

## **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Thursday, March 19, 2026  
**Time:** 6:30 P.M.  
**Location:** Ballantrae Community Center  
17611 Mentmore Blvd.  
Land O' Lakes, FL 34638

**Zoom:** [LINK](#)  
**Meeting ID:** 994 9991 1662  
**Passcode:** 298312  
**Call In:** +1 3052241968

### ***Agenda***

*For the full agenda packet, please contact [Patricia@havenmgt.com](mailto:Patricia@havenmgt.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](#)

##### B. Steadfast Maintenance Division

1. Consideration to Steadfast Proposals:

❖ Proposal for Overseeding Behind the Clubhouse-\$3,240

[Exhibit 2](#)

❖ Ratification for the Rotation of Spring Annuals-\$8,090

[Exhibit 3](#)

##### C. Amenity Manager

1. Presentation of Amenity Center Report & Task List for Discussion

[Exhibit 4](#)

2. Consideration of Proposal to Apply Ecofinish to Splash Pad

[Exhibit 5](#)

Hanley Pools LLC- \$8,500

3. Consideration of Proposal for Renovation- Pulexa

[Exhibit 6](#)

❖ Option 1: Repair Crack on Splash Pad -\$13,900

❖ Option 2: Resurface Splash Pad with Pebble TEC-\$28,000

4. Consideration of Proposal for Clubhouse Furniture-Florida Patio

[Exhibit 7](#)

Furniture Inc.-\$,1801.70

5. Consideration of Proposal for Park Sign- Signarama- \$336.45

[Exhibit 8](#)

**IV. District Manager**

A. Informal Presentation- Potential Sidewalk and Safety Improvements [Exhibit 9](#)

**V. Administrative Items**

A. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held February 19, 2026 [Exhibit 10](#)

B. Consideration for Approval: The January 2026 Unaudited Financial Statements [Exhibit 11](#)

C. Presentation of General Election Meeting Date and Location [Exhibit 12](#)

D. Presentation of Ballantrae CDD Approval Listing [Exhibit 13](#)

E. Presentation of Ballantrae CDD Employee Handbook (*to be distributed*)

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

**VII. Supervisor Requests**

**VIII. Adjournment**

Exhibit 1

[Return to Agenda](#)



## Ballantrae CDD Conservation Areas

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**Inspection Date:**

3/10/2026 9:48 AM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

## SITE: 3

Condition:   Excellent   Great   Good   Poor   Mixed Condition   Improving



**Comments:**

Large nuisance growth is all decayed. Beneficial low-lying growth is starting to move in. Routine monitoring and treatment as needed will continue.

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

## SITE: 4

Condition:   Excellent   Great   Good   Poor   Mixed Condition   Improving



**Comments:**

Emergent terrestrial weeds are starting to appear in the buffer. This will be addressed next service later this week. Other larger nuisance growth is decayed.

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

# Inspection Report

## SITE: 5

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Large nuisance growth is all decayed. Beneficial low-lying growth is starting to move in. Routine monitoring and treatment as needed will continue.

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

## SITE: 6

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Large nuisance growth is all decayed. Decayed material is too dense to allow new growth. Routine monitoring and treatment as needed will continue.

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

# Inspection Report

## SITE: 7

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Large nuisance growth is all decayed. Beneficial low-lying growth is starting to move in. Routine monitoring and treatment as needed will continue.

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

## SITE: 8

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Mixed nuisance growth present in the buffer (Caesarweed, primrose willow). Treatments to this area will become more frequent until growth clears.

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

# Inspection Report

## SITE: 11

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Mild nuisance growth has started in parts of the buffer. This area was just treated a few day ago and will need more time for effects to become visible. Technicians will continue to monitor and re-treat if needed.

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

## SITE: 12

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Mild nuisance growth has started in parts of the buffer. This areas was also treated last week and will continue to be monitored.

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

# Inspection Report

**SITE: 13**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Mild regrowth of tropical soda apple; also treated last week and will need time to decay. Treatments will continue until growth has cleared. No other nuisance growth observed in the buffer.

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

**SITE: 14**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Large nuisance growth is all decayed. Beneficial low-lying growth is starting to move in. Routine monitoring and treatment as needed will continue.

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

## MANAGEMENT SUMMARY



The freezes last month were a huge benefit in maintaining the buffer zones. Most larger vegetation did not survive the low temperatures and has since decayed. The low-lying growth has been a bit more resilient and is encroaching most areas which will give nuisance growth a harder time regrowing. Only one area inspected today has significant nuisance growth. This is also the narrowest buffer zone given its proximity to homes. Care will be taken here as to not overspray into residents' yards.

## 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:

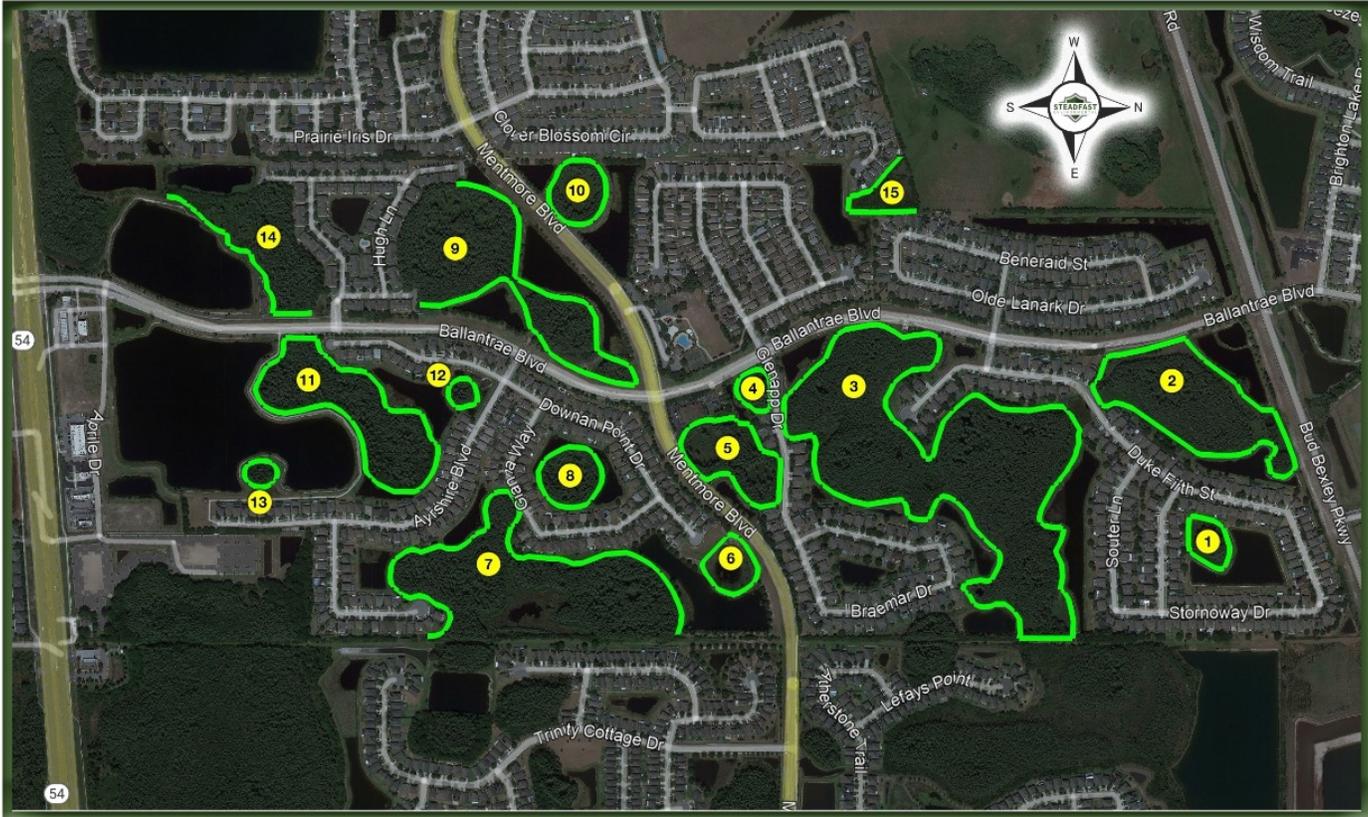


Exhibit 2

[Return to Agenda](#)



Exhibit 3

[Return to Agenda](#)



Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

# ESTIMATE

DATE                      DUE    ESTIMATE #  
 2/26/2026

**BILL TO**  
 Ballantrae CDD  
 c/o Haven Management  
 Solutions  
 255 Primera Boulevard, Suite  
 160,  
 Lake Mary FL 32746

**SHIP TO**  
 SM1152 (401)  
 Ballantrae CDD  
 17611 Mentmore Blvd  
 Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the rotation of spring annuals.			
Annuals-Spring Mix	2,880.00	2.75	7,920.00
Irrigation adjustments	2.00	85.00	170.00

Approved on behalf of Chiarman Levy via email direction on 02.27.2026

*Patricia Thibault*

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                                      8,090.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

Exhibit 4

[Return to Agenda](#)

Haven Management Solutions

Monthly Landscape Inspection: 03/11/2026

Ballantrae CDD

Area: Foxtail Area

Landscape Inspection Items	Score	Max Points	
Turf - Mow, Hard Edge, & Blow	10	10	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	15	15	Starting to turn green
Turf Fertility - Non Bahia - Color and Growth Density	12	15	Starting to turn green
Turf Areas - Weed Control	9	10	
Bed Weed Control	9	10	
Shrub & Plant Pruning & Shape - Deadheading & Appearance	9	10	Shrubs took hit from recent cold snap throughout community
Shrub Fertility & Vitality	6	10	Shrubs took hit from recent cold snap throughout community
Debris & Trash Management	10	10	
<b>Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower</b>	<b>90%</b>	<b>100</b>	

Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points	
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	9	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	9	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12'	8	10	Tree pruning fence line and throughout community also along walkways
Reporting Requirements & District Receipt - Based on Contract Terms	20	20	
<b>Total Points Other Landscape Items - Failure is at 90%: 45 or lower</b>	<b>46%</b>	<b>50</b>	

Other Landscape Supplemental Items	Score	Max Points	
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	10	10	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	7	10	Mulch is not at 4" it is evenly distributed to cover bare ground
<b>Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below</b>	<b>17%</b>	<b>20</b>	

Pond Inspection Items	Score	Max Points Allowed	Points Allocated
Pond Algae & Growth - Check for the prescence of spkerush, torpedo grass and pennywort	50	50	
Pond Debris & Trash in Pond & On Pond Bank	50	50	
Total Points Pond Inspection - Failure is at 80% or Below	100	100	

