

## **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Thursday, April 16, 2025  
**Time:** 6:30 P.M.  
**Location:** Ballantrae Community Center  
17611 Mentmore Blvd.  
Land O' Lakes, FL 34638

**Zoom:** [LINK](#)  
**Meeting ID:** 950 5492 6360  
**Passcode:** 959716  
**Call In:** +1 3052241968

### ***Agenda***

*For the full agenda packet, please contact [BallantraePasco@AnchorStoneMgt.com](mailto:BallantraePasco@AnchorStoneMgt.com)*

#### **I. Call to Order / Roll Call**

#### **II. Audience Comments – (limited to 3 minutes per individual on agenda items)**

#### **III. Vendor & Professional Reports**

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

##### **1. Status Update on Clubhouse Project**

- ❖ Ballantrae Overview Plan [\*\*EXHIBIT 1\*\*](#)
- ❖ Light Pole Exhibit [\*\*EXHIBIT 2\*\*](#)
- ❖ HOA Crosswalk Improvement [\*\*EXHIBIT 3\*\*](#)
- ❖ Ballantrae Boulevard - Plans – 05- Lighting [\*\*EXHIBIT 4\*\*](#)
- ❖ Ballantrae Bexley Lighting [\*\*EXHIBIT 5\*\*](#)

##### **2. Clubhouse Addition Update**

##### **B. Steadfast Environmental Report**

##### **1. Conservation Area Inspection Report [\*\*EXHIBIT 6\*\*](#)**

##### **2. Waterway Inspection Report [\*\*EXHIBIT 7\*\*](#)**

##### **C. Steadfast Maintenance Division**

1. Presentation & Discussion of Maintenance Report [EXHIBIT 8](#)
2. Consideration of Steadfast Proposals:
  - ❖ Installation of Sod to High Profile Areas and Irrigation Enhancement for New Sod - \$27, 027.50 [EXHIBIT 9](#)
3. Presentation of Sod Map [EXHIBIT 10](#)

**D. Amenity Manager**

1. **Presentation of Amenity Center Report & Task List for Discussion** [EXHIBIT 11](#)
2. Consideration of Proposals for Leaf Blower: [EXHIBIT 12](#)
  - ❖ 3-in-1 Leaf Vacuum with Bag – Amazon- \$134
  - ❖ Craftsman – Amazon - \$139.99
3. Consideration of Maintenance Proposals:
  - ❖ Cool Deck Painting Option 1 [EXHIBIT 13A](#)
  - ❖ Cool Deck Painting Option 2 [EXHIBIT 13B](#)

**IV. District Manager**

1. Preliminary Discussion of Budget - Preliminary Budget will need to be Adopted on May 21

**V. Administrative Items**

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held March 19,2026 [EXHIBIT 14](#)
2. Consideration for Approval: The February 2026 Unaudited Financial Statements [EXHIBIT 15](#)
3. Presentation of Approval Listing [EXHIBIT 16](#)

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

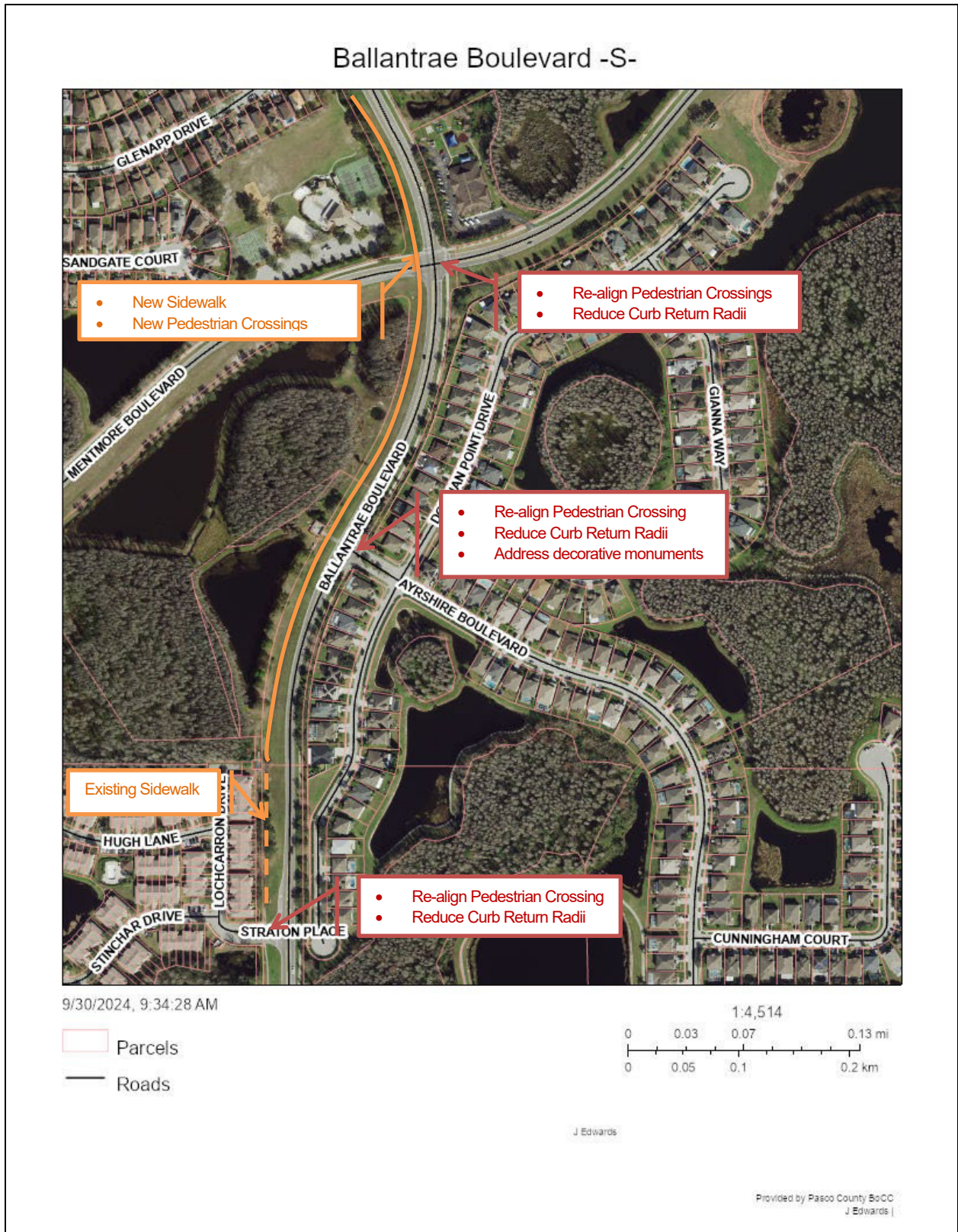
**VII. Supervisor Requests**

**VIII. Adjournment**

EXHIBIT 1

RETURN TO AGENDA

**FIGURE 1 – BALLANTRAE BOULEVARD SOUTH**



**FIGURE 2 - BALLANTRAE BOULEVARD -N-**



**FIGURE 3 - BUD BEXLEY PARKWAY**

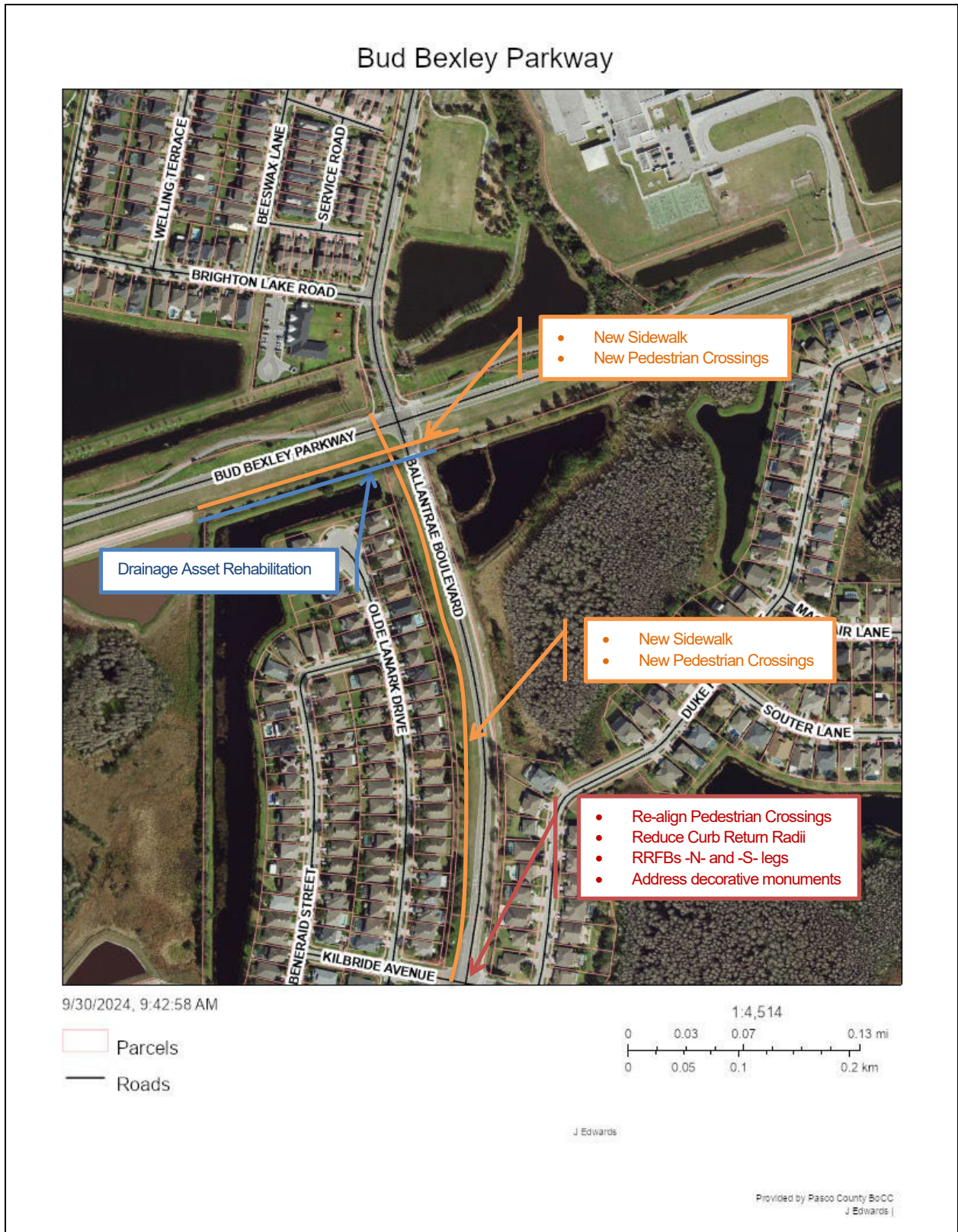
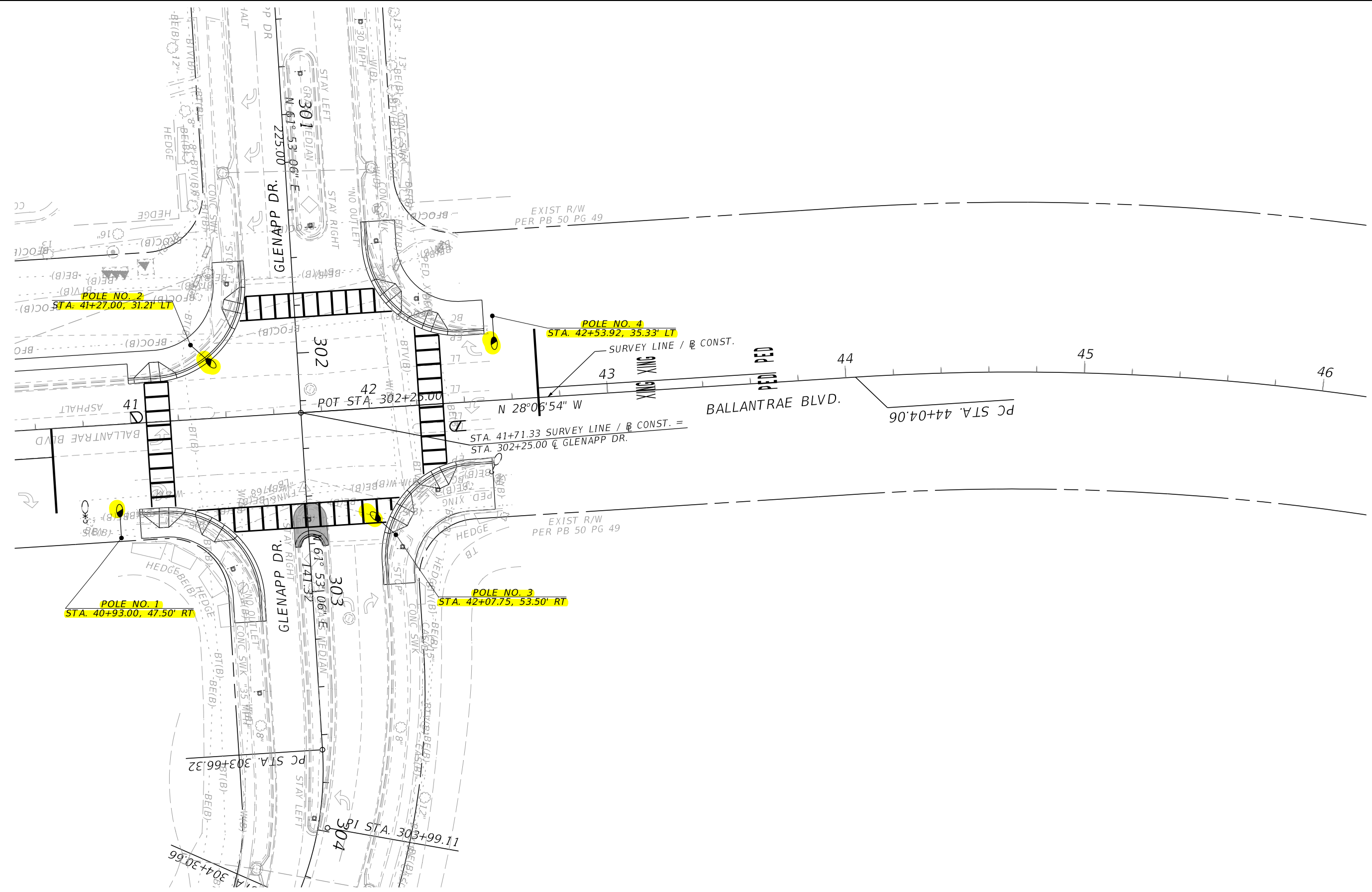


