076	44,424	6,348	38,076
48	WETLAND BUFFER SPRAY CONTRACT	16,800	-	16,800	19,600	2,800	16,800
49	LAKES/PONDS: OTHER		-	-	-	-	-
50	FOUNTAIN REPAIRS & MAINTNANCE	3,500	-	3,500	2,392	(1,108)	3,500
51	MITIGATION AREAS: MONITOR & MAINTAIN	1,500	-	1,500	-	(1,500)	1,500
52	LAKE/POND REPAIRS	-	-	-	-	-	-
53	INSTALL/REPLACE AQUATIC PLANTS	5,000	-	5,000	-	(5,000)	5,000
54	LANDSCAPING: CONTRACTS		-	-	-	-	-
55	LANDSCAPE MAINTENANCE CONTRACT	144,240	-	144,240	213,477	69,237	144,240
56	LANDSCAPE - SECONDARY CONTRACTS	41,380	-	41,380	37,630	(3,750)	41,380
57	LANDSCAPING: OTHER		-	-	-	-	-
58	IRRIGATION REPAIRS AND MAINTENANCE	14,000	-	14,000	8,898	(5,102)	14,000
59	REPLACE PLANTS, MULCH & TREES	15,000	-	15,000	46,750	31,750	15,000
60	SOD & SEED REPLACEMENT	10,000	-	10,000	-	(10,000)	10,000
61	LANDSCAPE ENHANCEMENT	-	-	-	-	-	-
62	EXTRA MOWINGS DURING RAINY SEASON	2,500	-	2,500	-	(2,500)	2,500
63	RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	-	12,000	1,580	(10,420)	12,000
64	FIELD MISCELLANEOUS (Included in FY 2023 - Kubota)	-	-	-	1,474	1,474	-
65	LAKES/PONDS & LANDSCAPE TOTAL	303,996	-	303,996	376,225	72,229	303,996

BALLANTRAE CDD - STATEMENT 1
FY 2025 ADOPTED BUDGET

		FY 2025		FY 2025		Actual	Variance	Proposed	FY 2025
		GNERAL FUND	RESERVE	TOTAL		2024-2025	2024 - 2025	Amendment	Amended
66	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS								
67	STREETS & SIDEWALKS								
68	ENTRY & WALLS MAINTENANCE	2,000	-	2,000	-	(2,000)	-	2,000	
69	STREET/DECORATIVE LIGHT MAINTENACE	1,000	-	1,000	435	(565)	-	1,000	
70	SIDEWALK REPAIR & MAINTENANCE	1,500	-	1,500	-	(1,500)	-	1,500	
71	MAINTENANCE STAFF		-	-	-	-	-	-	
72	EMPLOYEE - SALARIES	147,000	-	147,000	152,654	5,654	-	147,000	
73	EMPLOYEE - P/R TAXES	12,751	-	12,751	11,792	(959)	-	12,751	
74	EMPLOYEE - WORKERS COMP	4,620	-	4,620	3,252	(1,368)	-	4,620	
75	PAYROLL PROCESSING FEES	1,900	-	1,900	2,190	290	-	1,900	
76	EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	-	14,400	12,160	(2,240)	-	14,400	
77	MILEAGE	1,000	-	1,000	-	(1,000)	-	1,000	
78	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	186,171	-	186,171	182,483	(3,688)	-	186,171	
79	CLUBHOUSE & SAFETY & SECURITY								
80	CLUBHOUSE & MISCELLANEOUS								
81	PARK/FIELD REPAIRS	-	-	-	49	49	-	-	
82	CLUBHOUSE FACILITY MAINTENANCE	12,000	-	12,000	18,773	6,773	-	12,000	
83	CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	-	4,200	4,692	492	-	4,200	
84	POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	23,072	-	23,072	28,555	5,483	-	23,072	
85	POOL PERMITS	750	-	750	705	(45)	-	750	
86	SEASONAL LIGHTING	14,000	-	14,000	19,875	5,875	-	14,000	
87	PEST CONTROL	520	-	520	1,045	525	-	520	
88	CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	-	-	-	
89	CLUBHOUSE CLEANING	-	-	-	-	-	-	-	
90	CLUBHOUSE MISCELLANEOUS	10,000	-	10,000	11,403	1,403	-	10,000	
91	SAFETY & SECURITY		-	-	-	-	-	-	
92	PART-TIME LAW ENFORCEMENT DETAILS /PRIVATE SEC	50,000	-	50,000	23,628	(26,372)	-	50,000	
93	SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	-	23,500	12,127	(11,373)	-	23,500	
94	EMPLOYEE P/R TAXES	2,000	-	2,000	-	(2,000)	-	2,000	
95	EMPLOYEE WORKER'S COMP	1,300	-	1,300	-	(1,300)	-	1,300	
96	VIDEO SURVEILLANCE	-	-	-	-	-	-	-	
97	SECURITY - OTHER (GATE SERVICE)	1,000	-	1,000	-	(1,000)	-	1,000	
98	CLUBHOUSE & SAFETY & SECURITY	142,342	-	142,342	120,852	(21,490)	-	142,342	

BALLANTRAE CDD - STATEMENT 1
FY 2025 ADOPTED BUDGET

		FY 2025	FY 2025		Actual	Variance	Proposed	FY 2025
		GNERAL FUND	RESERVE	TOTAL	2024-2025	2024 - 2025	Amendment	Amended
99								
100	O&M CONTINGENCY & CAPITAL PROJECTS							
101	O&M CONTINGENCY	5,000	-	5,000	37,248	32,248	22,000	27,000
102	PARK DEVELOPMENT RESERVE - XMAS LIGHTS		15,000	15,000	139,293	124,293	-	15,000
103	O&M CONTINGENCY TOTAL	5,000	15,000	20,000	176,541	156,541	22,000	42,000
104								
105	TOTAL EXPENDITURES BEFORE OTHER FINANCING SOUR	972,229	15,000	987,229	1,183,731	196,502	22,000	218,502
106								
107	EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPE	97,432	97,432	194,864	78,913	(115,951)	-	194,864
108					-			
109	OTHER FINANCING SOURCES AND (USES)							
110	RESERVES TRANSFERS OUT-OTHER FINANCING USES							
111	EMERGENCY RESERVE	-	-	-	-	-	-	-
112	ASSET RESERVE	78,100	-	78,100	78,100	-	-	78,100
113	BILL PAYMENT RESERVE	-	-	-	-	-	-	-
114	PARK DEVELOPMENT RESERVE	19,332	-	19,332	19,332	-	-	19,332
115	TRANSFER IN FROM GENERAL FUND - REVENUE	-	-	-	-	-	-	-
116	INCREASE IN FUND BALANCE	-	97,432	97,432	-	(97,432)	-	97,432
117	TOTAL OTHER FINANCING SOURCES AND (USES)	97,432	97,432	194,864	97,432	(97,432)	-	194,864
118								
119	O&M TOTAL EXPENDITURES	1,069,661	112,432	1,182,093	1,281,163	99,070	22,000	1,204,093
120								
121	NET CHANGE IN FUND BALANCE	(0)	-	(0)	(18,519)	(18,519)	-	(0)

Audited FY 24 Fund Balance - Gen.	\$ 212,296.00
Decrease in Fund Balance - FY 25	\$ (32,307.00)
General Fund Ending Balance - FY 25	\$ 179,989.00
NonSpenable	\$ (38,975.00)
Fund Balance Forward to FY 26	\$ (118,252.00)
Fund Balance Forward to FY 25	\$ (22,000.00)
Projected Fund Balance	\$ 762.00



Ballantrae

Community Development District