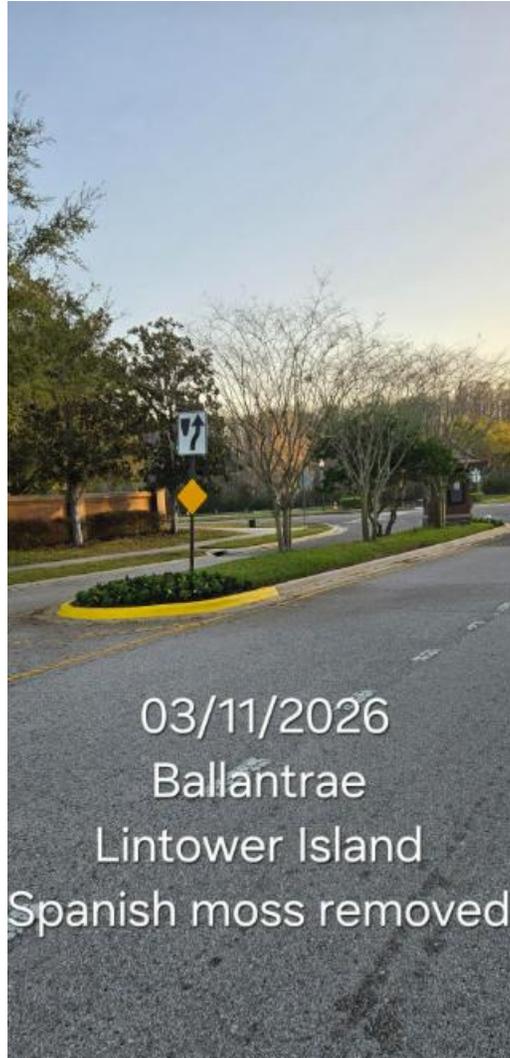


03/11/2026

Ballantrae

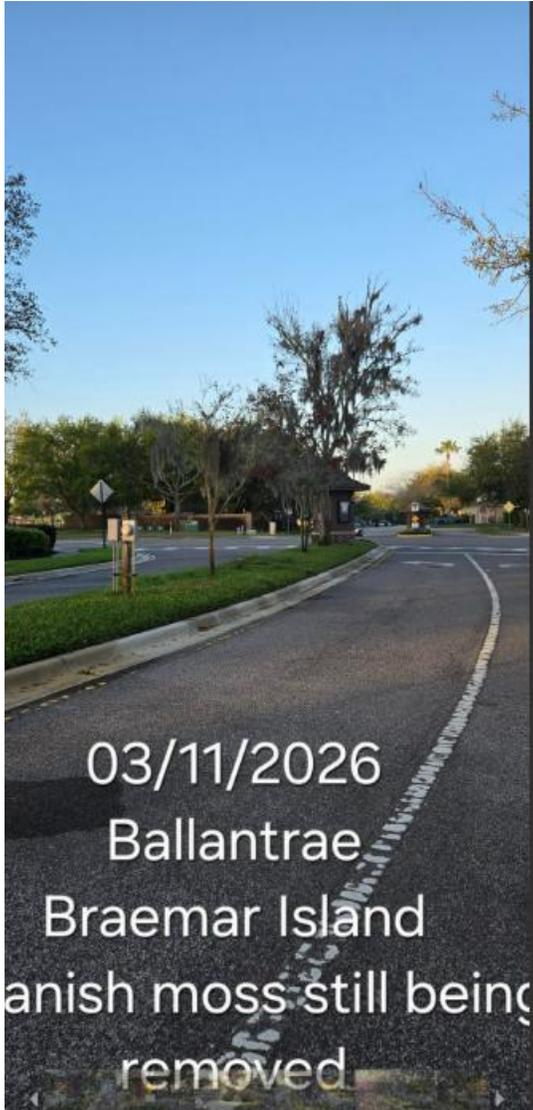
Braemar Island

new flowers



03/11/2026  
Ballantrae  
Lintower Island  
Spanish moss removed





03/11/2026

Ballantrae

Braemar Island

anish moss still being  
removed



03/11/2026

Ballantrae

Castleway Island

new flowers



03/11/2026

Ballantrae

Lintower Island

new flowers

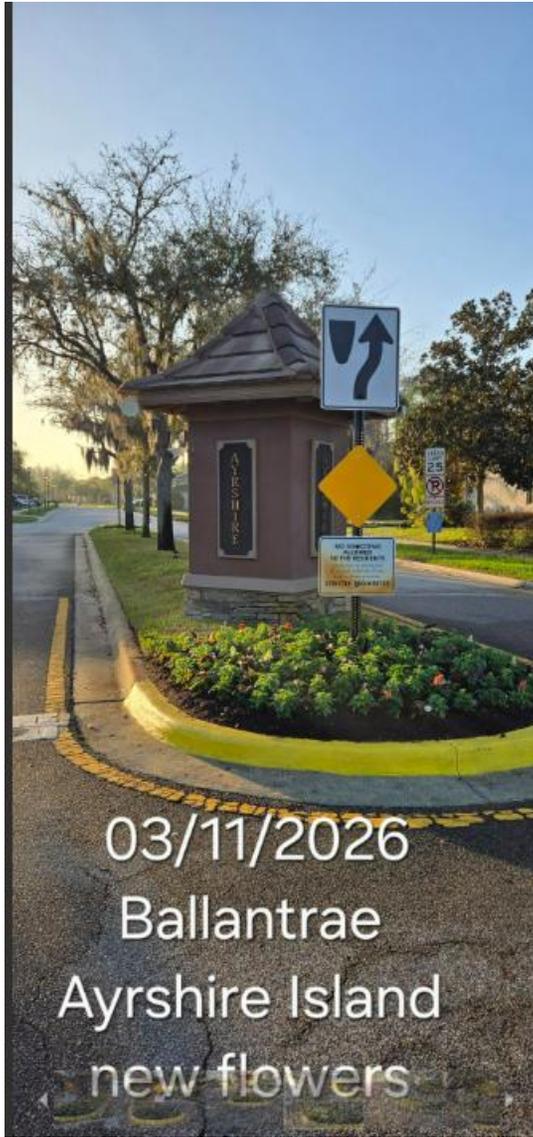


03/11/2026

Ballantrae

Cunningham Island

new flowers

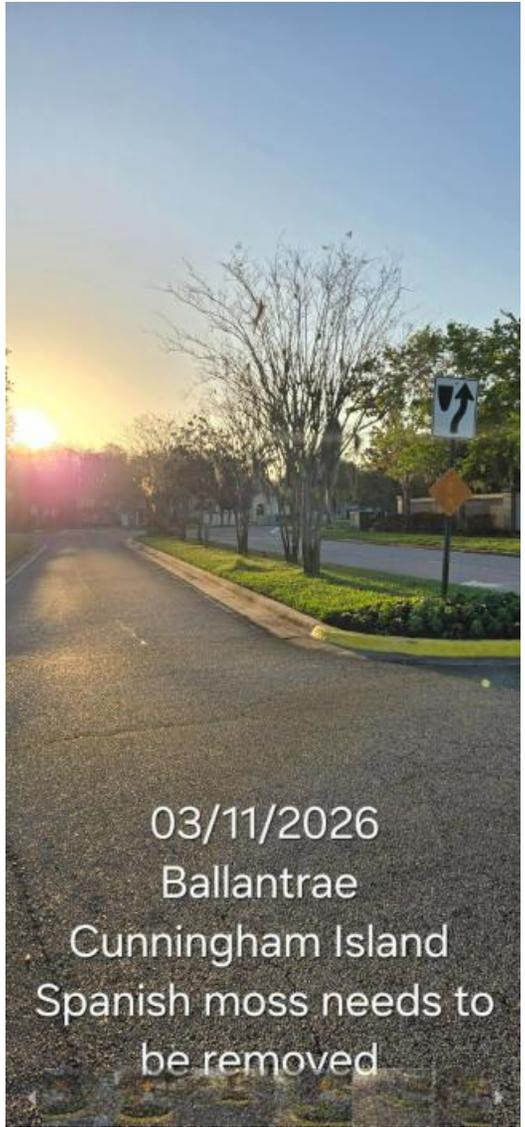


03/11/2026

Ballantrae

Ayrshire Island

new flowers



03/11/2026  
Ballantrae  
Cunningham Island  
Spanish moss needs to  
be removed

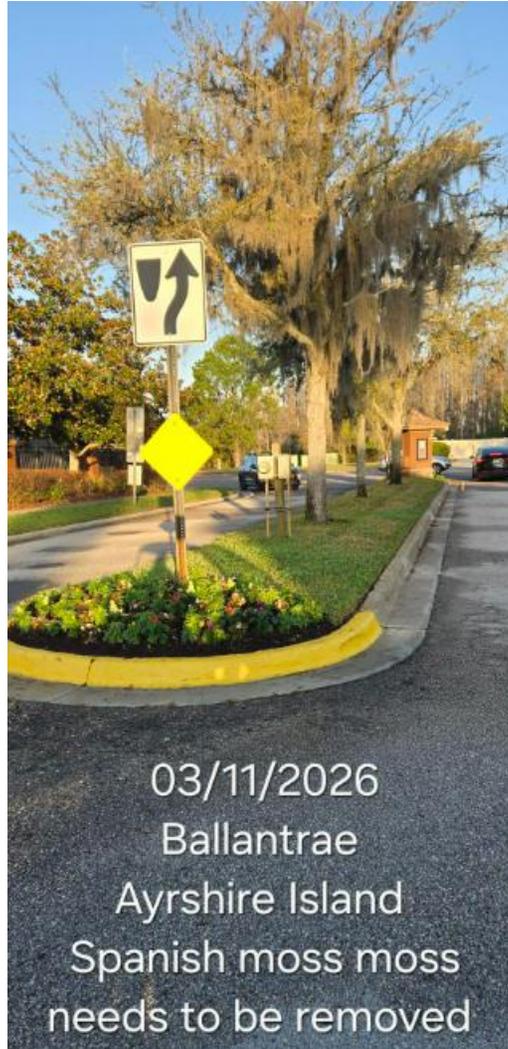


03/11/2026

Ballantrae

Castleway Island

Spanish moss removed



03/11/2026  
Ballantrae  
Ayrshire Island  
Spanish moss moss  
needs to be removed



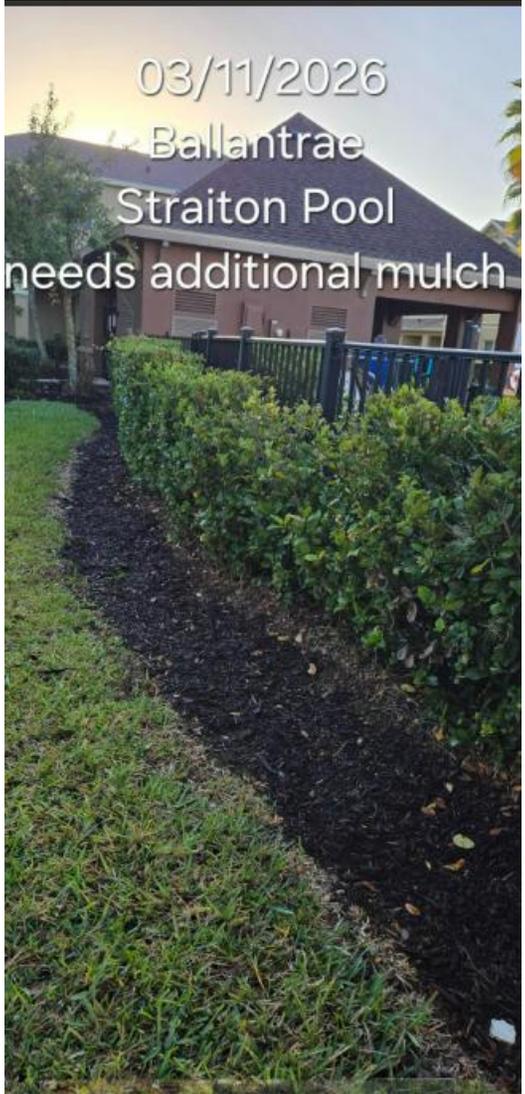
03/11/2026  
Ballantrae  
Straiton Island  
new flowers

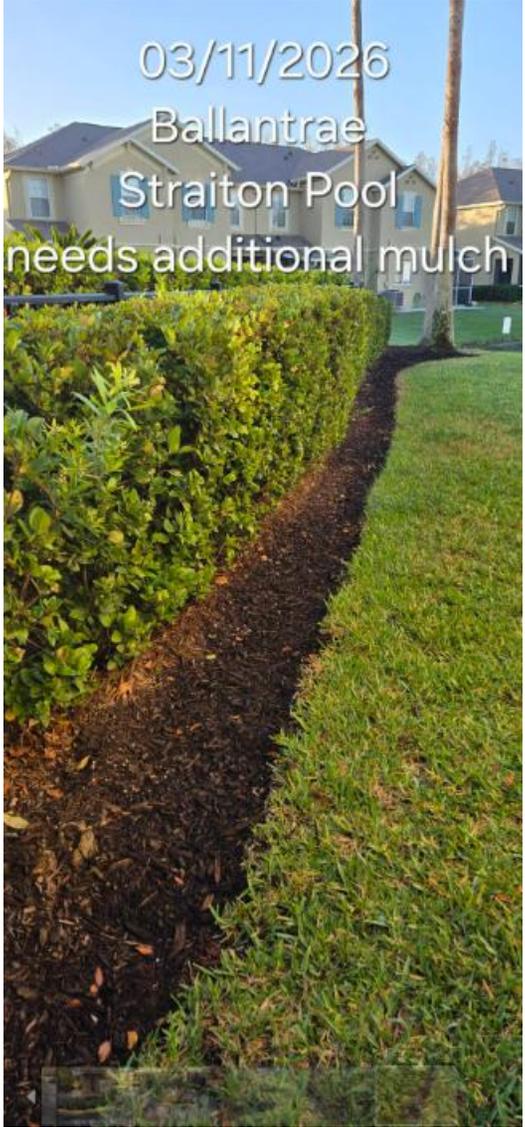


03/11/2026  
Ballantrae  
Straiton Island  
Spanish moss removed



03/11/2026  
Ballantrae  
Straiton Pool  
needs additional mulch





03/11/2026

Ballantrae

Straiton Pool

needs additional mulch



03/11/2026

Ballantrae

Clubhouse office

diffuser loose

tape around emergency  
light

MAINTENANCE REPORT 2026 STRAITON MONTH MARCH

DATE	FILTER BACKWASH	FLOW METER	CL	PH	TA	VAC	ORP	PH	COMMENTS
01		180	6.0	7.4			677	7.36	
02		190	7.0	7.2			682	7.42	
03		190	7.0	7.4			702	7.40	
04		190	7.0	7.4			671	7.38	
05		190	7.0	7.2			676	7.39	
06		170	6.0	7.4			661	7.40	
07		170	7.5	7.4			649	7.38	
08		170	5.0	7.4			625	7.37	
09		170	8	7.4			699	7.36	
10		170	7	7.2			654	7.33	
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30									

03/11/2026

Ballantrae

pool readings  
up to date

**BALLANTRAE MAINTENANCE DAILY TASK LIST**

**EMPLOYEE: JEEP CLAWSON**

**MONTH: MARCH 2026**

<b>BALLANTRAE CLUBHOUSE</b>	<b>ONLY CHECK TASKS YOU DO DAILY</b>						
	Mon 09	Tue 10	Wed 11	Thu 12	Fri 13	Sat 14	Sun 15
TEST POOL AND SPLASH PAD FOR CHEMICAL BALANCE AND LOG IN OFFICE							
STRAIGHTEN POOL FURNITURE. CLEAN POOL DECK AND EMPTY TRASH AS NEEDED.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
CLEAN BATHROOMS AND RESTOCK DAILY.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
VACUUM POOL, CLEAN FILTERS, AND TILE AS NEEDED.							
<b>NOTES:</b>							
<b>STRAITON POOL</b>							
TEST AND BALANCE POOL AS NEEDED. RECORD IN OFFICE.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
STRAIGHTEN POOL FURNITURE. EMPTY TRASH AND CLEAN DECK AS NEEDED. CLEAN AND RESTOCK BATHROOMS DAILY.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
VACUUM POOL, CLEAN FILTERS, AND TILE AS NEEDED. RECORD IN OFFICE							
<b>NOTES:</b>							
<b>BALLANTRAE PARK AND PROPERTY</b>							
AM - CHECK PARK, TENNIS COURTS, BASKETBALL COURTS FOR TRASH DAILY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
AM - CLEAN WATER FOUNTAINS DAILY.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
AM - DRIVE MAIN ROADWAYS OF PROPERTY FOR GARBAGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
WEEKLY CLEANING OF PONDS BALLANTRAE NORTH / BALLANTRAE SOUTH							
<b>POND NUMBERS COMPLETED:</b> 1,3,4,5,6,7,8,9,10, 24,28,29,30,31 33,35 = 3-9-26							