EXHIBIT 2

RETURN TO AGENDA

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

**PASCO COUNTY FLORIDA**  
Over 50 Years of Service

TRANSPORTATION ENGINEERING  
 DEPARTMENT (TED)  
 5418 SUNSET ROAD  
 NEW PORT RICHEY, FL 34652

PASCO COUNTY		
ROAD NO.	COUNTY	W.O. NO.
BALLANTRAE	PASCO	23010.10

REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA LICENSE No. 57438

MATTHEW FABRIZIO, P.E.      DATE

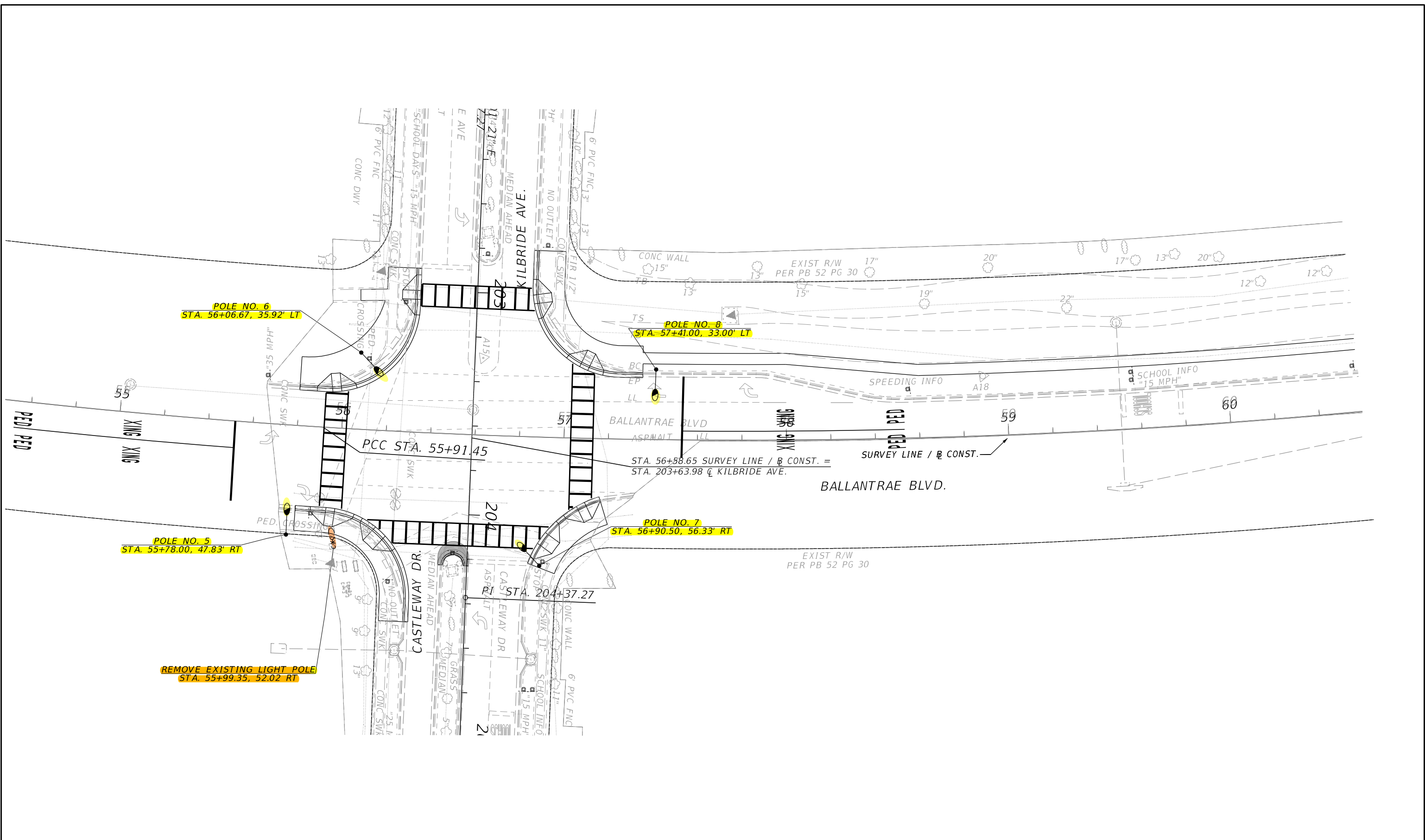
**BEXLEY ELEMENTARY SIDEWALK PROJECT**  
**BALLANTRAE BLVD.**  
**FROM STRATON PL. TO BUD BEXLEY PKWY.**

**LIGHTING PLAN (1)**

SHEET NO.  
**L-3**

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

  
**PASCO COUNTY FLORIDA**  
Over 50 Years of Progress  
 TRANSPORTATION ENGINEERING  
 DEPARTMENT (TED)  
 5418 SUNSET ROAD  
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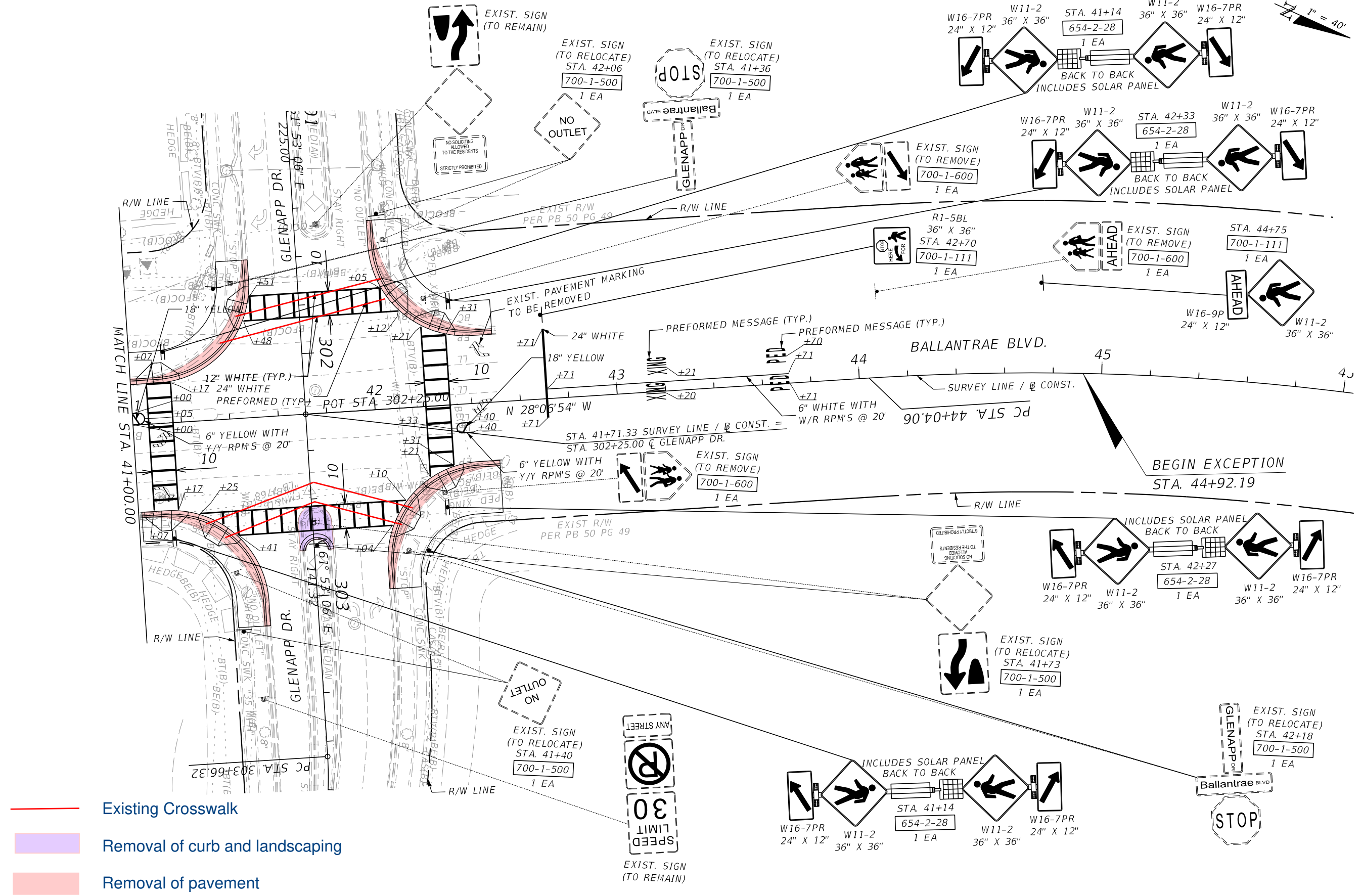
REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA LICENSE No. 57438  
 MATTHEW FABRIZIO, P.E.      DATE

BEXLEY ELEMENTARY SIDEWALK PROJECT BALLANTRAE BLVD. FROM STRATON PL. TO BUD BEXLEY PKWY.		SHEET NO.
LIGHTING PLAN (2)		L-4

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EXHIBIT 3

RETURN TO AGENDA



- Existing Crosswalk
- Removal of curb and landscaping
- Removal of pavement

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

  
**PASC COUNTY FLORIDA**  
City Since 1887  
**TRANSPORTATION ENGINEERING DEPARTMENT (TED)**  
 5418 SUNSET ROAD  
 NEW PORT RICHEY, FL 34652

<b>PASCO COUNTY</b>		
ROAD NO.	COUNTY	W.O. NO.
BALLANTRAE	PASCO	23010.10

REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA LICENSE No. 57438  
 MATTHEW FABRIZIO, P.E.      DATE

<b>BEXLEY ELEMENTARY SIDEWALK PROJECT</b>		SHEET NO.  54
<b>BALLANTRAE BLVD.          FROM STRATON PL. TO BUD BEXLEY PKWY.</b>		
<b>SIGNING AND PAVEMENT MARKINGS PLAN (6)</b>		



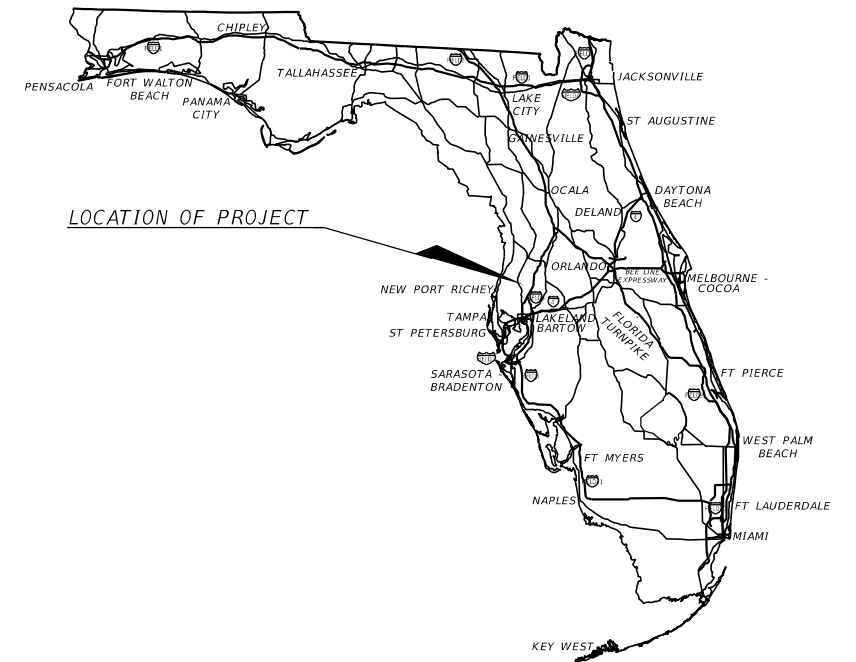
EXHIBIT 4  
RETURN TO AGENDA

# PASCO COUNTY CONTRACT PLANS

**FINANCIAL PROJECT ID 445502-1-58-01  
FEDERAL FUNDS**

**BEXLEY ELEMENTARY SIDEWALK PROJECT  
BALLANTRAE BLVD. FROM STRATON PL. TO BUD BEXLEY PKWY.  
PASCO COUNTY PROJECT NUMBER 23010.10  
PASCO COUNTY TASK ORDER NUMBER TED25-0007  
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 18 EAST**

## LIGHTING PLANS



### INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	KEY SHEET
L-2	POLE DATA AND LEGEND
L-3 - L-4	LIGHTING PLAN

PLANS PREPARED BY:

**CUMBey & FAIR, INC.  
CONSULTING CIVIL ENGINEERS**



**ENGINEERING    PLANNING    LAND SURVEYS**  
2463 ENTERPRISE ROAD                      CLEARWATER (727) 797-8982  
CLEARWATER, FLORIDA 33763-1790

PLANS PREPARED FOR:

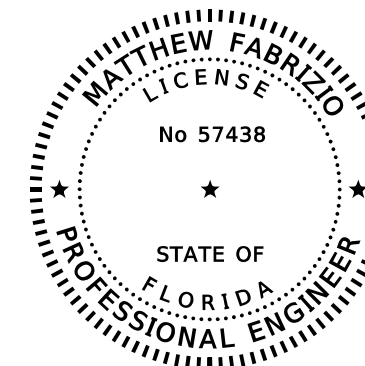


**TRANSPORTATION ENGINEERING  
DEPARTMENT (TED)**

5418 SUNSET ROAD  
NEW PORT RICHEY, FL 34652

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED  
DUE TO REPRODUCTION.

**100% SUBMITTAL JULY 2025**



THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL  
PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED  
AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.

CUMBey & FAIR, INC.  
2463 ENTERPRISE ROAD  
CLEARWATER, FLORIDA 33763  
MATTHEW FABRIZIO, P.E. 57438

FISCAL YEAR	SHEET NO.
2026	L-1



### PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

- DISTRICT 1: RON OAKLEY
- DISTRICT 2: SETH WEIGHTMAN (2nd VICE-CHAIR)
- DISTRICT 3: KATHRYN STARKEY(CHAIR)
- DISTRICT 4: LISA YEAGER
- DISTRICT 5: JACK MARIANO (VICE-CHAIR)
- COUNTY ADMINISTRATOR: MIKE CARBALLA P.E.