3-10-26 - PAINTED WOMENS RESTROOM AT STRAITON CLUBHOUSE

MAINTENANCE REPORT	2026	SPLASH PAD	MONTH	MARCH
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DATE	FILTER BACKWASH	FLOW METER	CL	PH	TA	VAC	ORP	PH	COMMENTS
01		40	5.0	7.8	7.8		676	7.82	
02		40	3.0	7.9			739	7.85	
03		40	3.0	7.9			745	7.88	
04		40	3.0	7.9			741	7.86	
05		40	3.0	7.9			739	7.87	
06		40	3.0	7.9			723	7.80	
07		40	2.0	7.9	CLP		701	7.68	
08		40	3.0	7.8			738	7.75	
09		40	3.0	7.9			745	7.88	
10									
11									
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03/11/2026  
 Ballantrae  
 readings not up to date

**Ballantrae Daily Maintenance Task List  
Maintenance  
2026**

Name: GARRY KUBLER

MONTH: MARCH

**CHECK ONLY TASKS YOU DO DAILY**

DESCRIPTION	DAYS						
	MON 09	TUE 10	WED 11	THUR 12	FRI 13	SAT 14	SUN 15
<b>BALLANTRAE CLUBHOUSE</b>							
Check daily E-Mails and respond as needed	<input checked="" type="checkbox"/>						
Update monthly maintenance report along with summary.	<input checked="" type="checkbox"/>						
Conduct weekly property inspection of CDD Property by section Ballantrae North Ballantrae South Mentmore East Mentmore West							
Respond to Resident Inquiries and make access cards for residents							
Assign Team daily tasks list especially on my days off	<input checked="" type="checkbox"/>						
Monitor Security Cameras and gate locks for Pool and Tennis Court	<input checked="" type="checkbox"/>						
Defining the scope and specifications of any site related work to be carried out.							
Interact with Contractors regarding bidding, scope of work and supervision while on CDD Property	<input checked="" type="checkbox"/>						
Interact with Residents and make Cards as necessary							
	met with Robert Phillips (Jules) stayed until 7pm on way to school for help on road to tennis						

**03/11/2026**

**Ballantrae**

**Daily Task completed  
by staff**

MAINTENANCE REPORT	2026	MAIN POOL	MONTH	MARCH
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DATE	FILTER BACKWASH	FLOW METER	CL	PH	TA	VAC	ORP	PH	COMMENTS
01		750	4.0	7.9			706	7.51	
02		750	5.8	7.8			687	7.59	
03		750	5.0	7.4			692	7.42	
04		750	5.0	7.4			681	7.63	
05	MAIN	750	5.6	7.8			673	7.59	
06	AUX	750	5.0	7.4			643	7.59	
07		750	4.0	7.4			653	7.56	
08		750	5.0	7.6			702	7.52	
09		750	5.0	7.4			689	7.51	
10									
11									
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03/11/2026

Ballantrae  
pool readings not up to  
date

**BALLANTRAE MAINTENANCE DAILY TASK LIST**

**EMPLOYEE: ELLIOTT FARMER**

**MONTH: MARCH 2026**

<b>BALLANTRAE CLUBHOUSE</b>	<b>ONLY CHECK TASKS YOU DO DAILY</b>						
	Mon 09	Tue 10	Wed 11	Thu 12	Fri 13	Sat 14	Sun 15
TEST POOL AND SPLASH PAD FOR CHEMICAL BALANCE AND LOG IN OFFICE	OFF						
STRAIGHTEN POOL FURNITURE. CLEAN POOL DECK AND EMPTY TRASH AS NEEDED.	PTO						
CLEAN BATHROOMS AND RESTOCK DAILY.							
VACUUM POOL, CLEAN FILTERS, AND TILE AS NEEDED.							
<b>NOTES:</b>							
<b>STRAITON POOL</b>							
TEST AND BALANCE POOL AS NEEDED. RECORD IN OFFICE.							
STRAIGHTEN POOL FURNITURE. EMPTY TRASH AND CLEAN DECK AS NEEDED. CLEAN AND RESTOCK BATHROOMS DAILY.							
<b>NOTES:</b>							
VACUUM POOL, CLEAN FILTERS, AND TILE AS NEEDED. RECORD IN OFFICE							
<b>NOTES:</b>							
<b>BALLANTRAE PARK AND PROPERTY</b>							
AM - CHECK PARK, TENNIS COURTS, BASKETBALL COURTS FOR TRASH DAILY							
AM - CLEAN WATER FOUNTAINS DAILY.							
AM - DRIVE MAIN ROADWAYS OF PROPERTY FOR GARBAGE							
WEEKLY CLEANING OF PONDS BALLANTRAE NORTH / BALLANTRAE SOUTH	<b>POND NUMBERS COMPLETED:</b>						



03/02/2026

Ballantrae

Straiton Pool house

address numbers need

to be painted white



03/02/2026

Ballantrae

Straiton

pond 4

pump base needs to be

replaced





03/02/2026

Ballantrae

MER

the only thing which is permitted in this area are paper products everything else is to be moved out and properly stored

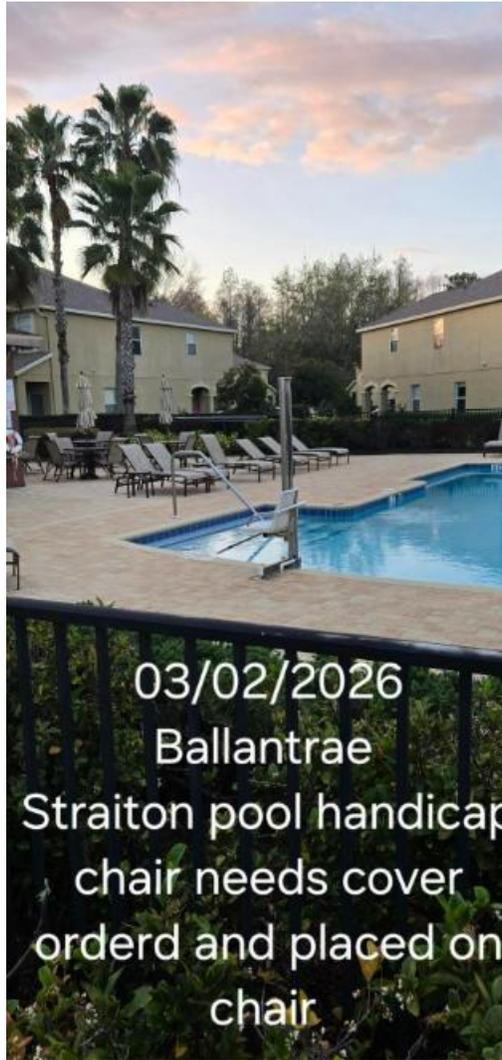


03/02/2026

Ballantrae

Clubhouse dirt needs to be removed from around sides and rear drain needs to be cleaned out and line

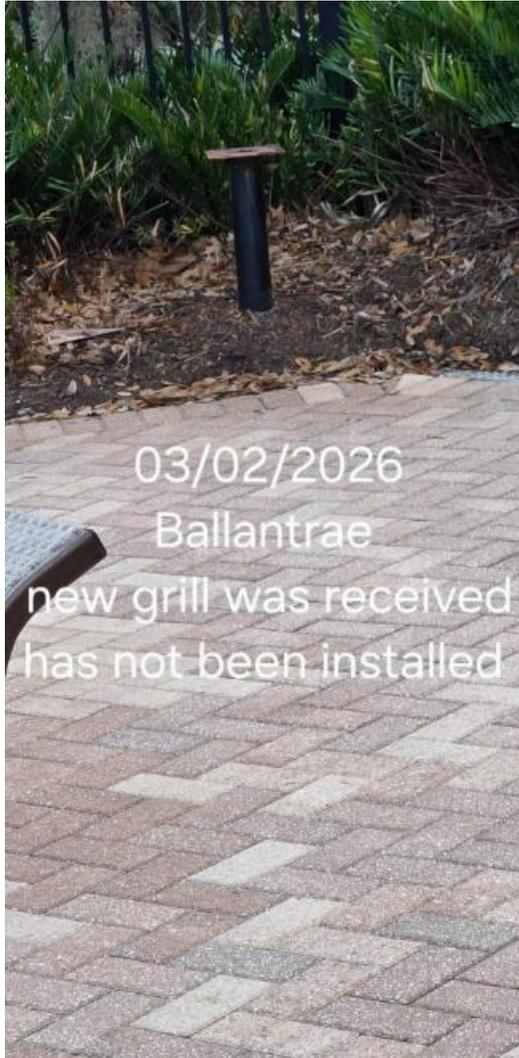
power washed out



03/02/2026

Ballantrae

Straiton pool handicap  
chair needs cover  
orderd and placed on  
chair



03/02/2026

Ballantrae

new grill was received  
has not been installed



03/02/2026

Ballantrae

Clubhouse drain needs  
to have dirt to rear of  
drain removed drain  
needs to be cleaned  
out and line power  
washed out. barrier  
needs to be placed to  
stop dirt from going in

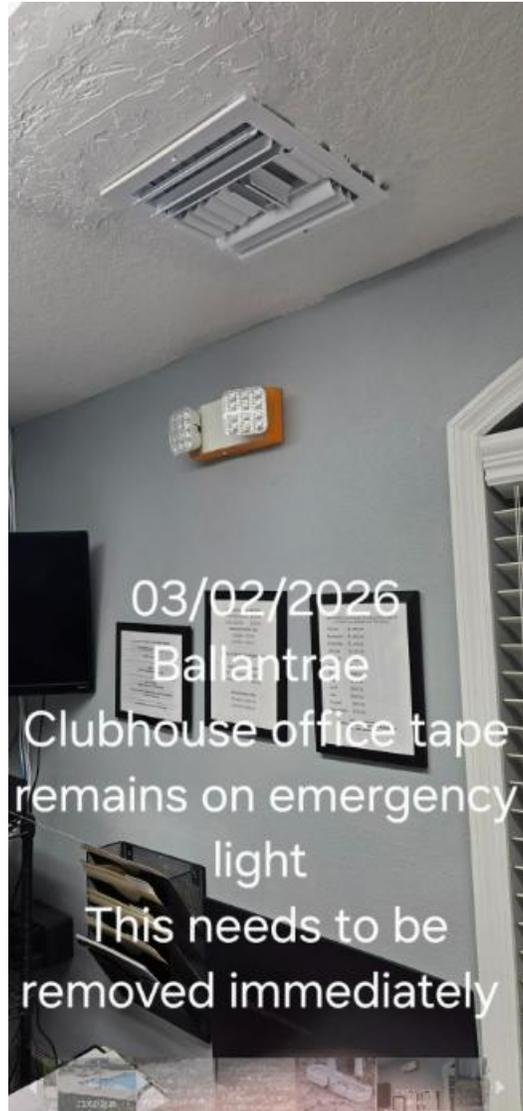


03/02/2026

Ballantrae

Straiton

pond 4 debris lying by  
aerator pump



03/02/2026

Ballantrae

Clubhouse office tape  
remains on emergency  
light

This needs to be  
removed immediately



03/02/2026  
Ballantrae  
well #5  
fence repair needed

03/02/2026

Ballantrae

tennis court perimeter of  
fence dirt needs to be  
removed to let water run  
away from court



Exhibit 5

[Return to Agenda](#)

**Proposal to NO.**

Ballantrae - Ecofinish to splash

DATE 2026-02-23



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

ORDER TAKEN BY: *Pat Hanley*

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

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

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:  
If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875  
Or call 813-839-7665 during business hours.

If paying by check:  
Make checks payable to: Hanley Pools LLC

**Payment structure**

Down payment 50% \$4,250.00

Final 50% \$4,250.00

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

**TOTAL \$8,500.00**

Respectfully submitted by

*Pat Hanley*

INT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **LIEN LAW ADDENDUM**

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

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

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

#### **ACCEPTANCE OF CONTRACT**

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

SIGNATURE OF AGGREMENT OF CONTRACT

DATE

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

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

Exhibit 6

[Return to Agenda](#)

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Orlando, 08/19/2025

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

**RENOVATION**

**LOCATION: SPLASH PAD**

*Option 1:*

**REPAIR CRACK ON SPLASH PAD**

**SCOPE OF WORK:**

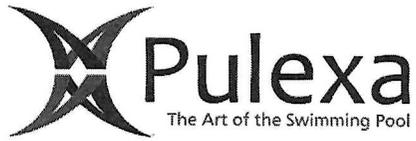
**Repair the crack on the splash pad**  
**Apply texture and paint for a finished look**

**TOTAL: \$13,900.00**

**OPTION 2:**

**RESURFACE SPLASH PAD WITH PEBBLE TEC:**

**\$28,000.00**



CPC 1459019

---

***Payments:***

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

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

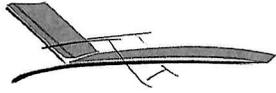
Print your name here: \_\_\_\_\_

Sign your name: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit 7

[Return to Agenda](#)



**FLORIDA PATIO FURNITURE INC.**

506 8th Street West  
Palmetto, FL 34221

# Estimate

Date	Estimate #
1/28/2026	31304

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

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

P.O. No.	Terms	Due Date	Rep	FOB
12826Garry	50%DN Bal due up...	1/28/2026	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Aluminum Top MAT7.5	9	New 18" Aluminum Tops	54.00	486.00T
	2	(845FMA) 7.5 ft. Commercial Resort Umbrella, 8 Fiberglass Rib, Crank AUTO TILT Market Umbrella With Wind Vents Frame: Weathervein      Umbrella Pole: Bronze Umbrella Fabric: Linen	595.35	1,190.70T
Freight		Shipping Charge	125.00	125.00

<b>Subtotal</b>	\$1,801.70
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,801.70

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

# FLORIDA PATIO FURNITURE PROPOSAL FOR POOLS

OPTION 1 - 9-18" ALUMINUM TABLE TOPS	>>>	<u>EACH \$54.00</u>
		<u>TOTAL \$486.00</u>
OPTION 2 - 9-18" ALUMINUM TABLE TOPS PLUS ONE UMBRELLA >>> ONE UMBRELLA MISSING AT STRAITON.		<u>EACH \$595.35</u>
		<u>TOTAL \$1081.35</u>
OPTION 3- 9-18" ALUMINUM TABLE TOPS PLUS TWO UMBRELLAS		TOTAL \$1081.35
STRAITON UMBREALLA PLUS ONE SPARE FOR WEATHER		<u>FINAL \$1676.70</u>

Shipping reads \$ 125.00. may vary based on weight

Exhibit 8

[Return to Agenda](#)



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

# ESTIMATE EST-1893

www.signarama-oldsmar.com

Payment Terms: Cash Customer

Created Date: 2/20/2026

**DESCRIPTION:** 48x72 ACM

**Bill To:** Ballantrae  
.  
Oldsmar, FL 33803  
US

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

**Requested By:** Garry Kubler  
Email: Ballantrae2@tampabay.rr.com

**Salesperson:** House Signarama Oldsmar

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	48"W X 72"H 3mm Aluminum Composite with Digital Printed Vinyl with Lamination-NOT INSTALLED	1	\$305.28	\$305.28

This estimate is based solely on the project information, specifications, and materials provided by the customer at the time of quoting. Any revisions, additions, or changes requested after proof approval or estimate acceptance—including but not limited to artwork, dimensions, materials, quantities, or installation requirements—may result in additional charges and an updated estimate or invoice. All pricing is subject to adjustment if project details differ from the information originally supplied.

<b>Subtotal:</b>	\$305.28
<b>Taxes:</b>	\$21.37
<b>Grand Total:</b>	\$326.65
<b>Deposit Required:</b>	\$163.33
<i>Credit Card Surcharge:</i>	3.00%
<i>Total with Surcharge:</i>	\$336.45
<i>Deposit with Surcharge:</i>	\$168.22

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*Please note: A 3% processing fee will be added to all credit card payments.*

# ESTIMATE EST-20316

fastsigns.com/2012

Payment Terms: Customer

Created Date: 2/20/2026

**DESCRIPTION:** CDD Park Rules & Policies Sign

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

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

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

**Salesperson:** House FASTSIGNS Tampa - Carrollwood

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Max Metal 3mm 1-sided - Vinyl - Laminate	1	\$323.92	\$323.92

This estimate is good for 30 days. We appreciate your business!

<b>Subtotal:</b>	\$323.92
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$323.92
<i>Credit Card Surcharge:</i>	3.00%
<i>Total with Surcharge:</i>	\$333.64

In order to proceed with your order, we require a 50% deposit and the balance upon completion.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Exhibit 9

[Return to Agenda](#)

**From:** Peter J. Monaghan <pmonaghan@pascocountyfl.net>  
**Sent:** Wednesday, March 11, 2026 4:15 PM  
**To:** Patricia Thibault <Patricia@havenmgt.com>  
**Cc:** Jeffrey M. Moncalian <jmoncalian@pascocountyfl.net>; Matt Fabrizio <mfabrizio@cumbeyfair.com>  
**Subject:** Ballantrae CDD (Pasco County) : Coordination with Pasco County Project Management

Patricia,

My name is Pete Monaghan, and I am pleased to meet you. Pasco County is providing a new sidewalk and safety improvements within this CDD (See attached).

Can you please call me because we need your assistance with some coordination issues. Specifically, we will need to begin talking about the provision of new lighting by the County and minor modifications to existing medians.

I look forward to sharing details of this new project with you.

Best,



**Pete Monaghan, PE, MBA**  
Project Manager/Engineer III  
Transportation Engineering Department  
Project Management  
Pasco County



P 727-834-3604, ext. 1619

5418 Sunset Road  
New Port Richey, FL 34652  
[pmonaghan@mypasco.net](mailto:pmonaghan@mypasco.net)  
[www.mypasco.net](http://www.mypasco.net)

*"Serving Our Community to Create a Better Future"*  
[We're hiring! Here's why you should join our team!](#)

Pasco County Social Media:



[Project Management Website](#)  
[Sign up for Pasco County updates](#)

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**BEXLEY ELEMENTARY**

**BALLANTRAE BOULEVARD  
(FROM NORTH OF  
STRATON PLACE TO  
BUD BEXLEY PARKWAY)**

**SIDEWALK**

 SUBJECT AREA

**COMMISSION DISTRICT: 4**



0 1,100 2,200  
Feet



Exhibit 10

[Return to Agenda](#)

**MINUTES OF 02/19/26 REGULAR MEETING  
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, February 19, 2026 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O’Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

**I. Call to Order and Roll Call**

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

- Chris Milano ..... Board of Supervisors, Vice Chair
- Kendrick Miller.....Board of Supervisors, Assistant Secretary
- Brian Giacobbe .....Board of Supervisors, Assistant Secretary

Also present were:

- Patricia Thibault.....District Manager, Haven Management Solutions
- Joe O’Reilly .....Field Manager, Haven Management Solutions
- Matt Goldrick.....Account Manager, Steadfast
- Yovani Cordero (via virtual means) ..... Steadfast
- Greg Woodcock..... District Project Manager, Stantec
- Garry Kubler..... Maintenance

It was acknowledged that a quorum was established with Supervisor Milano, Supervisor Miller, and Supervisor Giacobbe present in person. Chairman Levy joined at 6:36 pm.

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

- No audience members were present.

**III. Vendor & Professional Reports**

**A. Stantec – Project Manager Greg Woodcock**

**1. Status Update on Clubhouse Project**

Mr. Woodcock presented the site plan, noting that they are trying to tie one building into the existing building nearby. He outlined the architectural changes they would make to the buildings, the markup of the floor plan, including storage options and possible room usage. Mr. Woodcock reported on the budget, informing the Board that they have \$1,109,672 in the budget, the square footage of the new building is 4,700 square feet, and on the high end, they are looking at about \$300 a square foot, and \$250 a square foot on the low end. He estimated the site development costs (water/sewer connections, grass, sidewalks) to be about \$200,000. The sitework in the building was estimated at \$300 a square foot, 1.6 million total, or \$250 a square foot, 1.3/1.4 million total. Mr. Woodcock reminded the Board of their soft costs (engineering, architect, permit fees, and interior finishings), though he did not include the cost estimates in his report. He reiterated for the Board: on the high end, costs would be around 1.7 million, and on the low, about 1.5 million, noting they would need to come up with the remaining about over the next couple of years. Mr. Woodcock suggested working with the architect to get the layout of the building done.

Ms. Thibault asked Mr. Woodcock what they could do to go with the \$250 a square foot rather than \$300. The Board discussed budgeting and timeline options, noting that they could raise \$300,000 in a couple of years. Chairman Levy advised raising the funds before the building is fully complete. Mr. Woodcock noted it will probably be about 8 months to a year before they are able to get their permits completed. Chairman Levy proposed starting the project, getting the ball rolling. Supervisor Milano expressed his doubts about the atrium design. The Board discussed the tentative atrium/pool area design. Ms. Thibault offered insight into what some of the other districts have done. The Board brainstormed space and design ideas. Mr. Woodcock agreed to get the Board elevation pictures. Supervisor Milano

47 expressed concerns over the cost of materials and labor increasing over the years, which the Board agreed would be an  
48 issue, though they found it to be unavoidable. The Board discussed cost and possible outdoor layouts now that the  
49 volleyball courts are being moved. Chairman Levy asked Mr. Woodcock if he could generate ideas of what to do with  
50 the flat area where the playground used to be. Mr. Woodcock suggested ideas he had implemented in other districts.

51 **B. Steadfast Environmental Report (*addressed first under Vendor Items*) – Matt Goldrick**

52 **2. Conservation Area Inspection Report**

53 Mr. Goldrick covered the main points of the report, noting that the conservations were clear of any big items, but  
54 the hardier plant material is going to start springing up in those areas, especially as spring moves in. He addressed the  
55 cattails, noting they had been mentioned at a previous meeting. Mr. Goldrick reported on the parks, noting it had been  
56 cold so a lot of plant material died, and algae has been springing up.

57 **3. Waterway Inspection Report**

58 Mr. Goldrick also noted some of the ponds are very dry and have been for so long that the algae can be seen growing.  
59 Supervisor Giacobbe expressed concern over the upcoming cold front; Mr. Goldrick assured him that temperatures  
60 should not reach freezing. Supervisor Giacobbe asked about a brush fire in Ballantrae, wondering if they should be  
61 concerned about it. The Board discussed the different information they had heard about the fire, noting that the drought  
62 has not been helping. Supervisor Milano asked after the water variants and water restrictions. Mr. Goldrick noted most  
63 of the work that needs to be done is small touch-ups, to keep everything looking nice.

64 **C. Steadfast Maintenance Division**

65 **1. Presentation & Discussion of Maintenance Report – Yovani Cordero**

66 Ms. Cordero reported that during their last visit, they had found that well #5 on Lintower was not operational. She  
67 noted they were able to get Brian from Accurate to assess the situation, finding that the submersible motor inside the  
68 well had locked up. Ms. Cordero assured the Board that the amount on the proposal reflected the motor, pump, and wire,  
69 though they are only certain that the motor needed to be replaced at the time. The wire and pump would need to be  
70 inspected when the drop pipe is removed. Ms. Cordero reported that Accurate had mentioned that the 85-gallon pressure  
71 tank on site is only reading 16 PSI, which she noted was not good. She reviewed the purpose of the tank for the Board.  
72 Chairman Levy noted the proposed work sounded familiar. Ms. Cordero informed the Board that the warrantee policy  
73 would cover manufacturing or workmanship defects, but not anything considered “an act of God” or physical vandalism.  
74 She also notified the Board that they would have to remove a few tree limbs from the oak tree above the well for  
75 accessibility. Ms. Cordero noted that the tree removal was not included in the proposal but advised the Board and Ms.  
76 Thibault that they [Steadfast] will likely take care of it, as they want to ensure the system will be up and running.  
77 Supervisor Miller asked about potential damage caused by people. The Board discussed the location of the pump,  
78 insurance information, and the lack of vandalism indicators. Ms. Cordero confirmed she can contact Brian from Accurate  
79 for further information on how they determine the age of the pump and motor. She also confirmed that well #6, closer to  
80 the Castaway, Cunningham area has a sand separator on it due to the amount of sand it pulls. Chairman Levy asked if  
81 there is anything in the reserves for this, which Ms. Thibault replied no, not for irrigation. Ms. Cordero could not confirm  
82 if sand is the issue with this pump, stating that there could be numerous reasons.

83 Ms. Thibault noted the district has \$14,000 in the irrigation line and they have already spent \$3,000. She mentioned  
84 they could tap into the emergency reserve near the end of the fiscal year. Chairman Levy noted he would rather get this  
85 work done now in the dry season rather than waiting any longer.

86

87 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board  
88 Approved the Walk on Proposal for the Lintower & Clubhouse Motor and Pump for \$9,668.06 to Come out of the General  
89 Fund Irrigation Line for the Ballantrae Community Development District.

90 Ms. Cordero confirmed she was going to get with her team to facilitate the branch removal and reach out to Accurate  
91 to get on their schedule. Chairman Levy asked about the sprinkler system map, to which Ms. Cordero responded that  
92 they have been locating extra valves every time they evaluate, but she's hoping to have a full plan by mid-March/the  
93 next meeting.

94  
95 **2. Consideration of Steadfast Proposals:**

96 ○ **Installation of 1 Yard Crushed Shell in the Pool Pump Area at the Townhomes - \$200**

97 To be brought back to the March meeting.

98 ○ **Leveling Beds at Clubhouse Pool and Replacement of Plant Material - \$2,140**

99 To be brought back to the March meeting.

100 **D. Amenity & General Maintenance Manager**

101 **1. Presentation for Discussion Pools Draining into Stormwater Ponds**

102 Ms. Thibault reported that Mr. O'Reilly had acquired photos and addresses. Chairman Levy advised that those, and  
103 potentially a letter from the attorney, needed to be sent to the HOA manager for them to handle. Supervisor Milano  
104 advised that the HOA manager needs to be followed up with consistently.