PASCO COUNTY PROJECT MANAGER: PETER MONAGHAM, P.E.

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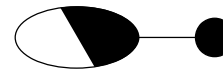

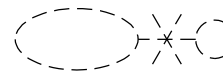
POLE DATA

POLE NO.	STATION	OFFSET	DIST. OR ARM	LUMINAIRE WATTAGE	MOUNTING HEIGHT	NOTES
1	40+93.00	47.50' Rt.	0	150	25	
2	41+27.00	31.21' Lt.	0	150	25	
3	42+07.75	53.50' Rt.	0	150	25	
4	42+53.92	35.33' Lt.	0	150	25	
5	55+78.00	47.83' Rt.	0	150	25	
6	56+06.67	35.92' Lt.	0	150	25	
7	56+90.50	56.33' Rt.	0	150	25	
8	57+41.00	33.00' Lt.	0	150	25	

LEGEND

SYMBOLS

DESCRIPTION

- 
150 WATT LIGHT EMITTING DIODE LUMINAIRE, TYPE III SHORT, BUG RATING B3-U3-G4 DISTRIBUTION. (ANALYZED HOLPHANE PHOTOMETRIC FILE NO. 3\_MPL-P45S 30K MVOLT TG3, 15744 LUMENS). SYMBOL INCLUDES LUMINAIRE WITH LAMP, POLE, ARM, PULLBOX, CONCRETE SLAB, AND PCDS (POLE CABLE DISTRIBUTION SYSTEM).
- 
EXISTING LIGHT POLE TO REMAIN
- 
EXISTING LIGHT POLE TO BE REMOVED

LIGHTING DESIGN CRITERIA

MIDBLOCK CROSSWALK

AVERAGE INITIAL INTENSITY      2.0 Vertical Foot candles  
 WIND SPEED                              140 MPH

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION



PASCO COUNTY

ROAD NO.	COUNTY	W.O. NO.
BALLANTRAE	PASCO	23010.10

REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA LICENSE No. 57438

MATTHEW FABRIZIO, P.E.      DATE

**BEXLEY ELEMENTARY SIDEWALK PROJECT**  
**BALLANTRAE BLVD.**  
**FROM STRATON PL. TO BUD BEXLEY PKWY.**

POLE DATA AND LEGEND

SHEET NO.

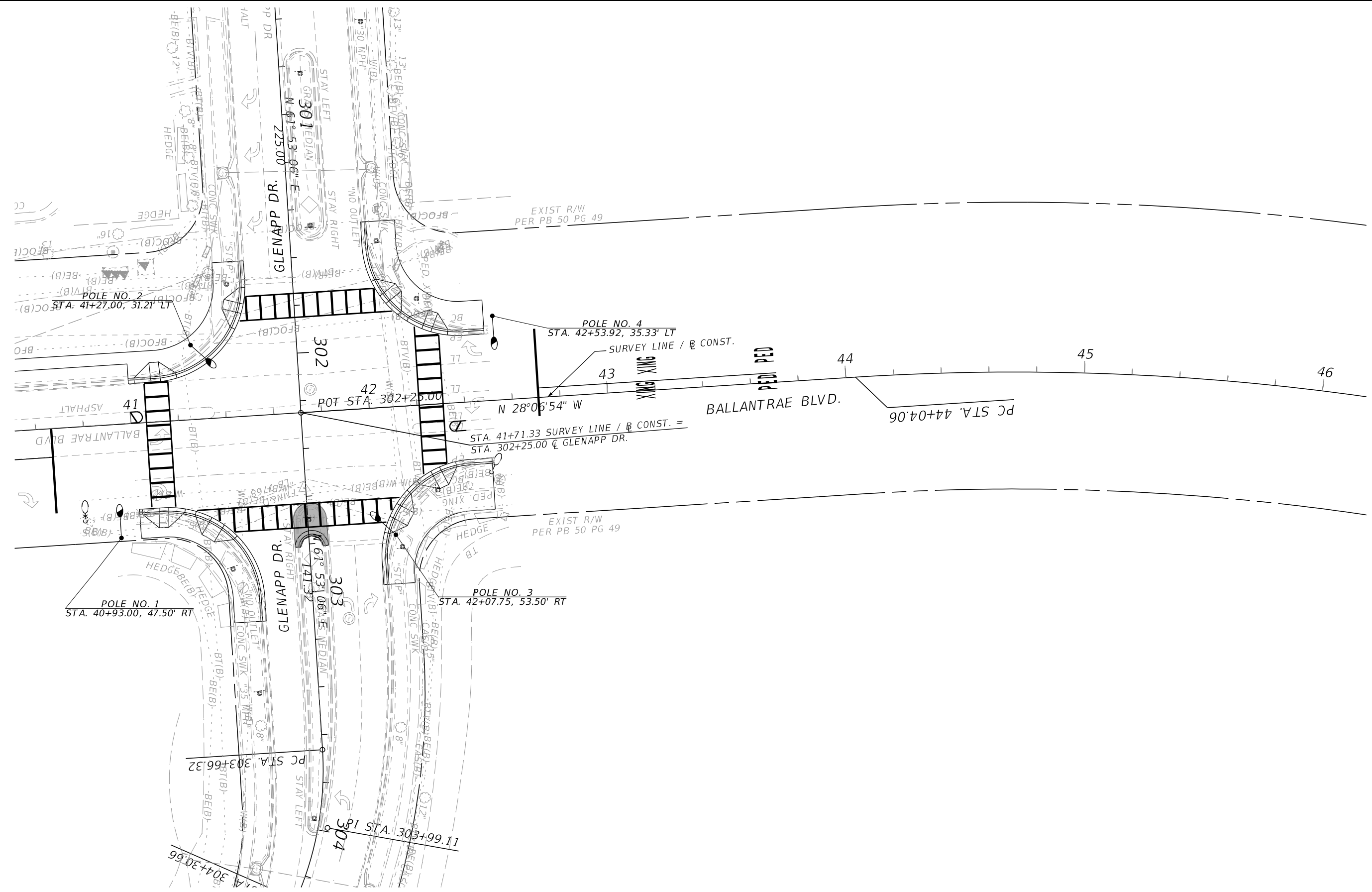
L-2

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

  
**PASCO COUNTY FLORIDA**  
Over 50 Years of Service  
**TRANSPORTATION ENGINEERING DEPARTMENT (TED)**  
 5418 SUNSET ROAD  
 NEW PORT RICHEY, FL 34652

PASCO COUNTY		
ROAD NO.	COUNTY	W.O. NO.
BALLANTRAE	PASCO	23010.10

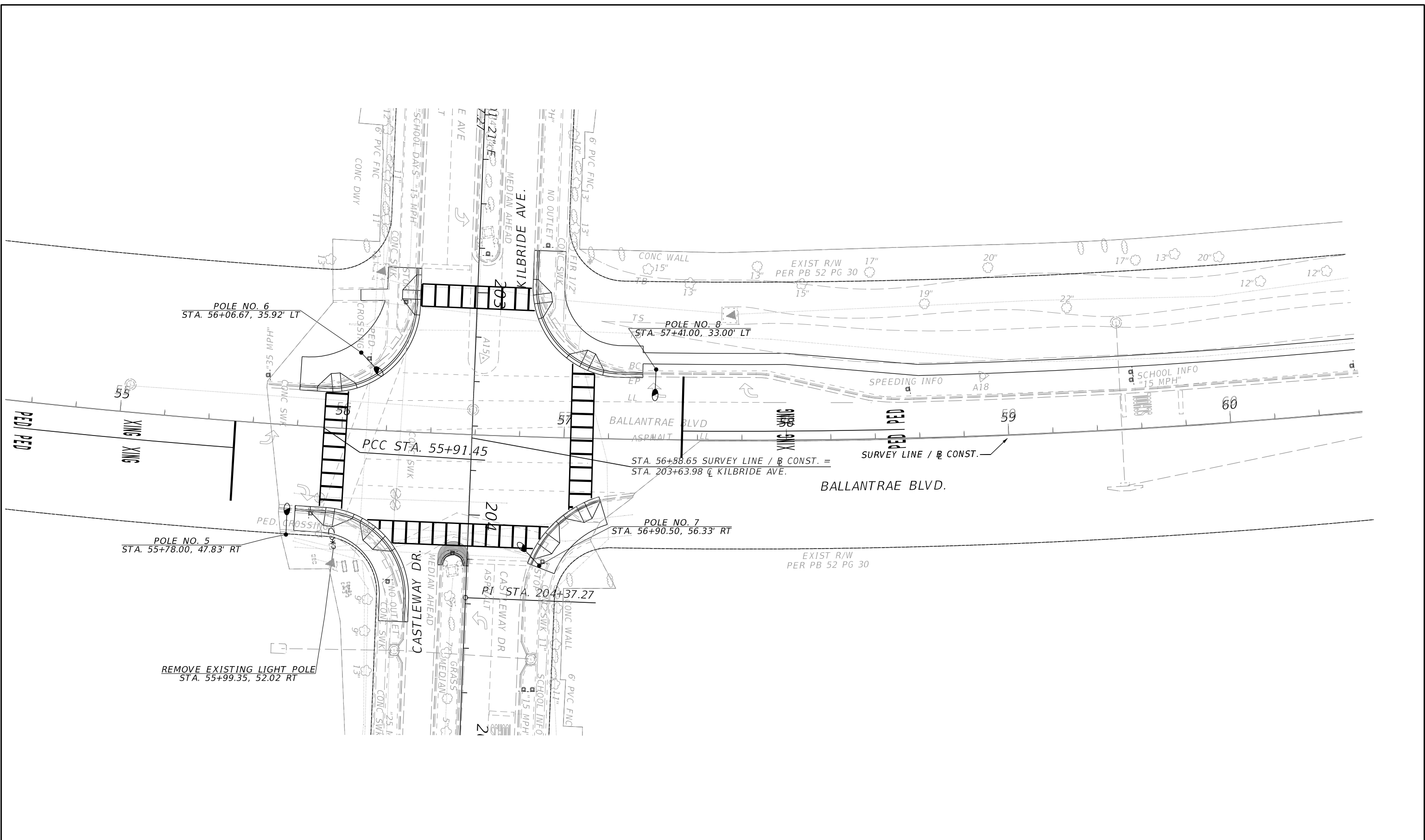
REGISTERED PROFESSIONAL ENGINEER  
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**BEXLEY ELEMENTARY SIDEWALK PROJECT**  
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**FROM STRATON PL. TO BUD BEXLEY PKWY.**  
 LIGHTING PLAN (1)

SHEET NO.  
 L-3

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REVISIONS			
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**PASCO COUNTY FLORIDA**  
Over 50 Years of Progress  
**TRANSPORTATION ENGINEERING**  
 DEPARTMENT (TED)  
 5418 SUNSET ROAD  
 NEW PORT RICHEY, FL 34652

<b>PASCO COUNTY</b>		
ROAD NO.	COUNTY	W.O. NO.
BALLANTRAE	PASCO	23010.10

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE No. 57438

\_\_\_\_\_  
MATTHEW FABRIZIO, P.E.

\_\_\_\_\_  
DATE

<b>BEXLEY ELEMENTARY SIDEWALK PROJECT</b> <b>BALLANTRAE BLVD.</b> <b>FROM STRATON PL. TO BUD BEXLEY PKWY.</b>		SHEET NO.  <b>L-4</b>
<b>LIGHTING PLAN (2)</b>		

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EXHIBIT 5

RETURN TO AGENDA



1 inch = 31 ft

DUKE ENERGY CONSTRUCTION  
CASEY KENNEDY  
813-541-81

911 ADDRESS:  
4075 BALLANTRAE BLVD  
LAND O LAKES, FL, 34638

Scope Of Work

- INSTALL (4) 30FT CONCRETE POLE WITH 110W ROADWAY LED AND SMART NODE
- INSTALL (4) 10X10 ROUND PEDS
- INSTALL ABOUT 220FT OF UNDERGROUND CONDUIT WITH 6AL DUPLEX WIRE.

Construction Notes

- OPEN TO TRUCK
- MOT REQUIRED
- GPS: 28.215494, -82.525004

Date

Page 1/1

3/10/26

Work Order Number

60761536

Job Plan Number

LGTSTR

Job Site Address

4075 ballanTRAE BLVD, LAND O LAKES, FL, 34638, USA

Designer

Juan Carrasco

Designer Phone

980-517-0698

Customer Name

PASCO CO BD OF COUNTY COMM

Customer Phone

813-469-0151

Circuit Id

C143

Primary Voltage

Permits

COUNTY

- S1**  
I-UG-SECONDARY-1 Run-6-AL-Duplex-46FT
- S2**  
I-UG-SECONDARY-1 Run-6-AL-Duplex-24FT
- S3**  
I-UG-SECONDARY-1 Run-6-AL-Duplex-54FT
- S4**  
I-UG-SECONDARY-1 Run-6-AL-Duplex-96FT

**P5**  
E-PED-10X10 Round-8293819

**P6**  
I-PED-10X10 Round-9153596

**P7**  
I-PED-10X10 Round-9153597

**P8**  
I-PED-10X10 Round-9153598

**P9**  
I-PED-10X10 Round-9153599

**P1**  
I-110 W-LED-ROADWAY  
I-POLE-9153592-30-6  
I-12FT LIGHT BRACKET

**P2**  
I-110 W-LED-ROADWAY  
I-POLE-9153593-30-6  
I-12FT LIGHT BRACKET

**P3**  
I-110 W-LED-ROADWAY  
I-POLE-9153594-30-6  
I-12FT LIGHT BRACKET

**P4**  
I-110 W-LED-ROADWAY  
I-POLE-9153595-30-6  
I-12FT LIGHT BRACKET

**P10**  
E-PED-9X14-8293581

**P11**  
E-PED-9X14-9140258

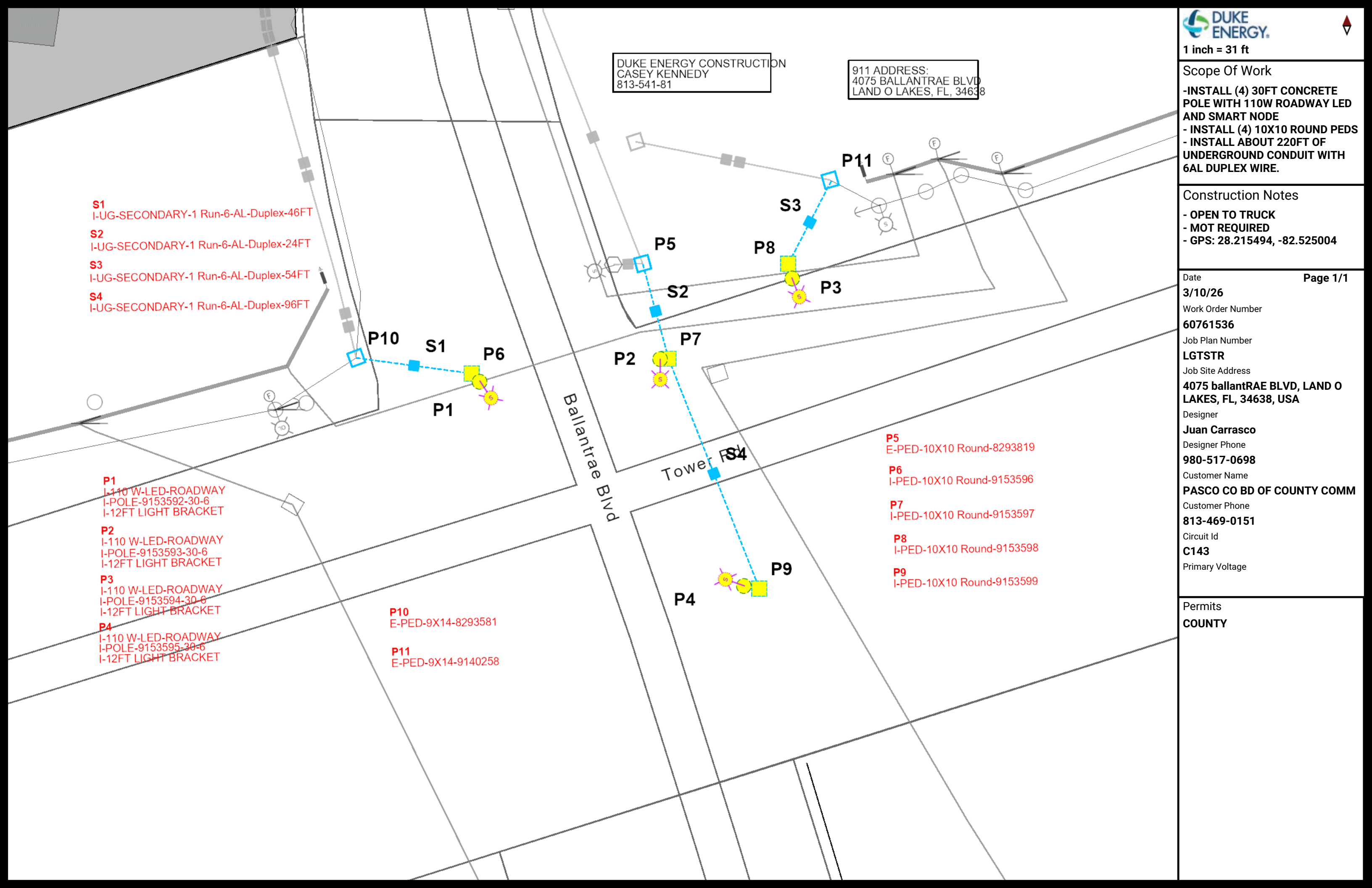




EXHIBIT 6

RETURN TO AGENDA



## Ballantrae CDD Conservation Areas

---

**Inspection Date:**

4/10/2026 9:23 AM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

## SITE: 1

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Low-lying growth has continued to spread in the buffer zone. Some emergent weeds are appearing and will be treated during upcoming maintenance events.

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

## SITE: 2

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

More emergent growth in sections of the buffer, mostly dog fennel. Treatment frequency will likely increase now that growing season is here.

<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: 3

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Mild emergent growth in some sections of buffer. Previous efforts at prevention have helped keep this zone mostly clear. New growth will be treated during upcoming maintenance events.

<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: 4

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Little to no new growth in the buffer. 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:	

# Inspection Report

## SITE: 5

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



### Comments:

Desirable vegetation is dense in this buffer. Any nuisance growth will be carefully treated as to not harm other growth.

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

## SITE: 7

Condition:    Excellent    Great    ✓Good    Poor    ✓Mixed Condition    Improving



### Comments:

Mixed conditions throughout the buffer. Areas abutting ponds look great, those not need some work. I'll highlight these for the tech next week to begin heavy treatment before further growth continues.

<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 type="checkbox"/> Moderate <input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears <input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:

# Inspection Report

**SITE: 11**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Little to no new growth in the buffer. 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"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A			
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE: 12**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Little to no new growth in the buffer. 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"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A			
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

# Inspection Report

**SITE: 13**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

The tropical soda apple is coming back strong. I'll emphasize this area as well for treatment next week.

<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: 15**

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Fortunately, most emergent growth is right at the edge of the buffer. A quick treatment next service will begin clearing this.

<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	<input checked="" type="checkbox"/> Other: Dog fennel	

## MANAGEMENT SUMMARY



Growing season is here so it's time to ramp up our treatment schedule. Any new growth in the buffer zones is manageable with a few rounds of selective herbicide. All the nuisance species observed today are the typical offenders I see here (Caesarweed, dogfennel, cogon grass) which suggests nothing new has moved in since last year. I'll work with the technician to create a schedule that better balances pond and conservation maintenance to keep the buffers more maintained through this growing season.

## 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:

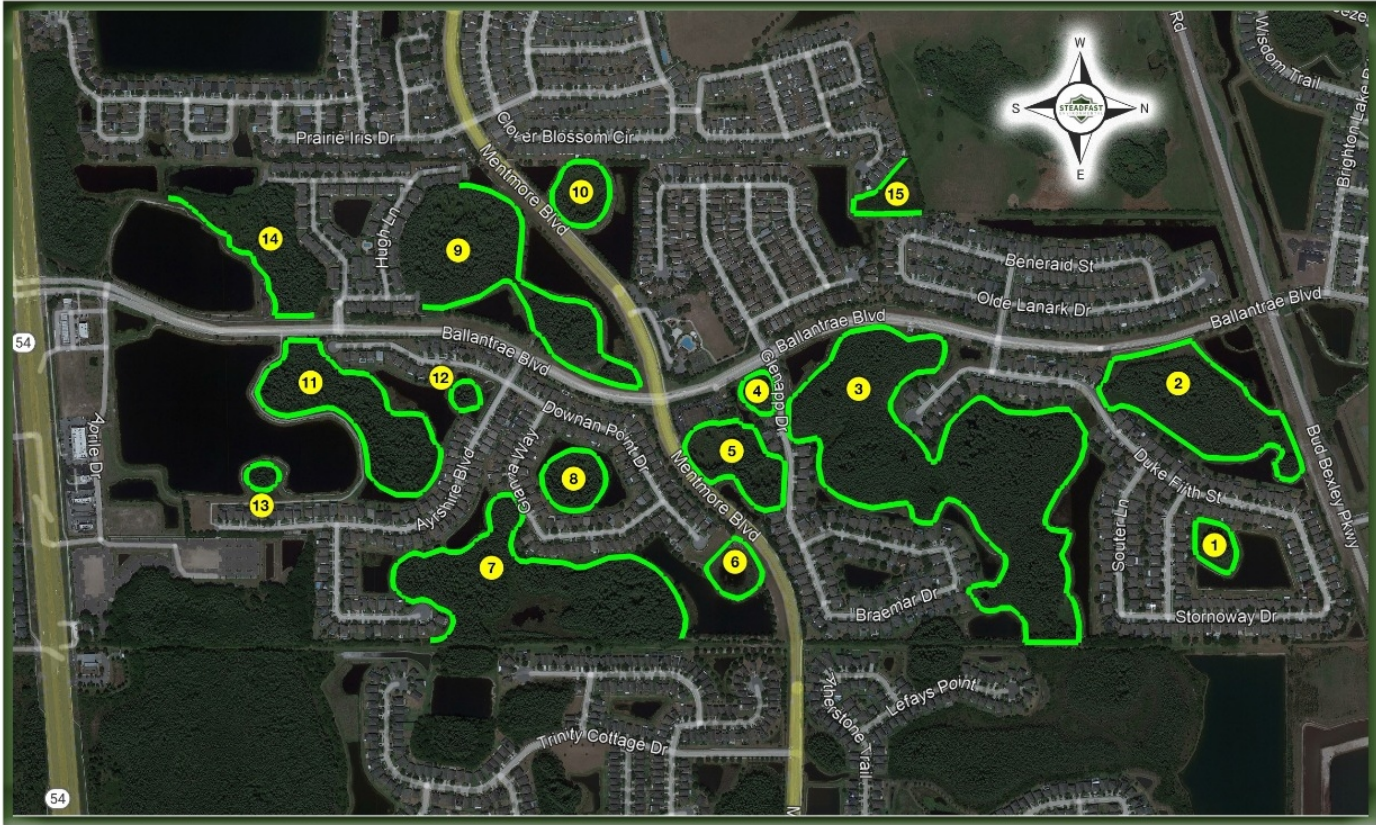


EXHIBIT 7

RETURN TO AGENDA



## Ballantrae CDD Aquatics

---

**Inspection Date:**

4/10/2026 1:41 PM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE: 27**

Condition:    Excellent    Great    Good    Poor     Mixed Condition    Improving



**Comments:**

Any sections still holding water are less than a foot deep which has made them susceptible to unwanted growth. Technicians can be hesitant to treat ponds with dense beneficial growth like this one. I will ask them to make an exception here to begin clearing the algae and submerged grasses.

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

**SITE: 28**

Condition:     Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance grass observed. 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:

# Inspection Report

**SITE: 29**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Technicians will monitor submerged algae for surfacing and treat if needed. A treatment via amphibious vehicle may be needed to treat the nuisance grasses on the edge of the littoral shelf. A technician will inspect and attempt to treat by hand if he can.

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

**SITE: 30**

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Mild nuisance grass growth on the water's edge. A technician was on-site today to treat this. No algae observed.

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

# Inspection Report

**SITE: 31**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The submerged growth present appears to be dead. Technicians will monitor for new growth until the decayed matter clears. No algae observed.

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

**SITE: 32**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Completely dry. Any growth present is terrestrial and will not survive when water levels return.

<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	<input checked="" type="checkbox"/> Other: <b>Terrestrial</b>

# Inspection Report

**SITE: 33**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance grass observed. 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>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:

**SITE: 35**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Submerged vegetation (likely parrotfeather or elodea) is starting to grow in the shallow sections. I requested the tech create a special herbicide mix to treat this today.

No algae observed.

The erosion on this pond from the residential drain has worsened.

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

# Inspection Report

**SITE: 36**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Mostly dry. Any algae present should not survive on its own for long. Grasses present are terrestrial.

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

**SITE: 37**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Similar conditions to pond 36. Technicians will resume treatment when water levels return.

<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: <b>Terrestrial</b>

## MANAGEMENT SUMMARY



Waterways are in a unique state right now. An historic drought combined with a hearty start to growing season are creating optimal conditions for vegetative and algal growth. Many invasive aquatic plants require very little water to thrive. Now that daily temperatures are holding in the 80's, any bit of rain is bringing rapid growth. These conditions have also begun raising water temperatures to ideal algal bloom range. Many ponds are basically large, hot puddles of standing water. With nothing to replenish ponds, full algae blooms can appear in under 72 hours and may not decay within the normal 7-10 days when treated. All technicians are running seasonal mixes for these conditions. The continued use of phosphorous abatement products in these mixes will slowly build potency in ponds and help keep rapid algal growth under control.

Ponds are in fair condition overall today. Vegetative and algal growth has picked up as expected. Shoreline grasses are still minimal, so I may have technicians briefly focus more on submerged growth before it becomes unmanageable with standard herbicides. This will also help prevent algal blooms as we move deeper into growing season.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



**Ballantrae CDD**  
Ballantrae Blvd, Land O' Lakes, FL

Gate Code:

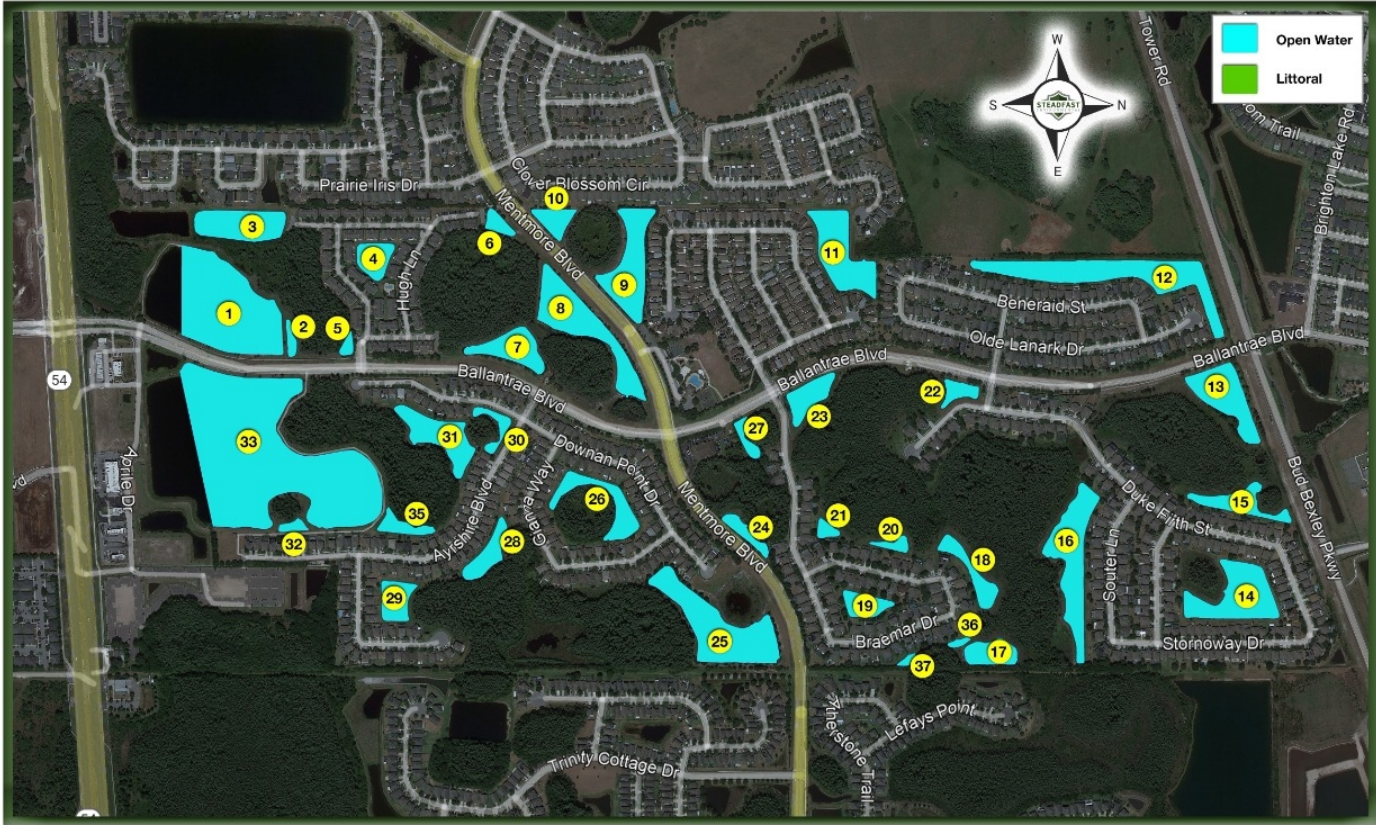


EXHIBIT 8

RETURN TO AGENDA



Printed: Apr 9, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

Apr 8, 2026

**Job:** SM1152 Ballantrae CDD

**Title:**

**Added By:** Soledad Valencia

**Log Notes:**

Full service

Mowing trimming and cutting back some of the freeze damaged plants

**Weather Conditions:**

Mostly cloudy with showers

Wed, Apr 8, 2026, 5:29 PM



78°F

65°F

Wind: 17 mph

Humidity: 89%

Total Precip: 0.04"





Printed: Apr 9, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

Apr 6, 2026

**Job:** SM1152 Ballantrae CDD

**Title:** Service call per Joe

**Added By:** Yovani Cordero

**Log Notes:**

On site to investigate leaking backflow.