105 **2. Presentation of Amenity Center Report & Task List for Discussion**

106 - Mr. O'Reilly presented the report. The Board discussed striping one side of the court into two pickleball courts and  
107 the other a tennis court. Mr. Kubler suggested putting the net back up. Chairman Levy noted they should leave the  
108 poles as they are, as sometime in the future they may wish to turn them back into tennis courts. The Board discussed  
109 the designation of each court, and the color scheme Chairman Levy chose.

110 - Mr. O'Reilly noted a resident reached out about wildlife signs. He contacted PASCO, mentioning that traffic  
111 operations had come out and surveyed the area, claiming there should be no problem putting signs out. Mr. O'Reilly  
112 noted the PASCO surveyor allegedly is going to put a sign on each of the four corners.

113 - Regarding the clubhouse paint, Chairman Levy noted preferring to stay with earth tone colors, mainly because per  
114 the HOA, houses/buildings are supposed to be earth toned. Ms. Thibault mentioned a color from Sherwin-Williams  
115 called Stonebriar, noting that it is a deep tan.

116 - Mr. O'Reilly reported that Mr. Kubler fixed the irrigation line that broke on Ballantrae. The Encore aerator has also  
117 been fixed.

118 - Chairman Levy suggested leaving the organization and tactics to the maintenance team, and the Board agreed. Ms.  
119 Thibault requested Mr. Kubler present the list at the next meeting so the Board can see what was done.

120 **3. Consideration of Additional Maintenance Proposals**

121 ○ **Florida Fountains & Equipment - \$3,587.40**

122 Mr. O'Reilly reported that the lights and the controller are gone. He noted that because they are putting in  
123 a new controller, they also have to put in new lights that are compatible with it. Chairman Levy advised the  
124 funds would have to come out of Contingency. The Board discussed the fountains, their repairs, and where  
125 they can grab the funds. Ms. Thibault suggested taking from the emergency reserves fund.

126 On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved  
127 the Florida Fountains & Equipment Proposal for \$3,587.40 for the Ballantrae Community Development District.

128 ○ **Grill - \$149.99**

129 Chairman Levy suggested drawing from the park funds. The funds are to come from the general fund.  
130 Supervisor Milano requested maintenance tighten the bolts on the grills.

131 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved  
132 the Proposal for a Grill for \$149.99 for the Ballantrae Community Development District.

133 ○ **Consideration of Florida Patio Furniture Proposal - \$1,801.70**

134 Tabled until further notice.

135 **IV. Administrative Items**

136 **1. Consideration for Adoption Resolution 2026-04, The Election of Board Members**

137 Ms. Thibault informed the Board that the PASCO County Supervisor of Elections requested this resolution, noting  
138 that it advises that the following seats, Seat 1, held by Cecilio Thomas, Seat 2, held by Richard Levy, and Seat 3, held  
139 by Chris Milano, are coming up for election in 2026. She reminded the Board that they will need to put an advertisement  
140 in the paper and that the Board members who intend to run again need to file to be on the ballot. The deadline is Monday,  
141 June 8<sup>th</sup> through Friday, June 12<sup>th</sup>.

142 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board  
143 Adopted Resolution 2026-04, the Election of Board Members for the Ballantrae Community Development District.

144 **2. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held January**  
145 **15, 2026**

146 Chairman Levy asked if the chart of approvals was removed. He requested it be added to the minutes.

147 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Accepted  
148 the Minutes of the Regular Meeting of Board of Supervisors Held January 15, 2026, for the Ballantrae Community  
149 Development District.

150 **3. Consideration for Approval: The December 2025 Unaudited Financial Statements**

151 The December 2025 unaudited financial statements were reviewed.

152 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved  
153 the December 2025 Unaudited Financial Statements for the Ballantrae Community Development District.

154 **4. Ratification of Settlement Agreement**

155 Ms. Thibault reiterated the settlement agreement timeline with Anchor Stone. She informed the Board that they had  
156 emailed the check to Anchor Stone, but they may be renegeing on the agreement as the check has not been deposited yet.  
157 She also informed the Board that Haven Management Solutions has not been billing the district while this matter has  
158 been getting sorted.

159 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Ratified  
160 the Settlement Agreement with Anchor Stone for the Ballantrae Community Development District.

161 **5. Ratification of Fence Panel Replacement - \$400 – Court Project**

162 The Board discussed the residents' use of the hole in the fence.

163 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved  
164 the Ratification of the Fence Panel Replacement for \$400 for the Ballantrae Community Development District.

165 **6. Presentation of Ballantrae Approval Listing**

166 Ms. Thibault informed the Board that they can locate the list in the agenda.

167 **7. Discussion of Amenity Access Card Issuance -**

168 Ms. Thibault informed the Board that the access cards cost them the same amount they charge the residents  
169 (\$4.99/\$5.00). She also noted that they do not have a cap on cards per household and that anyone over 13 can have one.  
170 Ms. Thibault raised concerns over where the money for the cards has been going, as she has not received any form of  
171 payment. Mr. Kubler confirmed he had a couple of people come in for replacement cards, which they were not charged  
172 for because they don't have checks. Ms. Thibault confirmed they cannot take cash, but could take checks, Zelle, Venmo.  
173 She suggested transitioning to using Square, which would allow them to take debit or credit, though it will rule out the  
174 option to pay by check. The Board discussed the best way to disperse access cards and how much to charge for  
175 replacements, noting that they are not trying to make a profit, rather, just cover operational costs. Ms. Thibault noted this  
176 topic has to go through a public hearing. The Board decided on 2 free cards per household and \$10 per additional card.

177 On a MOTION by Supervisor Giacobbe, SECONDED by Chairman Levy, WITH ALL IN FAVOR, the Board Approved  
178 Two Free Access Cards Per Household with a \$10 Charge Per Card After the Initial Two for the Ballantrae Community  
179 Development District.

180 Mr. Kubler discussed the room renting policy, noting that the policy needs to be changed to read that the 4-hour  
181 rental block includes set-up and takedown. Chairman Levy noted as of now, the rent for the room is \$100 (\$25 an hour)  
182 for 4 hours for non-residents and \$25 for 4 hours for residents. Ms. Thibault suggested the Board think about it and bring  
183 it back next month

184 **V. District Manager**

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

186 There were no audience comments on new business items.

187 **VII. Supervisor Requests**

188 Supervisor Milano raised concerns over spring break coming up and having a pool monitor for those days. The  
189 Board debated spring break dates. Supervisor Milano then noted the slide on the playground needs to be reinforced.  
190 Lastly, he asked about JCS and how the Board thinks they're doing. He also noted that they're doing a free HOSA service,  
191 reporting lightbulbs and the like, and questioned whether they want them to keep doing that or to only be patrolling.  
192 Chairman Levy noted they are not being charged for a report, and it has been good to know. Supervisor Miller expressed  
193 his opinion, finding that it depends on how much time JCS is spending on non-patrolling items. Chairman Levy noted  
194 that they aren't paying JCS for this service, but he doesn't mind it. The Board discussed Airbnb's and signage. Chairman  
195 Levy suggested informing JCS that they don't need to know about open garage doors or cars blocking sidewalks, but  
196 that it has been helpful to know about the lights. Ms. Thibault noted they should not be addressing anyone or anything  
197 not on CDD property.

198 Supervisor Giacobbe requested the turf in the park be addressed and that seed be dropped after the freeze. He was  
199 informed that it cannot be done until it rains again as the seed needs to be watered.

200 **VIII. Adjournment**

201 There being no further business, the meeting was adjourned

202 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board adjourned  
203 the Meeting for the Ballantrae Community Development District.

204

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

208

209

210

211

212 \_\_\_\_\_  
**Signature**

212 \_\_\_\_\_  
**Signature**

213

214

215

216

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218 \_\_\_\_\_  
**Printed Name**  Secretary  Assistant Secretary

218 \_\_\_\_\_  
**Printed Name**  Chairman  Vice Chairman

219

220

221 - Board Approved the Walk on Proposal for the Lintower & Clubhouse Motor and Pump for \$9,668.06 - General Fund  
222 Irrigation Line

223 - Board Approved the Florida Fountains & Equipment Proposal for \$3,587.40 – Emergency Reserves Fund

224 - Board Approved the Proposal for a Grill for \$149.99 – General Fund

225 - Board Approved the Ratification of the Fence Panel Replacement for \$400.00 – General Fund

226

Exhibit 11

[Return to Agenda](#)

# **Ballantrae Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
January 31, 2026**

**Ballantrae CDD****Balance Sheet****January 31, 2026**

Ballantrae CDD

	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>DS-2015 FUND</u>	<u>TOTAL</u>
<b>1 ASSETS:</b>				
2 CASH - OPERATING ACCTS	\$ 1,298,896	\$ -	\$ -	\$ 1,298,896
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	17,759	-	-	17,759
5 CASH - DEBIT CARD SOUTHSTATE	797	-	-	797
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	616,882	-	616,882
9 EMERGENCY RESERVE	-	283,117	-	283,117
10 PARK DEVELOPMENT	-	1,115,425	-	1,115,425
11 BILL PAYMENT RESERVE	-	116,280	-	116,280
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	130,416	130,416
14 RESERVE-SERIES 2015	-	-	221,361	221,361
15 PREPAYMENT-SERIES 2015	-	-	-	-
16 INTEREST-SERIES 2015	-	-	-	-
17 ACCOUNTS RECEIVABLE	4,141	-	-	4,141
18 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
19 ASSESSMENTS RECEIVABLE -ON ROLL	62,545	-	33,976	96,521
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	-	-	-	-
21 DUE FROM OTHER FUNDS	143,226	195,853	526,459	865,539
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	4,367	-	-	4,367
<b>24 TOTAL ASSETS</b>	<b>\$ 1,533,214</b>	<b>\$ 2,327,558</b>	<b>\$ 912,212</b>	<b>\$ 4,772,983</b>
<b>25 LIABILITIES:</b>				
26 ACCOUNTS PAYABLE	\$ 13,400	\$ -	\$ -	\$ 13,400
27 DUE TO OTHER FUNDS	722,312	143,226	-	865,539
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	14,019	-	-	14,019
30 DEFERRED REVENUE ON-ROLL	62,545	-	33,976	96,521
<b>31 FUND BALANCE:</b>				
32 NON SPENDABLE (Deposits & Prepaid)	5,542	-	-	5,542
33 ASSIGNED	-	2,184,331	-	2,184,331
34 RESTRICTED FOR DEBT SERVICE	-	-	878,237	878,237
35 UNASSIGNED	715,395	-	-	715,395
<b>36 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,533,214</b>	<b>\$ 2,327,558</b>	<b>\$ 912,212</b>	<b>\$ 4,772,983</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending January 31, 2026**

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
<b>1 O&amp;M REVENUES:</b>					
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,661	\$ 819,729	\$ 962,114	\$ 142,385	94%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	118,252	-	-	-	0%
5 OTHER INCOME	-	-	15,058	15,058	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	305,927	305,927	0%
<b>7 O&amp;M TOTAL REVENUES:</b>	<b>1,142,913</b>	<b>819,729</b>	<b>1,283,098</b>	<b>463,369</b>	<b>112%</b>
<b>8 O&amp;M ADMINISTRATIVE EXPENDITURES:</b>					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	4,667	3,800	867	27%
10 NEWSLETTER - PRINT & MAILING	-	-	-	-	0%
11 WEBSITE SERVER & NAME	2,015	2,015	-	2,015	0%
12 PUBLIC OFFICIALS LIABILITY INSURANCE	# 3,731	3,731	3,515	216	94%
13 ADMINISTRATIVE SERVICES	-	-	-	-	0%
14 DISTRICT MANAGEMENT	55,000	18,333	12,328	6,005	22%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	6,000	1,173	4,827	7%
18 DISTRICT COUNSEL	10,000	3,333	2,920	413	29%
19 ANNUAL FINANCIAL AUDIT	4,400	1,467	-	1,467	0%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	1,502	-	1,502	0%
22 PROPERTY APPRAISER FEE	150	150	-	150	0%
23 LEGAL ADVERTISING	1,500	500	-	500	0%
24 ARBITRAGE REBATE CALCULATION	475	158	-	158	0%
25 DUES, LISCENSES AND FEES	1,200	400	445	(45)	37%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
<b>29 O&amp;M ADMINISTRATIVE TOTAL:</b>	<b>114,978</b>	<b>42,257</b>	<b>24,182</b>	<b>18,075</b>	<b>21%</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending January 31, 2026**

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
30 <b>INSURANCE</b>		-	-	-	
31     GERNERAL LIABILITY	5,037	5,037	4,746	291	94%
32     PROPERTY CASUALTY	23,657	23,657	23,799	(142)	101%
33 <b>INSURANCE TOTAL</b>	<b>28,694</b>	<b>28,694</b>	<b>28,545</b>	<b>149</b>	<b>99%</b>
34 <b>UTILITY SERVICES</b>					
35     ELECTRIC UTILITY SERVICES	40,000	13,333	11,097	2,236	28%
36     ELECTRIC UTILITY - RECREATION FACILITIES	20,000	6,667	6,372	295	32%
37     ELECTRIC STREET LIGHTING	121,000	40,333	38,898	1,435	32%
38     UTILITY - WATER - CLUBHOUSE & POOLS	16,000	5,333	5,297	36	33%
39     STORMWATER ASSESSMENT	2,400	800	1,769	(969)	74%
40 <b>UTILITY SERVICES SUBTOTAL</b>	<b>199,400</b>	<b>66,467</b>	<b>63,434</b>	<b>3,033</b>	<b>32%</b>
45 <b>LAKES/PONDS &amp; LANDSCAPE</b>					
46     AQUATIC CONTRACT	38,076	12,692	9,519	3,173	25%
47     WETLAND BUFFER SPRAY CONTRACT	16,800	5,600	4,200	1,400	25%
48     FOUNTAIN REPAIRS & MAINTNANCE	3,500	1,167	6,483	(5,316)	185%
49     MITIGATION AREAS: MONITOR & MAINTAIN	1,500	500	-	500	0%
50     LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51     INSTALL/REPLACE AQUATIC PLANTS	5,000	1,667	-	-	0%
52     LANDSCAPE MAINTENANCE CONTRACT	159,900	53,300	50,383	2,918	32%
53     LANDSCAPE - SECONDARY CONTRACTS	51,200	17,067	32,780	(15,713)	64%
54     IRRIGATION REPAIRS AND MAINTENANCE	14,000	4,667	4,405	262	31%
55     REPLACE PLANTS, MULCH & TREES	15,000	5,000	4,800	200	32%
56     SOD & SEED REPLACEMENT	10,000	3,333	-	3,333	0%
57     EXTRA MOWINGS DURING RAINY SEASON	1,000	333	-	333	0%
58     RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	4,000	895	3,105	7%
59     FIELD MISCELLANEOUS	-	-	-	-	0%
60 <b>LAKES/PONDS &amp; LANDSCAPE TOTAL</b>	<b>327,976</b>	<b>109,325</b>	<b>122,940</b>	<b>(13,614)</b>	<b>37%</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending January 31, 2026**

	<u>FY 2026 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE YTD vs Actual YTD FAV (UNFAV)</u>	<u>YTD % ACTUAL / AMENDED</u>
61 <b>STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>					
62 ENTRY & WALLS MAINTENANCE	2,000	667	275	392	14%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	333	-	333	0%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	500	-	500	0%
65 EMPLOYEE - SALARIES	152,880	50,960	48,750	2,210	32%
66 EMPLOYEE - P/R TAXES	13,695	4,565	4,030	535	29%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	4,633	(13)	100%
68 PAYROLL PROCESSING FEES	1,900	633	690	(57)	36%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	4,800	4,800	-	33%
70 MILEAGE	1,000	333	-	333	0%
71 <b>STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>	<b>192,995</b>	<b>67,412</b>	<b>63,178</b>	<b>4,234</b>	<b>33%</b>
72 <b>CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	4,000	6,718	(2,718)	56%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	1,833	1,700	133	31%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	333	-	333	0%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	6,667	3,267	3,399	16%
79 POOL PERMITS	750	750	-	750	0%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	1,025	(505)	197%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	3,333	3,526	(192)	35%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	11,667	7,920	3,747	23%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	7,833	-	7,833	0%
87 EMPLOYEE P/R TAXES	2,000	667	-	667	0%
88 EMPLOYEE WORKER'S COMP	1,300	433	-	433	0%
89 VIDEO SURVEILLANCE	1,300	433	-	433	0%
90 <b>CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>	<b>126,870</b>	<b>52,470</b>	<b>30,782</b>	<b>21,688</b>	<b>24%</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending January 31, 2026**

	<u>FY 2026 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE YTD vs Actual YTD FAV (UNFAV)</u>	<u>YTD % ACTUAL / AMENDED</u>
101 <b>O&amp;M CONTINGENCY &amp; CAPITAL PROJECTS</b>					
102 O&M CONTINGENCY	50,000	-	55,284	(55,284)	111%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 <b>O&amp;M CONTINGENCY TOTAL</b>	<b>50,000</b>	<b>-</b>	<b>55,284</b>	<b>(55,284)</b>	<b>111%</b>
		-	-	-	
107 <b>TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)</b>	<b>1,040,913</b>	<b>366,624</b>	<b>388,343</b>	<b>(21,719)</b>	<b>37%</b>
108 <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>102,001</b>	<b>453,105</b>	<b>894,756</b>	<b>441,651</b>	<b>877%</b>
109 <b>OTHER FINANCING SOURCES AND (USES)</b>					
110 <b>RESERVES TRANSFERS OUT-OTHER FINANCING USES</b>					
111 EMERGENCY RESERVE	-	-	-	-	0%
112 ASSET RESERVE	82,000	-	35,000	(35,000)	43%
113 BILL PAYMENT RESERVE	-	-	98,421	(98,421)	0%
114 PARK DEVELOPMENT RESERVE	20,000	-	99,980	(99,980)	500%
115 <b>TOTAL OTHER FINANCING SOURCES AND (USES)</b>	<b>102,000</b>	<b>-</b>	<b>233,401</b>	<b>(233,401)</b>	<b>229%</b>
		-	-	-	0%
116 <b>O&amp;M TOTAL EXPENDITURES</b>	<b>1,142,913</b>	<b>366,624</b>	<b>621,744</b>	<b>(255,120)</b>	<b>54%</b>
117 <b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>453,105</b>	<b>661,354</b>	<b>208,249</b>	<b>0%</b>
118 <b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>453,105</b>	<b>661,354</b>	<b>208,249</b>	<b>0%</b>
119 BEGINNING FUND BALANCE GENERAL FUND			59,583		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			<b>720,937</b>		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 <b>ADJUSTED FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 720,937</b>	<b>\$ -</b>	

**Ballantrae CDD**  
**Reserve Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending January 31, 2026**

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>1 REVENUES:</b>				
<b>2 INTEREST REVENUE</b>	\$ -	\$ -	\$ 20,467	\$ 20,467
<b>3 ASSET RESERVE</b>	-	-	-	-
<b>4 PARK DEVELOPMENT</b>	-	-	-	-
<b>5 EMERGENCY RESERVE</b>	-	-	-	-
<b>6 BILL PAYMENT RESERVE</b>	-	-	-	-
<b>7 TRANSFER IN</b>	-	-	198,401	198,401
<b>8 FUND BALANCE FORWARD - PARK DEVELOPMENT</b>	15,000	-	-	-
<b>TOTAL REVENUE</b>	<u>15,000</u>	<u>-</u>	<u>218,868</u>	<u>218,868</u>
<b>9 RESERVES EXPENDITURES:</b>				
<b>10 EMERGENCY RESERVE</b>	-	-	-	-
<b>11 ASSET RESERVE</b>	-	-	-	-
<b>12 PARK DEVELOPMENT RESERVE</b>	15,000	15,000	30,805	(15,805)
<b>13 PROJECTS</b>	-	-	99,980	99,980
<b>14 TOTAL RESERVE EXPENDITURES</b>	<u>15,000</u>	<u>15,000</u>	<u>130,785</u>	<u>84,175</u>
<b>15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES</b>	-	-	88,083	303,043
<b>16 OTHER FINANCING SOURCES SOURCES (USES)</b>				
<b>17 TRANSFER IN - PARK DEVELOPMENT</b>	20,000	-	-	-
<b>18 TRANSFER IN (OUT)- ASSET RESERVE</b>	82,000	-	(270,927)	(270,927)
<b>19 INCREASE IN FUND BALANCE</b>	(102,000)	-	-	-
<b>31 TRANSFER IN (OUT) - EMERGENCY RESERVE</b>	-	-	-	-
<b>32 TOTAL OTHER FINANCING SOURCES SOURCES (USES)</b>	<u>-</u>	<u>-</u>	<u>(270,927)</u>	<u>(270,927)</u>
<b>33 NET CHANGE IN FUND BALANCE</b>	-	-	(182,844)	
<b>34 FUND BALANCE BEGINNING</b>			2,367,175	
<b>35 FUND BALANCE FORWARD USE</b>			-	
<b>36 FUND BALANCE ENDING</b>			<u>\$ 2,184,331</u>	

**Ballantrae CDD**  
**Debt Service Fund -Series 2015**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending January 31, 2026**

	<b>FY 2025 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>1 REVENUE</b>				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 55,661	\$ 522,636	\$ 466,974
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	5,013	5,013
<b>6 TOTAL REVENUE</b>	<b>556,611</b>	<b>55,661</b>	<b>527,648</b>	<b>471,987</b>
<b>EXPENDITURES</b>				
7 INTEREST NOV 2025	81,313	81,313	82,660	(1,347)
8 INTEREST MAY 2026	75,639	-	-	-
9 PREPAYMENT	-	-	5,000	(5,000)
10 PRINCIPAL PAYMENT MAY 2026	395,000	-	-	-
<b>11 TOTAL CONTINGENCY</b>	<b>551,952</b>	<b>81,313</b>	<b>87,660</b>	<b>(6,347)</b>
<b>12 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>4,659</b>	<b>(25,652)</b>	<b>439,988</b>	<b>465,640</b>
<b>13 OTHER FINANCING SOURCES</b>				
14 TRANSFER-IN	-	-	-	-
<b>15 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>16 NET CHANGE IN FUND BALANCE</b>	<b>4,659</b>	<b>(25,652)</b>	<b>439,988</b>	<b>465,640</b>
<b>17 FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>438,249</b>	<b>438,249</b>
<b>18 FUND BALANCE - ENDING</b>	<b>\$ 4,659</b>	<b>\$ (25,652)</b>	<b>\$ 878,237</b>	<b>\$ 903,889</b>

**Ballantrae CDD**  
**Bank Reconciliation**  
**January 31, 2026**

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 1,317,387.11
Less: Outstanding Checks	(18,491.09)
Deposits in Transit	-
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 1,298,896.02</u></u></b>
Beginning Cash Balance Per Books	\$ 1,322,075.58
Deposits / Transfer	21,741.95
Cash Disbursements	(44,921.51)
<b><i>Balance Per Books</i></b> <b><i>(Cash Operating Acct.)</i></b>	<b><u><u>\$ 1,298,896.02</u></u></b>

**BALLANTRAE CDD**  
**Check Register**  
**FY2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2025		<b>EOY Balance Hancock Bank</b>				<b>130,910.62</b>
10/1/2025	2713	Anchor Stone Management, LLC	District Mgt Fees		4,583.33	126,327.29
10/1/2025	2714	Naturzone Pest Control	Monthly pest control		95.00	126,232.29
10/1/2025	2715	Steadfast Alliance, LLC	Landcape Maint		13,325.00	112,907.29
10/1/2025	2716	Florida Fountain & Equipment LLC	Fountain Maint		181.50	112,725.79
10/1/2025	2717	Naturzone Pest Control	Monthly pest control		95.00	112,630.79
10/1/2025	2718	JCS Investigations	Reference: Security Patrol		1,980.00	110,650.79
10/1/2025	2720	GK Electrical Solutions Inc	Electrical work		975.00	109,675.79
10/1/2025	10/1/2025	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	109,275.79
10/2/2025	2721	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	104,702.64
10/3/2025	100325acj	Engage PEO	PR		5,939.82	98,762.82
10/4/2025	2722	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	97,867.82
10/5/2025	2723	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	93,294.67
10/7/2025	2724	Egis Insurance Risk Advisors	Act 488		208.00	93,086.67
10/7/2025	2725	Poolsure	Finance Charge		39.58	93,047.09
10/8/2025	2726	Steadfast Alliance, LLC	Fountain Maint		650.00	92,397.09
10/8/2025	2727	Steadfast Alliance, LLC	irrigation repair		395.00	92,002.09
10/14/2025	2729	Arrow Exterminators Inc	Pest Control		230.00	91,772.09
10/14/2025	101425ach	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual special district fee 25-26		175.00	91,597.09
10/15/2025	2730	DCSI, Inc	emergency pull station		579.00	91,018.09
10/15/2025	2731	Steadfast Alliance, LLC	Reference: Landscape Service.		2,400.00	88,618.09
10/16/2025	10/16/2025	Florida Dept of Revenue	Sales tax		120.18	88,497.91
10/17/2025	101725ach	Engage PEO	PR		5,532.50	82,965.41
10/19/2025	2732	Straley Robin Vericker	For Professional Services Rendered Through June 30, 2025.		1,801.70	81,163.71
10/20/2025	2733	Roof X	Repairs/Maint		30,805.00	50,358.71
10/20/2025	2734	Poolsure	WM-Chem Base-Nov 2025		1,174.43	49,184.28
10/20/2025	2735	Illuminations Holiday Lighting, LLC	clubhouse sign repair/damage		275.00	48,909.28
10/20/2025	102025ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 08/12-9/11/25		10.60	48,898.68
10/20/2025	102025ach2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 8/12-9/11/25		1,394.18	47,504.50
10/24/2025	102425ach	Engage PEO	BOS MTG 10-16-25		80.60	47,423.90
10/24/2025	176	Christopher Milano	BOS MTG 10-16-25		200.00	47,223.90
10/24/2025	174	Brian Giacobbee	BOS 10-16-25		184.70	47,039.20
10/24/2025	175	Richard Levy	BOS 10-16-25		200.00	46,839.20
10/24/2025	102425ach1	Duke Energy	3351 Downan Point Dr 9/3-10/1/25		30.80	46,808.40
10/24/2025	102425ach2	Duke Energy	3643 Duke Firth St 9/3-10/1/25		30.80	46,777.60
10/24/2025	102425ach3	Duke Energy	17650 Ayrshire Blvd 9/3-10/1/25		32.17	46,745.43
10/24/2025	102425ach	Duke Energy	17700 Glennapp Dr (9/3-10/1)		37.52	46,707.91
10/24/2025	102425ach	Duke Energy	17626 Glenapp Dr 9/3-10/1		82.67	46,625.24
10/24/2025	102425ach1	Duke Energy	3542 BALLANTRAE BLVD 09/3-10/1		91.20	46,534.04
10/24/2025	102425ach3	Duke Energy	2500 Ballantrae Blvd 9/3-10/1		103.08	46,430.96
10/24/2025	102425ach20	Duke Energy	17600 Stinchar Dr 9/3-10/1		117.62	46,313.34
10/24/2025	102425ach21	Duke Energy	172524 Hugh Ln 9/3-10/1		197.27	46,116.07
10/24/2025	102425ach23	Duke Energy	17611 Mentmore Blvd Rec Bldg 9/3-10/1		1,322.67	44,793.40
10/24/2025	102425ach3	Duke Energy	2800 Ballantrae Blvd Pump Pond 9/3-10/1		1,702.56	43,090.84
10/24/2025	102425ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse Sept		25.00	43,065.84