When I arrived I took off the backflow cover and found a live frog and a couple that have gotten stuck and have deteriorated over time. I cleaned it out as best as I could and flushed the backflow.

I notified Joe of the outcome and will make sure going forward when we are on site to do inspections, to open these up and check for frogs ?? or lizards ??

**Weather Conditions:**

Partly cloudy with showers

Mon, Apr 6, 2026, 12:00 AM



84°F

67°F

Wind: 10 mph

Humidity: 97%

Total Precip: 0.17"

**Attachments:** 2

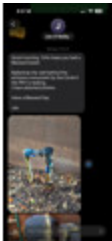


EXHIBIT 9

RETURN TO AGENDA



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

# ESTIMATE

**DATE**                      **DUE**    **ESTIMATE #**  
 11/11/2025                  11/11/2025    EST-SCA2839

**BILL TO**

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

**SHIP TO**

SM1152  
 Ballantrae CDD  
 Ballantrae Blvd  
 Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the installation of sod to high profile areas. This includes the front entry island as well as several areas around the clubhouse. Highlighted map included with this proposal			
FRONT OF CLUB ALONGN RD Floritam Sod (Per Sq Ft)	7,140.00	2.25	16,065.00
TENNIS CT Floritam Sod (Per Sq Ft)	1,650.00	2.25	3,712.50
BERM BY THE CLUB Floritam Sod (Per Sq Ft)	800.00	2.25	1,800.00
SIDE DOOR OF CLUB Floritam Sod (Per Sq Ft)	1,200.00	2.25	2,700.00
ENTERY CENTER ISLAND Floritam Sod (Per Sq Ft)	1,000.00	2.25	2,250.00



EXHIBIT 10

RETURN TO AGENDA



**LEGEND**

- POND BANKS
- LANDSCAPE MAINTENANCE

**WilsonMiller**

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

2007 North 20th Street • Tampa, Florida 33605 • Phone 888-228-6000 • Fax 888-228-0009 • Web Site www.wilsonmiller.com

STATE ROAD 54

EXHIBIT 11

RETURN TO AGENDA

## **Ballantrae Maintenance Items**

10/20/2025 Ballantrae Clubhouse handicap signs in parking lot need to be removed and reinstalled they are crooked

10/20/2025 Sent to Ballantrae team

02/09/2026 Sent to Ballantrae team 2<sup>nd</sup> request

10/28/2025 Ballantrae Clubhouse stone on bottom of building needs to be pressure washed with non-chlorine cleaner.

10/28/2025 Sent to Ballantrae team

12/08/2025 Sent to Ballantrae team 2<sup>nd</sup> request

02/09/2026 Sent to Ballantrae team 3<sup>rd</sup> request

10/28/2025 Ballantrae Clubhouse handicap lift missing cover

10/28/2025 Sent to Ballantrae team

10/28/2025 Clubhouse pool splash pad gate closure not operating

10/28/2025 Sent to Ballantrae team

11/03/2025 Sent to Ballantrae team 2<sup>nd</sup> request

1/03/2026 Sent to Ballantrae team 3<sup>rd</sup> request

11/03/2025 Straiton pool drain outside needs to have adaptive cap placed over opening to ensure no foreign material goes into it.

11/03/2025 Sent to Ballantrae team.

12/01/2025 Sent to Ballantrae team 2<sup>nd</sup> request.

11/26/2025 Ballantrae Clubhouse plastic tracks lying in bushes

11/26/2025 sent to Ballantrae team

02/09/2026 sent to Ballantrae team 2<sup>nd</sup> request

12/01/2025 Ballantrae Straiton Pool equipment area needs additional crushed shell.

12/01/2025 Sent to Steadfast Kevin Hiller

02/10/2026 Sent to Steadfast Kevin Hiller

02/10/2026 Steadfast Kevin Hillar getting proposal.

12/01/2025 Ballantrae Straiton pool bench is in disrepair advised staff to reach out for proposals from Playmore, Miracle Play Equipment

12/01/2025 Sent to Ballantrae team

12/01/2025 Straiton pool area circulating fans blades very badly warped need R&R.

12/01/2025 Sent to Ballantrae team for proposals

01/05/2026 Ballantrae east side pond on Ballantrae Blvd missing warning signage.

01/13/2026 Sent to Ballantrae team

01/05/2026 Ballantrae east side pond on Ballantrae Blvd sign sunk into ground, needs to be raised.

01/13/2026 Sent to Ballantrae team

01/05/2026 Ballantrae east side pond on Ballantrae Blvd. sign twisted unreadable.

01/13/2026 Sent to Ballantrae team

01/05/2026 Ballantrae Blvd monument signs retaining pavers need to be pressure washed.

01/13/2026 Sent to Ballantrae team

02/09/2026 Sent to Ballantrae team

01/05/2026 Ballantrae main entrance puck lights electrical wiring need to be secured.  
01/05/2026 Sent to Ballantrae team

01/05/2026 Ballantrae east pond warning sign needs to be facing roadway  
01/05/2026 Sent to Ballantrae team  
02/04/2026 Sent to Ballantrae team 2<sup>nd</sup> request

01/05/2026 Ballantrae east pond warning sign low to ground  
01/05/2026 Sent to Ballantrae team  
02/04/2026 J. Clawson reported that sign is unreadable needs to be replaced.

01/19/2026 Ayrshire fence leaning needs to be repaired.  
01/19/2026 Sent to Ballantrae team

01/19/2026 Straiton Pool house light timer needs to be adjusted to come on at dusk and off at dawn for security.  
01/19/2026 Sent to Ballantrae Team

01/26/2026 Ballantrae Clubhouse office ceiling needs to be completed from repair work sanded and painted.  
01/26/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse pool full of debris  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse splash pad full of debris on surface  
02/09/2026 Sent to Ballantrae Team

02/09/2026 Ballantrae Clubhouse community bulletin board old memos from Christmas still displayed  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse ladies room handicap sink needs recaulking  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse men's room handicap sink needs to be recaulking  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse men's room needs painting  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse pool channel drain needs to be pressure washed with adaptor hose to flush clean entire length full of debris vegetation growing out of it.  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse east drain by showers need to have cover placed correctly, drain needs to be pressure washed with adaptor hose to ensure it is clear.  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse west drain on pavers edge needs to be pressure washed with adaptor hose to ensure it is clear.  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse west drain on pavers edge needs edging on pavers edge to ensure it stays clear from mulch and debris.  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse missing fire extinguisher on pool deck.  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse light timer needs adjustment lights on past dawn.  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse vehicle parked in fire zone  
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse lockbox on east side by utility room  
02/09/2026 Sent to Ballantrae team

Haven Management Solutions

Monthly Landscape Inspection: 04/08/2026

Ballantrae CDD

Area: Follow-ups from previous reports

Landscape Inspection Items	Score	Max Points	
Turf - Mow, Hard Edge, & Blow	10	10	Weekly mowings have begun
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	turning green
Turf Fertility - Non Bahia - Color and Growth Density	12	15	turning 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 they are being trimmed back
Shrub Fertility & Vitality	7	10	Shrubs took hit from recent cold snap throughout community they are being trimmed back
Debris & Trash Management	10	10	
<b>Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower</b>	<b>91%</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 needed throughout community 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	9	10	
<b>Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below</b>	<b>19%</b>	<b>20</b>	

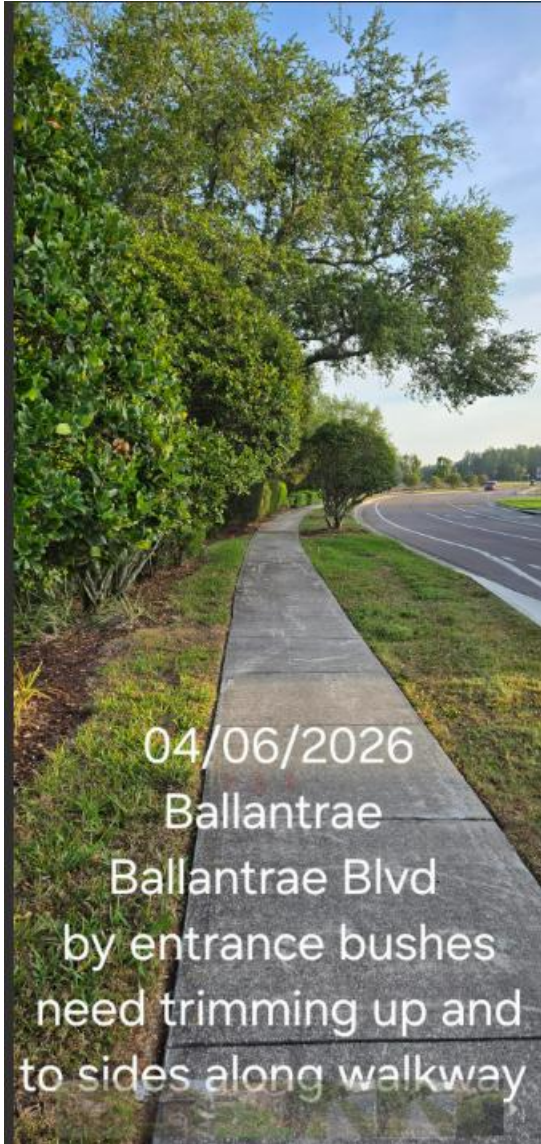
Pond Inspection Items	Score	Max Points Allowed	Points Allocated
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort	50	50	
Pond Debris & Trash in Pond & On Pond Bank	50	50	
Total Points Pond Inspection - Failure is at 80% or Below	100	100	











04/06/2026

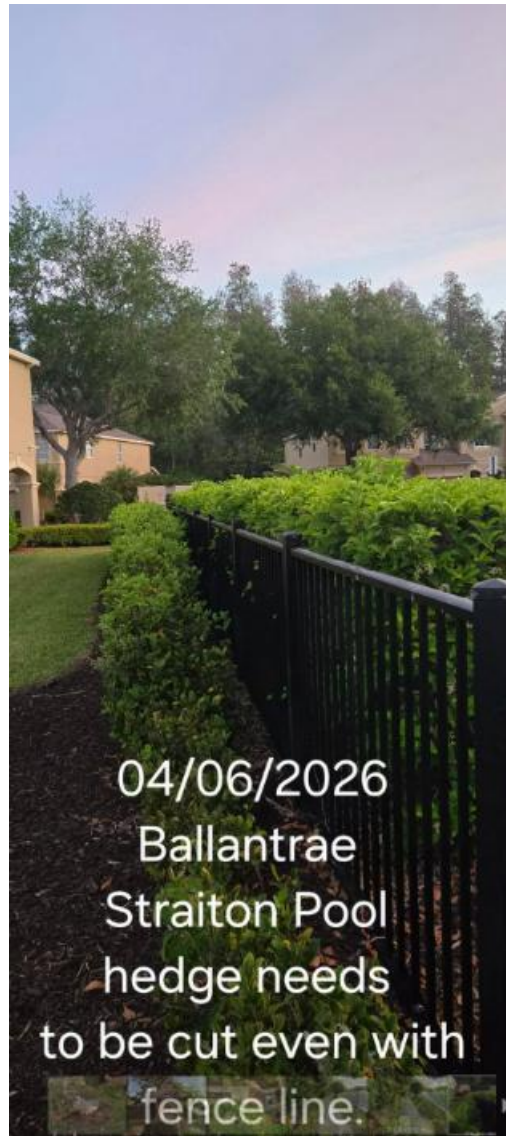
Ballantrae

Ballantrae Blvd

by entrance bushes

need trimming up and

to sides along walkway



04/06/2026

Ballantrae

Straiton Pool

hedge needs

to be cut even with

fence line.



04/06/2026

Ballantrae

entrance monuments

hedges need to be

trimmed



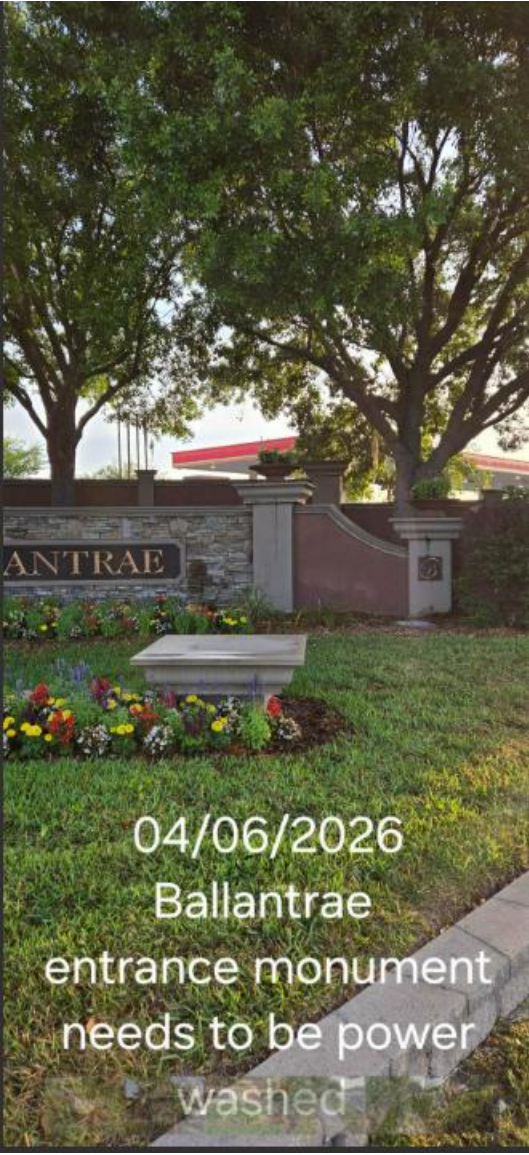


04/06/2026

Ballantrae

Cunningham island

needs weeding



04/06/2026

Ballantrae

entrance monument

needs to be power

washed





04/06/2026

Ballantrae

Cunningham

island needs weeding



## **Ballantrae Maintenance Report 03.16.2026**

1. Well lines are reported as painted, but they are not.
2. Pond 4 aeration pump base broken and needs replacement (24x24).
3. Well lines reported as painting completed, but the work is not completed.
4. Ballantrae Clubhouse fire extinguisher is missing a cabinet and has been damaged since 01/12/2026.
5. Clubhouse parking lot sign is unsecured.
6. Ballantrae East pond has a tree that has washed up.



03/16/2026

Ballantrae

well lines reported as  
painted they are not



03/16/2026

Ballantrae

pond 4 aeration pump  
base broken needs  
replacement.

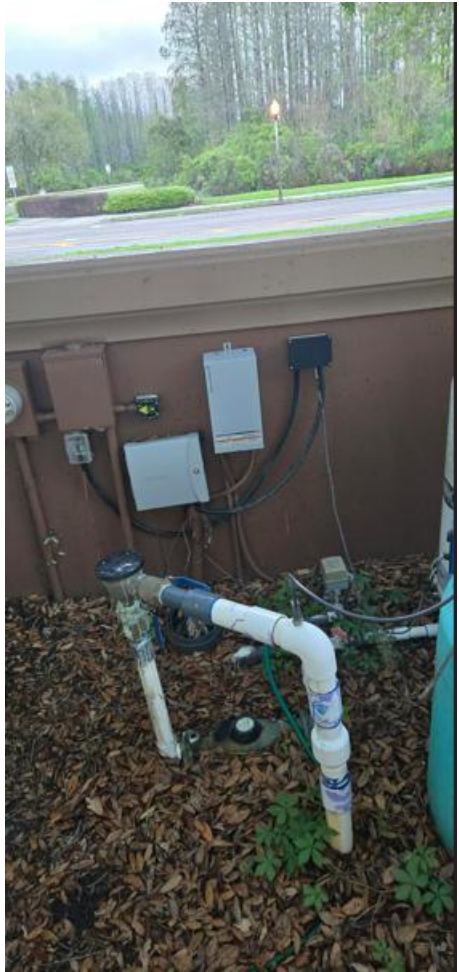
24 x 24



03/16/2026

Ballantrae

well lines reported as  
painting completed there  
not





03/16/2026

Ballantrae

well lines not painted  
reported they were



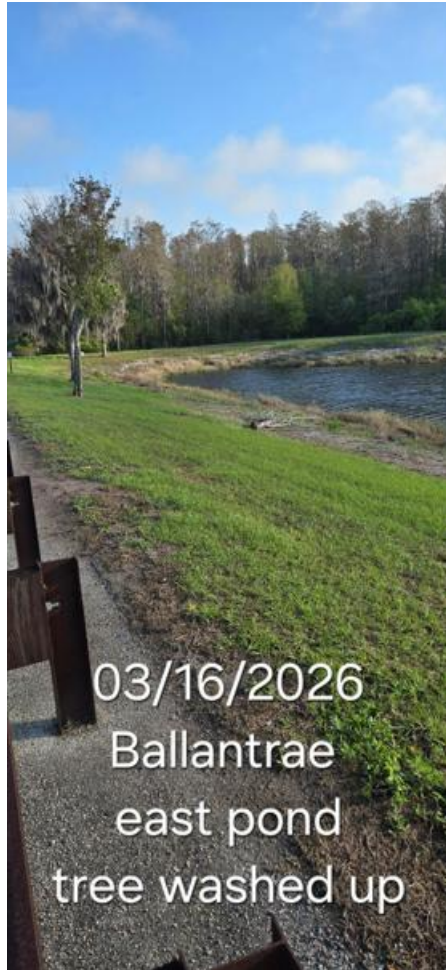
03/16/2026  
Ballantrae  
Clubhouse  
fire extinguisher missing  
cabinet damaged since  
01/12/2026



03/16/2026

Ballantrae

Clubhouse parking lot  
sign unsecured



03/16/2026  
Ballantrae  
east pond  
tree washed up

EXHIBIT 12

RETURN TO AGENDA

# **LEAF BLOWERS**

Deliver to Ballantrae  
Land O Lakes 34638

All - gas powered blowers

EN

Hello, Ballantrae  
Account for Ballantrae CDD

Returns & Orders

What do you need help with today?

- Is it easy to mix the gas and oil?
- What maintenance does it require?
- How much runtime does the fuel tank provide?
- Is the noise level acceptable for residential use?
- Does this come with any attachments?
- What do customers say?
- Show price history

Guided Buying All Rufus Get the app Business Essentials Same-Day Delivery Tax Supplies Climate Pledge Friendly Add Users

Up to 4% back on our brands Lists Business Prime

Guided Buying

Group: Ballantrae CDD Mark product as preferred View other policies

Shop now

Patio, Lawn & Garden > Outdoor Power Tools > Leaf Blowers, Vacuums & Accessories > Leaf Blowers

Sponsored



### 3-in-1 Leaf Vacuum with Bag and Leaf Mulcher, Gas Leaf Blower – 25.4cc 180 MPH 432 CFM Handheld Blower, Gas Powered 2-Cycle Lightweight Lawn Care Tool

**\$134.99**  
48% claimed

Visit the NEOTEC Store  
4.6 (61) Search this page  
200+ bought in past month

FREE delivery Thursday, April 9.  
Order within 10 hrs 35 mins

Deliver to Ballantrae - Land O ...  
34638

In Stock

Qty: 1

Buying in bulk?

Add to cart

Buy Now

Secure transaction

Ships from and sold by Amazon.com.

Return policy: Non-returnable. Transportation of this item is subject to hazardous materials regulation

Support: Product support included

- Add a Protection Plan:**
- 2-Year B2B Lawn and Garden Warranty for \$20.99
  - 3-Year B2B Lawn and Garden Warranty for \$28.99

Add a gift receipt for easy returns

Add to Auto Buy

Save this item

Add to List

Other sellers on Amazon

New (2) from \$134.99



Click to see full view

Ask Rufus

- Does it work on wet leaves? How often do I need maintenance?
- What's the fuel mixture ratio? Ask something else

Limited time deal

-10% **\$134.99**  
List Price: ~~\$149.99~~

Buying multiple items? Go to multi-select

Size: 25.4cc 3 in 1

25.4 cc \$98.99 FREE Delivery Thursday	25.4cc 3 in 1 \$134.99 <del>\$149.99</del> FREE Delivery Thursday
----------------------------------------------	----------------------------------------------------------------------------

Brand: NEOTEC  
 Power Source: Gas Powered  
 Color: orange  
 Form Factor: Handheld  
 Special Feature: Adjustable Speed  
 Item Weight: 10.5 Pounds

See more

#### About this item

- High-Efficiency Leaf Collector:** This leaf blower offers an impressive 18:1 reduction ratio—18 bags of leaves condensed into one. Its 12-gallon collection bag handles all your yard's leaves in one go, cutting workload drastically.
- 3-IN-1 DESIGN:** Easily switch between blower and leaf vacuum modes in seconds, allowing you to efficiently clean your entire yard in a single pass. As a blower, it is ideal for clearing debris from hard surfaces and leaves from yard. In vacuum mode, it is ideal for mulching leaves and other lawn debris
- POWERFUL Gas Leaf Blower:** Featuring a 25.4 cc 2-stroke engine, it cranks out 432 CFM and 180 MPH—powerful enough to breeze through large-area cleaning. Keeps your lawn and yard pristine year-round.
- ERGONOMIC & LIGHTWEIGHT:** This leaf mulcher tips the scales at just 10 pounds. Its portable, user-friendly design makes it easy to carry and operate, keeping you comfortable even during long sessions.
- EASY TO USE:** Leaf vacuum with bag starts effortlessly, with quick assembly and easy fueling. No runtime worries, adjustable speed

See more product details

Report an issue with this product or seller

Sponsored

Shop now

Sponsored

#### Bundle these items



Total price: **\$167.04**

Add all 3 to Cart

Some of these items ship sooner than the others. Show details

**This item:** 3-in-1 Leaf Vacuum with Bag and Leaf Mulcher, Gas Leaf Blower – 25.4cc 180 MPH...  
4.6 (61)  
-10% **\$134.99**  
Limited time deal  
List: ~~\$149.99~~

Sponsored  
Respicefinem Leaf Blower Nozzle Attachment Hand Held Blower Nozzle for Efficient Yard Cleani...  
\$15.76

Sponsored  
HNALIUH Practical Backpack Blower Shoulder Harness OEM Oxford Straps Ergonomic Desig...  
\$16.29

Based on your recent views Sponsored

Ask Rufus a question

Deliver to Ballantrae  
Land O Lakes 34638

All ▾ gas powered blowers

EN Hello, Ballantrae Account for Ballantrae CDD ▾ Returns & Orders 1

All Rufus Get the app ▾ Business Essentials Same-Day Delivery Tax Supplies Climate Pledge Friendly Add Users Buy Again Today's Deals Business Savings Savings For You Get same-day delivery Lists ▾ Business Prime ▾

Guided Buying Group: Ballantrae CDD Mark product as preferred View other policies ▾

Shop now

Patio, Lawn & Garden › Outdoor Power Tools › Leaf Blowers, Vacuums & Accessories › Leaf Blowers



### CRAFTSMAN Gas Powered Leaf Blower, Handheld Gas Blower, 200MPH, 25cc, 2-Cycle (B2000)

**\$139.99**

Visit the CRAFTSMAN Store  
4.0 (257) | Search this page  
200+ bought in past month

Typical price: ~~\$159.52~~ Details  
Business Price **\$139.99**  
You Save: \$10.53 (7%)

Brand CRAFTSMAN  
Power Source Gas Powered  
Color Liberty Red  
Form Factor Handheld  
Special Feature Lightweight  
Air Flow Capacity 430 Cubic Feet Per Minute

See more

#### About this item

- **POWERFUL ENGINE:** 25cc, 2-cycle engine for quick and efficient blowing. **HIGH PERFORMANCE:** Air volume and air speed up to 430 CFM/180 MPH
- **SIMPLE PULL STARTS:** Easy Start Technology. **CONTROL AIR FLOW:** Variable speed throttle with cruise control
- **EASY FUEL CHECK:** Translucent fuel tank allows you to see when to refuel. **LIGHTWEIGHT DESIGN:** Combats user fatigue
- **VERSATILE USAGE:** Extended nozzle with integrated scraper helps clear stubborn leaves and debris
- **INCLUDED:** 2-cycle engine oil and a 2-year limited warranty

Report an issue with this product or seller

FREE delivery **Wednesday, April 8**. Order within 14 hrs 54 mins

Deliver to Ballantrae - Land O...  
34638

#### In Stock

Qty: 1

Add to cart

Need more than 72 units?

Request for Quote

Secure transaction

Ships from and sold by Amazon.

**Return policy:**  
Non-returnable. Transportation of this item is subject to hazardous materials regulation

**Support:**  
Product support included

- Add a Protection Plan:**
- 2-Year B2B Lawn and Garden Warranty for \$20.99
  - 3-Year B2B Lawn and Garden Warranty for \$28.99
  - Add a gift receipt for easy returns

#### Save this item

Add to List

#### Other sellers on Amazon

New (2) from \$139.99

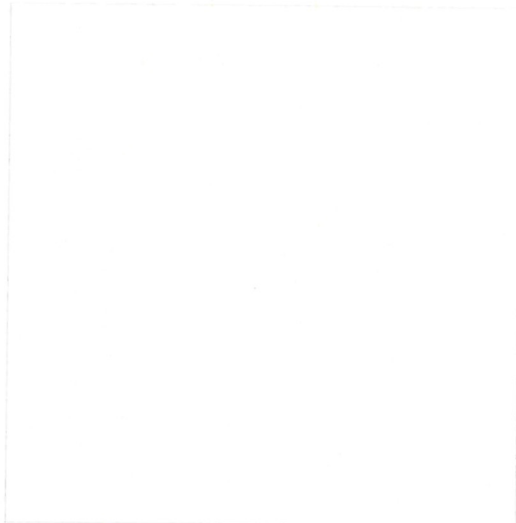


Click to see full view

#### Ask Rufus

What type of fuel does it use? Does it come with a shoulder strap? Is it loud?