**BALLANTRAE CDD**  
**Check Register**  
**FY2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
10/27/2025	102725ach	Duke Energy	2131 Ballantrae Blvd 9/3-10/1		64.44	43,001.40
10/27/2025	102725ach	Duke Energy	Reference: 17835 State Road 54 9/4-10/2		9,698.44	33,302.96
10/27/2025	10/27/2025	Duke Energy	Duke		43.25	33,259.71
10/28/2025	2736	Bandu LLC	Splash Pad-Cartridge Filter		918.54	32,341.17
10/28/2025	2737	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	27,768.02
10/29/2025	102925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	27,368.02
10/31/2025	103125ach	Engage PEO	PR 10-31-25		5,578.86	21,789.16
10/31/2025			Deposit	35,000.00		56,789.16
<b>10/31/2025</b>				<b>35,000.00</b>	<b>109,121.46</b>	<b>56,789.16</b>
11/1/2025	110125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	56,389.16
11/3/2025	2738	JCS Investigations	Reference: Security Patrol		1,980.00	54,409.16
11/3/2025	2739	Anchor Stone Management, LLC	District Mgt Fees		4,933.33	49,475.83
11/3/2025	2740	Anchor Stone Management, LLC	Temp on site Manager		1,800.00	47,675.83
11/3/2025	2741	Steadfast Alliance, LLC	Landcape Maint		13,325.00	34,350.83
11/3/2025	2742	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	29,777.68
11/6/2025	2743	Arrow Exterminators Inc	Pest Control		35.00	29,742.68
11/6/2025	2744	Arrow Exterminators Inc	Pest Control		50.00	29,692.68
11/6/2025	2745	Arrow Exterminators Inc	Pest Control		90.00	29,602.68
11/6/2025			Deposit	95.56		29,698.24
11/6/2025			Deposit	8,563.16		38,261.40
11/10/2025	2746	Dibartolomeo, McBee, Hartley & Barnes, PA	Services through 9/30/24		4,200.00	34,061.40
11/10/2025			Deposit	0.14		34,061.54
11/14/2025	111425ach	Engage PEO	PR 11-14-25		6,760.07	27,301.47
11/14/2025			Deposit	59,946.33		87,247.80
11/17/2025	2747	Arrow Exterminators Inc	Pest Control		35.00	87,212.80
11/17/2025	2748	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual special district fee 25-26		175.00	87,037.80
11/18/2025	2750	Poolsure	WM-Chem Base-Dec 2025		1,174.43	85,863.37
11/20/2025			Deposit	53,964.62		139,827.99
11/21/2025	112125ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,463.17	138,364.82
11/21/2025	112125ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	138,353.82
11/24/2025	112425ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	138,328.82
11/26/2025	112625ach	Duke Energy	3351 Downan Point Dr		70.46	138,258.36
11/26/2025	112625ach1	Duke Energy	17600 Stinchar Dr		140.38	138,117.98
11/26/2025	112625ach2	Duke Energy	3643 Duke Firth St		30.80	138,087.18
11/26/2025	112625ach3	Duke Energy	2500 Ballantrae Blvd		66.44	138,020.74
11/26/2025	112625ach4	Duke Energy	17626 Glenapp Dr		85.83	137,934.91
11/26/2025	112625ach5	Duke Energy	2131 Ballantrae Blvd		120.13	137,814.78
11/26/2025	112625ach6	Duke Energy	3542 BALLANTRAE BLVD		100.58	137,714.20
11/26/2025	112625ach7	Duke Energy	17650 Ayrshire Blvd		33.67	137,680.53
11/26/2025	112625ach	Duke Energy	2800 Ballantrae Blvd Pump Pond \		1,936.23	135,744.30
11/26/2025	112625ach10	Duke Energy	17700 Glennapp Dr		40.52	135,703.78
11/26/2025	112625ach11	Duke Energy	172524 Hugh Ln		212.94	135,490.84
11/26/2025	112625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,408.03	134,082.81
11/26/2025			Deposit	35,481.97		169,564.78
11/27/2025	11/27/2025	Duke Energy	Duke		47.38	169,517.40
11/28/2025	112825ach	Engage PEO	PR 11-28-25		5,288.67	164,228.73

**BALLANTRAE CDD**  
**Check Register**  
**FY2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
11/30/2025			Funds Transfer		40,096.95	124,131.78
11/30/2025			Funds Transfer	40,096.95		164,228.73
11/30/2025	456		To adjust restricted for DS to correct amount	8,881.89		173,110.62
11/30/2025	456		To adjust restricted for DS to correct amount		8,881.89	164,228.73
<b>11/30/2025</b>				<b>207,030.62</b>	<b>99,591.05</b>	<b>164,228.73</b>
12/1/2025	120125ach	Duke Energy	Reference: 17835 State Road 54		9,698.44	154,530.29
12/4/2025	2752	Steadfast Alliance, LLC	Aquatic Maint		1,207.50	153,322.79
12/4/2025	2753	Arrow Exterminators Inc	Pest Control		90.00	153,232.79
12/4/2025	2754	Bandu LLC	Splash Pad		3,629.97	149,602.82
12/4/2025	2755	Business Observer	Legal Advertisement		72.19	149,530.63
12/4/2025	2756	JCS Investigations	Reference: Security Patrol		1,980.00	147,550.63
12/4/2025	2757	Stantec Consulting Services Inc.	Reference: Engineering Fees 9/30/25		8,809.47	138,741.16
12/4/2025	2758	Stantec Consulting Services Inc.	Reference: Engineering Fees 10/31/25		896.82	137,844.34
12/4/2025	2759	Steadfast Alliance, LLC	Reference: Landscape Service.		2,400.00	135,444.34
12/4/2025	2760	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	130,871.19
12/5/2025	2761	Roof X	Repairs/Maint- Remaining Bal Owed		34,035.00	96,836.19
12/5/2025	120525acj	Engage PEO	BOS MTG		305.90	96,530.29
12/5/2025	180	Christopher Milano	BOS MTG		200.00	96,330.29
12/5/2025	179	Richard Levy	BOS		200.00	96,130.29
12/5/2025	177	Brian Giacobbee	BOS		184.70	95,945.59
12/5/2025			Deposit	1,166,843.48		1,262,789.07
12/7/2025	2762	Illuminations Holiday Lighting, LLC	Holiday lights		6,625.00	1,256,164.07
12/7/2025	2763	Roof X	Repairs/Maint		700.00	1,255,464.07
12/7/2025	2764	Steadfast Alliance, LLC	irrigation maint		160.00	1,255,304.07
12/7/2025	2765	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,241,979.07
12/8/2025	2766	Pasco County Tax Collector-Mike Fasano	Real Estates Taxes 2026180040000000U0		1,769.28	1,240,209.79
12/9/2025	2768	Summit Fire & Security	Reference: Fire Extinguisher Annual Inspection.		120.00	1,240,089.79
12/9/2025	2769	Summit Fire & Security	cabinet/truck		115.00	1,239,974.79
12/9/2025	2770	Summit Fire & Security	Fire Extinguisher installation		266.75	1,239,708.04
12/9/2025	2771	Arrow Exterminators Inc	Pest Control		50.00	1,239,658.04
12/9/2025	2772	Arrow Exterminators Inc	Pest Control		90.00	1,239,568.04
12/9/2025	2773	Arrow Exterminators Inc	Pest Control		35.00	1,239,533.04
12/10/2025	2774	Florida Fountain & Equipment LLC	Fountain Maint		2,808.00	1,236,725.04
12/10/2025	2775	Anchor Stone Management, LLC			1,050.00	1,235,675.04
12/10/2025	2776	Egis Insurance Risk Advisors	Ref: Policy # WC100125657		987.00	1,234,688.04
12/10/2025	2777	Steadfast Alliance, LLC	Paint Facia w/owner supplied paint		1,250.00	1,233,438.04
12/11/2025			Deposit	134,226.54		1,367,664.58
12/12/2025	121225ach	Engage PEO	PR		6,851.53	1,360,813.05
12/14/2025	2779	Signarama	signs		200.00	1,360,613.05
12/14/2025	2780	Anchor Stone Management, LLC	Temp on site Manager		300.00	1,360,313.05
12/15/2025	2781	Illuminations Holiday Lighting, LLC	track lighting repair-clubhouse		2,450.00	1,357,863.05
12/18/2025			Deposit	1,436.05		1,359,299.10
12/18/2025			Deposit	11,108.17		1,370,407.27
12/19/2025	121925acj	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,032.61	1,369,374.66
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,369,363.66
12/21/2025	2782	Florida Fountain & Equipment LLC	Fountain Maint-motor replacement		3,675.00	1,365,688.66

**BALLANTRAE CDD**  
**Check Register**  
**FY2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
12/21/2025	2783	Steadfast Alliance, LLC	Landscape Service-mulch		21,000.00	1,344,688.66
12/21/2025	2784	Summit Fire & Security	cabinet/truck		115.00	1,344,573.66
12/21/2025	2785	Summit Fire & Security	Fire Extinguisher installation		266.75	1,344,306.91
12/24/2025	122425ach	Engage PEO	PR		6,295.85	1,338,011.06
12/24/2025	122425ach1	Engage PEO	BOS MTG		295.90	1,337,715.16
12/24/2025	184	Christopher Milano	BOS MTG		200.00	1,337,515.16
12/24/2025	183	Richard Levy	BOS		200.00	1,337,315.16
12/24/2025	181	Brian Giacobbee	BOS		184.70	1,337,130.46
12/24/2025	122425ac15h	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	1,337,105.46
12/26/2025	122625ach	Duke Energy	3351 Downan Point Dr		55.58	1,337,049.88
12/26/2025	122625ach1	Duke Energy	17600 Stinchar Dr		139.52	1,336,910.36
12/26/2025	122625ach2	Duke Energy	3643 Duke Firth St		30.80	1,336,879.56
12/26/2025	122625ach4	Duke Energy	2500 Ballantrae Blvd		165.79	1,336,713.77
12/26/2025	122625ach5	Duke Energy	17626 Glenapp Dr		85.68	1,336,628.09
12/26/2025	122625ach6	Duke Energy	2131 Ballantrae Blvd		148.07	1,336,480.02
12/26/2025	122625ach7	Duke Energy	3542 BALLANTRAE BLVD		89.69	1,336,390.33
12/26/2025	122625ach8	Duke Energy	17835 State Road 54		9,698.44	1,326,691.89
12/26/2025	122625ach9	Duke Energy	17650 Ayrshire Blvd		31.67	1,326,660.22
12/26/2025	122625ach10	Duke Energy	2800 Ballantrae Blvd		1,638.85	1,325,021.37
12/26/2025	122625ach11	Duke Energy	17700 Glenapp Dr Entry Tower		36.84	1,324,984.53
12/26/2025	122625ach12	Duke Energy	172524 Hugh Ln		199.64	1,324,784.89
12/26/2025	122625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,244.10	1,323,540.79
12/28/2025	2786	Keystone Backflow Services Inc	Backflow testing		285.00	1,323,255.79
12/28/2025	2787	Straley Robin Vericker	Prof ServThrough 11/30/25		736.50	1,322,519.29
12/29/2025	12/29/2025	Duke Energy	Duke Energy		43.71	1,322,475.58
12/31/2025	123125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,322,075.58
<b>12/31/2025</b>				<b>1,313,614.24</b>	<b>155,767.39</b>	<b>1,322,075.58</b>
1/6/2026	010626ach	Engage PEO	BOS MTG		1,782.40	1,320,293.18
1/8/2026	2807	Arrow Exterminators Inc	Pest Control		90.00	1,320,203.18
1/9/2026	2789	Steadfast Alliance, LLC	Irrigation Monitoring		120.00	1,320,083.18
1/9/2026	010926ach	Engage PEO	PR		4,785.17	1,315,298.01
1/9/2026	185	Elliot Farmer	PR		1,508.95	1,313,789.06
1/9/2026			Deposit	21,741.95		1,335,531.01
1/11/2026	2790	Steadfast Alliance, LLC	Erosion/Mitigation Pond 28		4,800.00	1,330,731.01
1/12/2026	2791	Florida Coast Equipment	Maint/Repair		499.82	1,330,231.19
1/12/2026	2792	Haven Management Solutions	Billing #10 - Field Services		225.00	1,330,006.19
1/15/2026	2793	Straley Robin Vericker	Prof ServThrough 12/31/25		762.50	1,329,243.69
1/16/2026	011626ach	Florida Dept of Revenue	Sales tax- Conf 920000632111		118.49	1,329,125.20
1/19/2026	2794	Anchor Stone Management, LLC	District Mgt Fees		2,661.29	1,326,463.91
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,363.81	1,325,100.10
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,325,089.10
1/23/2026	012326ach2	Engage PEO	PR		5,633.93	1,319,455.17
1/26/2026	012626ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse jan		25.00	1,319,430.17
1/27/2026	012726ach	Duke Energy	3351 Downan Point Dr		72.18	1,319,357.99
1/27/2026	012726ach1	Duke Energy	17600 Stinchar Dr		142.89	1,319,215.10
1/27/2026	012726ach2	Duke Energy	3643 Duke Firth St		30.80	1,319,184.30