Ask something else



Sponsored

Sponsored

#### Bundle these items



Total price: **\$181.20**

Add all 3 to Cart

Some of these items ship sooner than the others. Show details

This item: CRAFTSMAN Gas Powered Leaf Blower, Handheld Gas Blower, 200MPH, 25cc, 2-Cycle (B2000)  
4 257  
-7% **\$139.99**  
Typical: ~~\$150.52~~

Sponsored  
Leaf Blower Air Booster - 2PCS Leaf Blower Extension, Cyclone 2X Blower Attachment for 2-4 Inch...  
\$29.99

Sponsored  
Carbon Brush Set for 2610968476 2828526019 Replacemet Part  
-50% **\$12.12**  
List: ~~\$24.24~~

#### Deals on related products

Sponsored

EXHIBIT 13A

RETURN TO AGENDA

04/08/2026

Ballantrae

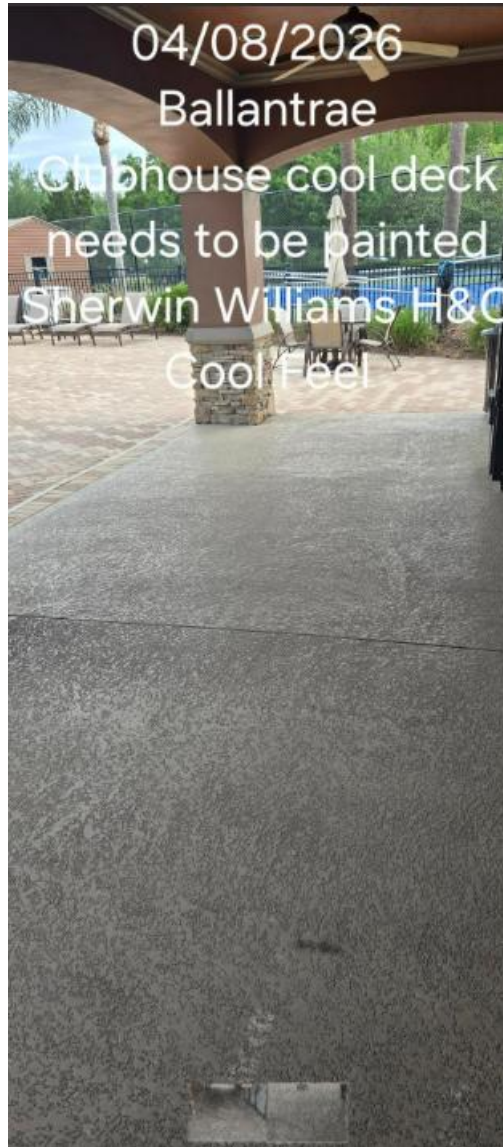
Clubhouse cool deck  
needs to be painted  
with Sherwin Williams  
H&O Cool Feel



04/08/2026

Ballantrae

Clubhouse cool deck  
needs to be painted.  
Sherwin Williams H&C  
Cool Feel





What can we help you find?

0 - \$0.00

Paints & Supplies Find Color Project Center For Pros Special Offers



SHERWIN-WILLIAMS.



SHERWIN-WILLIAMS.

### Product Details

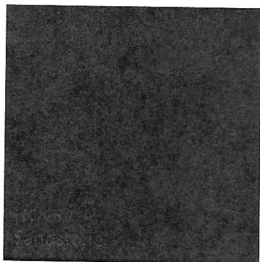


### H&C Cool Feel

★★★★★  
13 Reviews | Write a Review

H&C® Cool Feel® reduces surface temperature & provides advanced cleanability. Cool Feel® Comfort Step Technology™ reduces the temperature of concrete surfaces exposed to UV rays, making walking on your concrete surfaces more comfortable for people and pets.\*

Color



Remove Color

Actual color may vary from on-screen representation. Details

Options

Container Size:

?

Sheen:

**Flat**

Base:

**Deep Base**

[Change Base](#)

Your options may be adjusted based on color selection.

Price

Save 10% Every Day with PaintPerks®

List Price: **\$442.45** / \$88.49 Gal

Register or sign in to confirm pricing & availability and checkout.

Sales Number: 6510-43077  
Product Number: 25.101515

All prices displayed are for U.S. Sherwin-Williams locations and are in U.S. Dollars. Prices do not include taxes or other fees as applicable.






Add to Cart



Product Details

- Comfort Step Technology™ makes concrete pool decks, walkways and patios more comfortable to walk on by reducing the surface temperature.\*
- Self-crosslinking acrylic creates a durable, protective finishAdvanced stain resistance minimizes cleanup from foot steps, dirt and debris
- Resistant to pool chemicals and household chemicals for long-lasting beauty and protection
- UV-resistant shield helps reduce fading and provides superior color protection
- Water-based formula for easy application and cleanup
- Hundreds of colors available to be tinted to, exclusively at Sherwin-Williams!
- For use on pool decks, patios & lanais, walkways, concrete decks, and concrete surfaces

Available Sheens

Flat

A non-reflective appearance that helps hide surface imperfections.

Warranty

Satisfaction Guaranteed

Product Specifications



Ratings & Reviews



EXHIBIT 13B

RETURN TO AGENDA

# HALLWAY FLOOR PAINTING

Deliver to Ballantrae  
Land O Lakes 34638

Tools & Home Improvement

Enter keyword or product number

EN

Hello, Ballantrae  
Account for Ballantrae CDD

Returns & Orders

1

All Rufus Get the app Business Essentials Same-Day Delivery Tax Supplies Climate Pledge Friendly Add Users Buy Again Today's Deals

Up to 4% back on our brands Lists Business Prime

Guided Buying Group: Ballantrae CDD Mark product as preferred View other policies

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home Shop by Room Launchpad

amazon business Get office essentials delivered same-day

Patio, Lawn & Garden Pools, Hot Tubs & Supplies Parts & Accessories Pool & Deck Repair Products

### Doheny's Deck Coating | Champagne Pool & Patio Surface Paint | Durable Waterproof Finish | UV Resistant | Easy Application | Long-Lasting Protection | Proudly Made in USA | 128 fl oz

Visit the Doheny's Store  
4.5 (11) | Search this page

\$78<sup>99</sup> (\$0.62 / fluid ounce)

Buying multiple items? Go to multi-select

Color: Champagne



Brand: Doheny's  
Color: Champagne  
Finish Type: Matte  
Size: 128 Fl Oz (Pack of 1)  
Item Volume: 1 Gallons  
Unit Count: 128.0 Fluid Ounces

See more

#### About this item

- Proudly Made in America – Concrete Deck Coating: Trusted for over 50 years, Doheny's family-owned brand enhances the aesthetics and safety of your concrete deck with a beautiful, anti-slip finish.
  - This durable product is water-based, providing soap and water clean-up, and allows a concrete deck or patio to return to service in 48 hours.
  - Coating is UV resistant and excellent for restoring bare or previously painted concrete surfaces
  - Cleans up with soap and water
  - VOC compliant in the US and Canada
- See more product details

Report an issue with this product or seller

#### Similar item with fast delivery



Kelley Technical Coatings Olympic Patio Tones - Creekstone - 1 Gallon - Non-slip acrylic deck and patio coating, concrete restorer. (138) \$66.93 (\$0.52/fluid ounce)



Click to see full view



#### Ask Rufus

Can it be used on wood? Does it need a primer? Is it slip-resistant?

Ask something else

\$78<sup>99</sup> (\$0.62 / fluid ounce)

FREE delivery April 8 - 10.

Details

Deliver to Ballantrae - Land O ... 34638

In Stock

Qty: 1

Add to cart

Need more than 127 units?

Request for Quote

Secure transaction

Ships from and sold by Doheny's Pool Supplies Fast.

Return policy:

30-day refund/replacement

Add to Auto Buy

Save this item

Add to List

x 3  
236.97

#### Bundle these items



+



+



Total price: \$333.98

Add all 3 to Cart

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

This item: Doheny's Deck Coating | Champagne Pool & Patio Surface Paint | Durable...  
4.5 11  
\$78<sup>99</sup> (\$0.62/fluid ounce)

Sponsored  
INSL-X Waterborne, Semi-Gloss Acrylic Pool Paint, Royal Blue, 1 Gallon  
4.1 2,047  
-5% \$75<sup>99</sup> (\$0.59/fluid ounce)  
List: \$79.99

Sponsored  
Pool Patch Pool Deck Paint Coating 2 Gallon - UV Resistant Cool Coating for Pool Decks - R...  
3.9 42  
\$179<sup>00</sup> (\$0.70/fluid ounce)

Based on your recent views Sponsored @

Patio, Lawn & Garden > Pools, Hot Tubs & Supplies > Parts & Accessories > Pool & Deck Repair Products



Click to see full view



Ask Rufus

Can it be used on wood? Does it need a primer? Is it slip resistant?

Ask something else

### DECK COATING - DESERT SUN

Visit the Doheny's Store  
4.5 (11) | Search this page

**\$78.99** (\$0.62 / fluid ounce)

Buying multiple items? Go to multi-select

Color: Desert Sun



**Brand** Doheny's  
**Color** Desert Sun  
**Finish Type** Matte  
**Size** 128 Fl Oz (Pack of 1)  
**Item Volume** 1 Gallons  
**Unit Count** 128.0 Fluid Ounces

See more

**\$78.99** (\$0.62 / fluid ounce)

FREE delivery April 8 - 10.

[Details](#)

Deliver to Ballantrae - Land O ...  
34638

In Stock

Qty: 1

Add to cart

Need more than 127 units?

Request for Quote

Secure transaction

Ships from and sold by Doheny's Pool Supplies Fast.

Return policy: 30-day refund/replacement

Add to Auto Buy

Save this item

Add to List

#### About this item

- Improve the aesthetics and safety of your concrete deck surfaces with Doheny's Deck Coating as it provides an anti-slip finish along with a beautiful finish.
- This durable product is water-based, providing soap and water clean-up, and allows a concrete deck or patio to return to service in 48 hours.
- Coating is UV resistant and excellent for restoring bare or previously painted concrete surfaces
- Cleans up with soap and water
- VOC compliant in the US and Canada
- See more product details

Report an issue with this product or seller

x 3  


---

 236.97

#### Bundle these items



+



+



Total price: \$183.90

Add all 3 to Cart

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

**This item: DECK COATING - DESERT SUN**  
 4.5 (11)  
**\$78.99** (\$0.62/fluid ounce)

Sponsored  
**Olympic Pool Paint - Gunzite Primer - 1 Gallon - two-part epoxy primer for rough plaster ...**  
 4.4 (151)  
 -15% **\$89.24** (\$0.56/fluid ounce)  
 List: \$104.99

Sponsored  
**GREEN LIFESTYLE All Purpose Canvas Drop Cloths - Drop Cloth for Painting, Floor Cover, Heavy...**  
 4.6 (7,749)  
 -8% **\$15.67** (\$0.33/square feet)  
 Typical: \$16.99

#### Products related to this item

EXHIBIT 14

RETURN TO AGENDA

# **Ballantrae Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
February 28, 2026**

**Ballantrae CDD**  
**Balance Sheet**  
**February 28, 2026**

Ballantrae CDD

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <b>ASSETS:</b>				
2 CASH - OPERATING ACCTS	\$ 1,255,854	\$ -	\$ -	\$ 1,255,854
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	16,906	-	-	16,906
5 CASH - DEBIT CARD SOUTHSTATE	158	-	-	158
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	618,003	-	618,003
9 EMERGENCY RESERVE	-	283,632	-	283,632
10 PARK DEVELOPMENT	-	1,117,992	-	1,117,992
11 BILL PAYMENT RESERVE	-	116,491	-	116,491
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	131,486	131,486
14 RESERVE-SERIES 2015	-	-	221,361	221,361
15 PREPAYMENT-SERIES 2015	-	-	-	-
16 INTEREST-SERIES 2015	-	-	-	-
17 ACCOUNTS RECEIVABLE	3,966	-	-	3,966
18 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
19 ASSESSMENTS RECEIVABLE -ON ROLL	46,025	-	25,001	71,026
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	-	-	-	-
21 DUE FROM OTHER FUNDS	143,226	195,853	535,433	874,513
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	4,367	-	-	4,367
24 <b>TOTAL ASSETS</b>	<b>\$ 1,471,983</b>	<b>\$ 2,331,972</b>	<b>\$ 913,282</b>	<b>\$ 4,717,237</b>
25 <b>LIABILITIES:</b>				
26 ACCOUNTS PAYABLE	\$ 37,630	\$ -	\$ -	\$ 37,630
27 DUE TO OTHER FUNDS	731,287	143,226	-	874,513
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	14,019	-	-	14,019
30 DEFERRED REVENUE ON-ROLL	46,025	-	25,001	71,026
31 <b>FUND BALANCE:</b>				
32 NON SPENDABLE (Deposits & Prepaid)	5,542	-	-	5,542
33 ASSIGNED	-	2,188,746	-	2,188,746
34 RESTRICTED FOR DEBT SERVICE	-	-	888,280	888,280
35 UNASSIGNED	637,481	-	-	637,481
36 <b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,471,983</b>	<b>\$ 2,331,972</b>	<b>\$ 913,282</b>	<b>\$ 4,717,237</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending February 28, 2026**

	<u>FY 2026</u> <u>BUDGET</u>	<u>BUDGET</u> <u>YEAR-TO-DATE</u>	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>	<u>VARIANCE</u> <u>YTD vs Actual YTD</u> <u>FAV (UNFAV)</u>	<u>YTD %</u> <u>ACTUAL /</u> <u>AMENDED</u>
<b>1 O&amp;M REVENUES:</b>					
2	\$ 1,024,661	\$ 922,195	\$ 978,634	\$ 56,439	96%
3	-	-	-	-	0%
4	118,252	-	-	-	0%
5	-	-	15,058	15,058	0%
6	-	-	305,927	305,927	0%
7	<b>1,142,913</b>	<b>922,195</b>	<b>1,299,618</b>	<b>377,424</b>	<b>114%</b>
<b>8 O&amp;M ADMINISTRATIVE EXPENDITURES:</b>					
BOARD OF SUPERVISORS					
9	14,000	5,833	3,800	2,033	27%
10	-	-	-	-	0%
11	2,015	2,015	-	2,015	0%
12	3,731	3,731	3,515	216	94%
13	-	-	-	-	0%
14	55,000	22,917	23,417	(500)	43%
15	-	-	-	-	0%
16	-	-	-	-	0%
17	18,000	7,500	2,814	4,686	16%
18	10,000	4,167	2,920	1,247	29%
19	4,400	1,833	-	1,833	0%
20	-	-	-	-	0%
21	4,507	1,878	-	1,878	0%
22	150	150	-	150	0%
23	1,500	625	-	625	0%
24	475	198	-	198	0%
25	1,200	500	535	(35)	45%
26	-	-	-	-	0%
27	-	-	-	-	0%
28	-	-	-	-	0%
29	<b>114,978</b>	<b>51,347</b>	<b>37,000</b>	<b>14,346</b>	<b>32%</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending February 28, 2026**