**BALLANTRAE CDD**  
**Check Register**  
**FY2026**

<b>Date</b>	<b>Ref #</b>	<b>Vendor Name</b>	<b>Memo</b>	<b>Deposits</b>	<b>Disbursements</b>	<b>HB Acct Balance</b>
1/27/2026	012726ach4	Duke Energy	2500 Ballantrae Blvd		238.76	1,318,945.54
1/27/2026	012726ach5	Duke Energy	17626 Glenapp Dr		73.06	1,318,872.48
1/27/2026	012726ach6	Duke Energy	2131 Ballantrae Blvd		152.14	1,318,720.34
1/27/2026	012726ach7	Duke Energy	3542 BALLANTRAE BLVD		96.97	1,318,623.37
1/27/2026	012726ach8	Duke Energy	17650 Ayrshire Blvd		34.81	1,318,588.56
1/27/2026	012726ach9	Duke Energy	2800 Ballantrae Blvd		2,638.11	1,315,950.45
1/27/2026	012726ach10	Duke Energy	17700 Glenapp Dr Entry Tower		40.23	1,315,910.22
1/27/2026	012726ach11	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,548.42	1,314,361.80
1/28/2026	2795	Haven Management Solutions	Billing #11 - Field Services		300.00	1,314,061.80
1/28/2026	012826ach	Duke Energy	172524 Hugh Ln		238.48	1,313,823.32
1/29/2026	2796	GK Electrical Solutions Inc	Pond 4 Aertor Pump		4,675.00	1,309,148.32
1/29/2026	012926ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,308,748.32
1/29/2026	012926acj	Duke Energy	17835 State Road 54		9,803.11	1,298,945.21
1/29/2026	012926ach	Duke Energy	3643 Duke Firth St		49.19	1,298,896.02
<b>1/31/2026</b>				<b>21,741.95</b>	<b>44,921.51</b>	<b>1,298,896.02</b>

Exhibit 12

[Return to Agenda](#)

# FACILITY USE AGREEMENT

## Precinct Number 031

**This agreement is between Brian E. Corley, Supervisor of Elections for Pasco County, Florida, and Ballantrae CDD described hereafter (Owner).**

The parties agree that the following Facility shall be used as a polling place for conducting elections on the dates specified. This includes the use of the polling room and any areas necessary to access the polling room. Also included is the use of the parking lot, sidewalks and for election workers, bathrooms, tables, chairs and kitchen facilities (when applicable).

**Name of Facility:** Ballantrae CDD Clubhouse  
**Address of Facility:** 17611 Mentmore Blvd  
Land O' Lakes, FL 34648

### Dates of use for 2026 Election Cycle:

Election	Election Date
Primary	August 18, 2026
General	November 3, 2026

### Monday night set-up prior to Election Day:    Yes            No

1. The owner of the facility agrees to allow voting equipment to be delivered prior to election day.
2. The owner agrees to provide access to the facility no later than 6:00 a.m. on election day and until ALL voting procedures are complete on election night (hours are subject to change by state or federal mandate).
3. If the polling facility is in a gated community, Owner agrees to open the gate(s) no later than 5:30 a.m. on election morning and remain open until the election workers have completed all closing procedures and departed the facility.
4. The owner agrees that the polling room will be used only by voters and election workers during voting hours in accordance with Florida Statute 102.031 (3)(a).
5. The owner recognizes the solicitation restrictions in accordance with Florida Statute 102.031 (4)(a)(b)(c). Owner delegates to the Supervisor of Election the power to act on his/her/its behalf in enforcing the above. Further, owner agrees that he/she shall not directly or indirectly place any material prohibited under the above statute within the area described nor authorize or attempt to authorize any person to do anything which contravenes the intent of the above statutes. In accordance with 102.031 (4)(e) Florida Statutes, the owner, operator, or lessee of the property on which a polling place or an early voting site is located, or an agent or employee thereof, may not prohibit the solicitation of voters outside of the no-solicitation zone during polling hours.
6. In accordance with Florida Statute 102.031 (5), **no photography is allowed in the polling room or early voting area. This prohibition also applies to operational security cameras within the polling room. The owner shall disable all cameras. If they remain operational, they must be covered so voters, voting, and ballots are not recorded in violation of privacy. If cameras are not operational, owner must post a notice notifying voters that the camera is not in use during voting hours.**
7. The owner shall provide the facility/premises to Supervisor of Elections in a safe, clean, and usable condition and Supervisor of Elections shall leave the facility in the same condition at the end of the election.
8. Either party may cancel this agreement at any time, with or without cause, by providing a written notice of cancellation at least sixty (60) days prior to any of the above-described elections.
9. The Owner shall permit Supervisor to enter and inspect premises at all reasonable times prior to the election upon reasonable notice to the Owner.
10. This agreement shall be governed by the laws of the State of Florida as to both interpretations and performances.
11. This agreement sets forth all the promises, agreements, conditions and understandings between the Supervisor and Owner relative to use of said premises. There are no other promises, agreements, conditions or understandings, either oral or written, between the parties. No subsequent alterations, agreements, changes or additions to this Agreement will be binding on Supervisor or Owner unless in writing and signed by the parties and made part of this Agreement by direct reference.

(Continued on back)

- 12. Any litigation arising out of the interpretation or enforcement of this Agreement shall be in the State Courts of Florida and venue in Pasco County, Florida.
- 13. Neither the Supervisor nor Owner may assign its rights or obligations under this Agreement without the prior written consent of the other party.

**Indemnification Statement:** Each party shall be liable for its own actions and negligence and to the extent permitted by law. Supervisor of Elections shall indemnify, defend, and hold harmless the Owner against any actions, claims or damages arising out of negligent acts caused by any officials or employees of Supervisor of Elections in connection with this agreement and the Owner shall indemnify, defend and hold harmless Supervisor of Elections against any actions, claims or damages arising out of the Owner's negligence in connection with this agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party's negligent, willful, or intentional acts or omissions.

**Rental Payment Fee is \$300.00 per election (payments to be processed following each election)**

Billing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Taxpayer supported facilities, e.g., schools, parks, libraries, etc: are not eligible to receive the rental payment fee.

**Will Owner provide a key for facility prior to Election Day?**     Yes     No

The keys speed up the process; eliminating the need for one of your contact people to open the polling place for delivery of equipment, opening for Poll workers at 6:00am election morning, closing after Poll workers have completed all tasks at the end of the day, and open for pick-up of equipment post-election. ***If a key is provided by Owner to this office, it will only be used for the previously mentioned purposes, and it should be noted that these keys are kept in a lock box with minimal access by very limited staff.***

\_\_\_\_\_  
 Authorized Facility Representative (Printed Name)

\_\_\_\_\_  
 Authorized Facility Representative Signature

\_\_\_\_\_  
 Date Signed

\_\_\_\_\_  
 Brian E. Corley, Pasco County Supervisor of Elections

\_\_\_\_\_  
 Date Sign

# Contact Information

**Facility contact person responsible for managing election matters.**

Facility Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Please provide which Power Company the facility is currently using, so we may contact them in case of a power outage (TECO, Duke, Progress Energy, etc.). \_\_\_\_\_

***If your facility provides a key and/or code to enter your building, the following does not apply.***

***If your facility does not provide a key or a code for entrance into your building, please complete the information for the Opener and Back-Up.***

**Opener:** the contact person who will be opening the facility on Election Day by 6:00 a.m. We **MUST** have a home phone number and a cell phone number for the opener.

**Emergency Back-Up:** the contact person who will open the facility if the Opener does not arrive at 6:00 a.m. We **MUST** have a home phone number and a cell phone number for the emergency back-up.

Name (Opener)	
Home Phone Number	
Cell Phone Number	
Email Address	
Name (Emergency Back-Up)	
Home Phone Number	
Cell Phone Number	
Email Address	

Exhibit 13

[Return to Agenda](#)

Meeting Date	Vendor	2	Amount	3	Brief Item Description	Source of Funds
9/18/2025	Steadfast		\$4,800		Pond 28 Erosion repair provided the Proposal and Work invoices split into two: one being for the 167 Resident site pool drain related and the other for the remaining three,	General Funds
9/18/2025	Steadfast		\$2,400.00		Oak Tree Removal at Clubhouse starting October 1, 2025	Allocated to Miscellaneous - General Fund
9/18/2025	Florida Fountains & Equipment		\$3,675 .00		East Fountain Motor purchase and repair	General Fund
9/18/2025	Arrow		\$2,330.00	Annualy	Pest Control Contract	General Fund
9/18/2025	FL-AIR		\$21,310.00		Proposal for Air Conditioning Repair	Asset Reserves
10/16/2025	Steadfast		\$21,000		Proposal for Installation of Mulch	General Funds
10/16/2025	Steadfast		\$2,950		Proposal to replace the structure rock climbing portion with a pipe wall	Park Development Fund
10/16/2025	Roof X		\$4,750		to repair roof on the (6) towers	Emergency Reserve
10/16/2025	Master Key Lock		\$1,373.89		Master Key Lock	General Fund
10/16/2025	Aquasol dba Poolsure		\$1957.39	monthly in Summer and \$1,174.43 monthly in winter	monthly services for Summer and winter with renewal effective date of January 1, 2026	General Fund
10/16/2025	Polson Painting		\$3,900		Proposal for the Clubhouse painting with work to begin after completion of the roof and HVAC	Asset Reserves
11/20/2025	Florida Fountains		\$2,808		walk on proposal for East Fountain	General Fund
11/20/2025	Steadfast		\$2,300		Removal of four dead trees	General Fund
11/20/2025	Steadfast		\$3,300.00		Cut additional additional 4 dead trees -NTE	General Fund
11/20/2025	Steadfast		\$550.00		Removal of (1) fallen dead tree on the Boulevard	General Fund
11/20/2025	Steadfast		\$11,229.70		Installation of winter annuals	General Fund
11/20/2025	Steadfast		\$1,207.50		Installation of Loropetalum and Gold Mound at Clubhouse Center Island	General Fund
11/20/2025	Fire Tablet		\$137.19	(two for \$69.99 each)	Fire Tablet for Tracking Light	General Fund

11/20/2025	Lawson Courts		\$30,000	Proposal for Tennis Court Resurface (Cancelled by the Vendor)	Asset Reserves - taken from basketball court - VOIDED
11/20/2025	Florida Commercial Care		\$9,919.50	Tennis Court Fence	Asset Reserves - taken from basketball court - VOIDED
11/20/2025	Steadfast		\$360.00	Electric Breaker	General Fund
11/20/2025			\$2,450.00	Illuminations Track lighting for facia repair	General Fund
11/20/2025	Amazon-Dunzy	amount not exceeding \$272.82		Fence Caps	General Fund
12/18/2025	Bandu Pools		\$1,450.44	Pool Return Valves	General Fund
12/18/2025	GK Electrical Solutions		\$4,675.00	Pond Aeration System Upgrade	General Fund
12/18/2025	Keystone		\$380	Backflow Inspection	General Fund
12/18/2025			\$975	Pressure Washing	General Fund
12/18/2025	Roof X		\$4,750	Tower Repairs	General Fund
12/18/2025	Steadfast		\$1,250	Facia Panting	General Fund
12/18/2025	Tampa Bay and Orlando Bay Food trucks		\$1,309.28	Food trucks	General Fund with Reimbursement from Vendors
12/18/2025	Ballantre Amenity Center		\$750	Bonuses for Mr Kubler-\$350, Mr. Farmer- \$300, and Clawson-\$100	General Fund
12/18/2025	Court Project		\$38,986	Tennis Court Resurface.Will include the fence, research, sealing the court, and fixing the practice.	Asset Reserves - use the basketball court
1/15/2026	U Need Concrete		\$3,500	Proposal for Concrete Work	Park Development Fund
1/15/2026	Amazon		\$79.59	Office Chair	General Fund
1/15/2026	Ballantrae Amenity Team		\$310.17	Parking lot painting	General Fund
1/15/2026	Florida Coast Equipment		\$499.82	Ratification of Kubuta Truck Repairs	General Fund
2/19/2026	Steadfast		\$9,668.06	Walk on Proposal for the Lintower & Clubhouse Motor and Pump	General Fund

2/19/2026	Florida Fountains & Equipment	\$3,587.40	purchase and installation of (1) RGBW controller, (1) 12V power supply, (1) 250V fuse, (2) driver brackets and potting box assemblies, (2) heat sink and light engine assemblies, (2) lens gasket replacement kits for the East Entry Fountain in Ballantrae CDD from Florida Fountains & Equipment.	Emergency Reserves Fund
2/19/2026	Amazon	\$149.99	Proposal of a grill	General funds
2/19/2026	Court Project	\$400	ratification for fence panel replacement	General Funds