	<u>FY 2026</u> <u>BUDGET</u>	<u>BUDGET</u> <u>YEAR-TO-DATE</u>	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>	<u>VARIANCE</u> <u>YTD vs Actual YTD</u> <u>FAV (UNFAV)</u>	<u>YTD %</u> <u>ACTUAL /</u> <u>AMENDED</u>
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	16,667	14,397	2,270	36%
36    ELECTRIC UTILITY - RECREATION FACILITIES	20,000	8,333	7,876	457	39%
37    ELECTRIC STREET LIGHTING	121,000	50,417	48,276	2,141	40%
38    UTILITY - WATER - CLUBHOUSE & POOLS	16,000	6,667	8,229	(1,562)	51%
39    STORMWATER ASSESSMENT	2,400	1,000	1,769	(769)	74%
40 <b>UTILITY SERVICES SUBTOTAL</b>	<b>199,400</b>	<b>83,083</b>	<b>80,547</b>	<b>2,536</b>	<b>40%</b>
45 <b>LAKES/PONDS &amp; LANDSCAPE</b>					
46    AQUATIC CONTRACT	38,076	15,865	9,519	6,346	25%
47    WETLAND BUFFER SPRAY CONTRACT	16,800	7,000	4,200	2,800	25%
48    FOUNTAIN REPAIRS & MAINTNANCE	3,500	1,458	6,483	(5,025)	185%
49    MITIGATION AREAS: MONITOR & MAINTAIN	1,500	625	-	625	0%
50    LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51    INSTALL/REPLACE AQUATIC PLANTS	5,000	2,083	-	-	0%
52    LANDSCAPE MAINTENANCE CONTRACT	159,900	66,625	62,333	4,293	39%
53    LANDSCAPE - SECONDARY CONTRACTS	51,200	21,333	32,780	(11,446)	64%
54    IRRIGATION REPAIRS AND MAINTENANCE	14,000	5,833	5,780	53	41%
55    REPLACE PLANTS, MULCH & TREES	15,000	6,250	4,800	1,450	32%
56    SOD & SEED REPLACEMENT	10,000	4,167	-	4,167	0%
57    EXTRA MOWINGS DURING RAINY SEASON	1,000	417	-	417	0%
58    RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	5,000	4,475	525	37%
59    FIELD MISCELLANEOUS	-	-	-	-	0%
60 <b>LAKES/PONDS &amp; LANDSCAPE TOTAL</b>	<b>327,976</b>	<b>136,657</b>	<b>139,845</b>	<b>(3,188)</b>	<b>43%</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending February 28, 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>
<b>61 STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>					
62 ENTRY & WALLS MAINTENANCE	2,000	833	275	558	14%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	417	-	417	0%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	625	-	625	0%
65 EMPLOYEE - SALARIES	152,880	63,700	59,688	4,012	39%
66 EMPLOYEE - P/R TAXES	13,695	5,706	4,948	759	36%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	4,633	(13)	100%
68 PAYROLL PROCESSING FEES	1,900	792	850	(58)	45%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	6,000	6,000	-	42%
70 MILEAGE	1,000	417	-	417	0%
<b>71 STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>	<b>192,995</b>	<b>83,110</b>	<b>76,394</b>	<b>6,716</b>	<b>40%</b>
<b>72 CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	5,000	8,297	(3,297)	69%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	2,292	2,130	162	39%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	417	-	417	0%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	8,333	4,512	3,822	23%
79 POOL PERMITS	750	750	-	750	0%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	1,200	(680)	231%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	4,167	4,216	(49)	42%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	14,583	9,768	4,815	28%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	9,792	-	9,792	0%
87 EMPLOYEE P/R TAXES	2,000	833	-	833	0%
88 EMPLOYEE WORKER'S COMP	1,300	542	-	542	0%
89 VIDEO SURVEILLANCE	1,300	542	-	542	0%
<b>90 CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>	<b>126,870</b>	<b>61,770</b>	<b>36,747</b>	<b>25,023</b>	<b>29%</b>

**Ballantrae CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending February 28, 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	-	81,064	(81,064)	162%
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>81,064</b>	<b>(81,064)</b>	<b>162%</b>
107 <b>TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)</b>	<b>1,040,913</b>	<b>444,660</b>	<b>480,142</b>	<b>(35,482)</b>	<b>46%</b>
108 <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>102,001</b>	<b>477,535</b>	<b>819,477</b>	<b>341,942</b>	<b>803%</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>
116 <b>O&amp;M TOTAL EXPENDITURES</b>	<b>1,142,913</b>	<b>444,660</b>	<b>713,544</b>	<b>(268,883)</b>	<b>62%</b>
117 <b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>477,535</b>	<b>586,075</b>	<b>108,540</b>	<b>0%</b>
118 <b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>477,535</b>	<b>586,075</b>	<b>108,540</b>	<b>0%</b>
119 BEGINNING FUND BALANCE GENERAL FUND			56,948		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			<b>643,023</b>		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS			<b>643,023</b>		
124 <b>ADJUSTED FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 643,023</b>	<b>\$ -</b>	

**Ballantrae CDD**  
**Reserve Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending February 28, 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>	\$ -	\$ -	\$ 24,881	\$ 24,881
<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>	15,000	-	223,283	223,283
<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>	15,000	15,000	130,785	84,175
<b>15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES</b>	-	-	92,498	307,458
<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>	-	-	(270,927)	(270,927)
<b>33 NET CHANGE IN FUND BALANCE</b>	-	-	(178,429)	
<b>34 FUND BALANCE BEGINNING</b>			2,367,175	
<b>35 FUND BALANCE FORWARD USE</b>			-	
<b>36 FUND BALANCE ENDING</b>			\$ 2,188,746	

**Ballantrae CDD**  
**Debt Service Fund -Series 2015**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For The Period Beginning October 1, 2025 Ending February 28, 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	\$ 531,610	\$ 475,949
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	6,082	6,082
<b>6 TOTAL REVENUE</b>	<b>556,611</b>	<b>55,661</b>	<b>537,692</b>	<b>482,031</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>450,031</b>	<b>475,683</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>450,031</b>	<b>475,683</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>\$ 888,280</b>	<b>\$ 913,932</b>

**Ballantrae CDD**  
**Bank Reconciliation**  
**February 28, 2026**

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 1,267,477.22
Less: Outstanding Checks	(11,623.09)
Deposits in Transit	-
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 1,255,854.13</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
10/27/2025	102725ach	Duke Energy	2131 Ballantrae Blvd 9/3-10/1		64.44	43,001.40

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

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
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
11/30/2025			Funds Transfer		40,096.95	124,131.78

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

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
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
12/21/2025	2783	Steadfast Alliance, LLC	Landscape Service-mulch		21,000.00	1,344,688.66

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

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
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	012326achj	Pasco County Utilities Services Branch	0 Ayrshire 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
1/27/2026	012726ach4	Duke Energy	2500 Ballantrae Blvd		238.76	1,318,945.54

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Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
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>
2/1/2026	2799	Haven Management Solutions	District Management Services - February		4,583.33	1,294,312.69
2/1/2026	020126ach	Engage PEO	PR		7,000.96	1,287,311.73
2/2/2026	2798	Anchor Stone Management, LLC	Settlement		1,922.04	1,285,389.69
2/2/2026	020226ach'	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,284,989.69
2/3/2026	2800	Court Project LLC	Progress Invoice-Tennis Court Resurface		15,000.00	1,269,989.69
2/3/2026	2801	JCS Investigations	Reference: Security Patrol		1,848.00	1,268,141.69
2/9/2026	2802	Stantec Consulting Services Inc.	Engineering Fees		276.55	1,267,865.14
2/9/2026	2803	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,254,540.14
2/10/2026	2804	Haven Management Solutions	Billing #20 - Field Services & Maintenance		300.00	1,254,240.14
2/11/2026			Deposit	25,494.55		1,279,734.69
2/17/2026	2808	Straley Robin Vericker	Prof ServThrough 10/31/25		584.00	1,279,150.69
2/20/2026	022026ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		2,920.45	1,276,230.24
2/20/2026	022026ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,276,219.24
2/20/2026	022026ach	Engage PEO	PR		5,391.96	1,270,827.28
2/24/2026	2806	Haven Management Solutions	Billing #20 - Field Services & Maintenance 2/8-2/21/26		300.00	1,270,527.28
2/24/2026	022426ach1	Bright House Networks	17611 MENTMORE Blvd Clubhouse jan		30.00	1,270,497.28
2/25/2026	2809	Arrow Exterminators Inc	Pest Control		35.00	1,270,462.28
2/25/2026	2810	Arrow Exterminators Inc	Pest Control		50.00	1,270,412.28
2/25/2026	2811	Arrow Exterminators Inc	Pest Control		35.00	1,270,377.28
2/25/2026	2812	Arrow Exterminators Inc	Pest Control		50.00	1,270,327.28
2/25/2026	2813	Arrow Exterminators Inc	Pest Control		90.00	1,270,237.28
2/25/2026	022526ach	Duke Energy	3351 Downan Point Dr		53.20	1,270,184.08
2/25/2026	022526ach2	Duke Energy	17600 Stinchar Dr		90.61	1,270,093.47
2/25/2026	022526ach3	Duke Energy	3643 Duke Firth St		30.80	1,270,062.67
2/25/2026	022526ach4	Duke Energy	2500 Ballantrae Blvd		114.63	1,269,948.04
2/25/2026	022526ach5	Duke Energy	17626 Glenapp Dr		30.80	1,269,917.24
2/25/2026	022526ach6	Duke Energy	2131 Ballantrae Blvd		78.69	1,269,838.55
2/25/2026	022526ach7	Duke Energy	17650 Ayrshire Blvd		31.07	1,269,807.48
2/25/2026	022526ach8	Duke Energy	2800 Ballantrae Blvd		2,721.72	1,267,085.76
2/25/2026	022526ach9	Duke Energy	17700 Glenapp Dr Entry Tower		35.13	1,267,050.63
2/25/2026	022526ach10	Duke Energy	172524 Hugh Ln		205.17	1,266,845.46
2/25/2026	022526ach11	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,299.29	1,265,546.17

**BALLANTRAE CDD**  
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Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
2/25/2026	022526ach13	Engage PEO	elliott farmer-correction pr		223.36	1,265,322.81

**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>
2/26/2026	2816	Arrow Exterminators Inc	Pest Control		50.00	1,265,272.81
2/27/2026	022726ach	Duke Energy	17835 State Road 54		9,377.40	1,255,895.41
2/27/2026	2/27/2026	Duke Energy	Duke - NEED BACKUP		41.28	1,255,854.13
<b>2/28/2026</b>				<b>25,494.55</b>	<b>68,536.44</b>	<b>1,255,854.13</b>

EXHIBIT 15

RETURN TO AGENDA

**MINUTES OF 03/19/26 REGULAR MEETING  
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, March 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:

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

Also present were:

- Patricia Thibault ..... District Manager, Haven Management Solutions
- Joe O’Reilly.....Field Manager, Haven Management Solutions
- Matt Goldrick ..... Account Manager, Steadfast
- Kevin Hiller.....Steadfast
- Greg Woodcock ..... District Project Manager, Stantec
- Garry Kubler.....Maintenance

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

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

- Chairman Levy allowed an audience comment on a non-agenda item. A resident noted they had sent Chairman Levy an email asking about opening a coffee shop. They asked if they would be allowed to park in front of the clubhouse, maybe once a week, to serve the community. Chairman Levy responded by noting that the district had attempted to host food truck the year before, but they didn’t turn a profit. The resident noted they have used social media to generate business and have had people follow them from location to location. They also mentioned that their hours are usually 7 a.m. to 1p.m. The Board stated that they would need a motion, after checking with the resident about their hours and whether or not they could provide insurance. They are to take care of the insurance with Ms. Thibault. They shared that the business’ name is Café Betty’s.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved Café Betty’s LLC to Serve the Community from 7 a.m. to 1 p.m. for the Ballantrae Community Development District.

- Another audience member introduced themselves as a campus pastor at Bay Hope Church, noting that they host a kid’s camp from June 22<sup>nd</sup> to June 26<sup>th</sup>. They advised that it would run from 4 p.m. to 8 p.m., noting that they were hopeful they would be able to use space in the district for games and activities. They introduced Madison, the kid’s director, and Ballantrae resident, to speak about it more. They noted that they already have their insurance on record with the district. The Board advised that the space the pastor was discussing is not a rentable area that they could mark off as residents have a right to it. Chairman Levy noted they could use the space as a resident. It was noted by another Supervisor that as a resident, she [Madison] could only bring in 4 people. The Board discussed enforcing guest numbers, using the playground as an example. The Board advised Mr. Kubler to tentatively put the camp on his schedule. The Bay Hope Church representatives asked if there was anything they could do to help maintain the facility. The Board suggested being careful of the floors and avoiding glitter.

47 **III. Vendor & Professional Reports**

48 **A. Steadfast Environmental Report – Matt Goldrick – Live**

49 **1. Conservation Area Inspection Report**

50 Mr. Goldrick presented the conservation area report. He noted that all of the low-lying vegetation has started to come  
51 out and that they will stay on top of the growth. He explained that all of their grass mixes are eco-safe and full of nutrients.  
52 Mr. Goldrick reported concerns over Pond 26, advising that he is going to hit it with 3 rounds of herbicide to clean it up.  
53 The first dose has already been administered.

54 Mr. Goldrick asked the Board if it would be okay for him to call in for a little bit, until gas prices come down.

55 **2. Waterway Inspection Report**

56 Mr. Hiller presented the report. He noted that they were a little behind, as he had been sick and noticed that some  
57 things had not been completed in his absence. He reported that the pile of magnolia would get picked up right away, and  
58 that the flowers were installed without issue. Mr. Hiller informed the Board that they did some testing on the wells, and  
59 the guy doing the checks told them he wasn't charging for the night. He explained that they had found a control block,  
60 which saved the district a lot of money. He confirmed that the control box was under warranty.

61 **B. Steadfast Maintenance Division**

62 **1. Consideration to Steadfast Proposals**

63 **o Proposal for Overseeding Behind the Clubhouse - \$3,240**

64 Mr. Hiller reported that their well-guy had advised him that if there was an issue with the palm, he would pull it and  
65 repair it at his cost. He continued, discussing the spots by the playground where he had been asked to pursue an overseed  
66 proposal. The Board discussed overseeding, noting they may have to block off parts of the playground, and wondering  
67 if it is the right area to prioritize. A Supervisor noted that they don't want to run out of money to fix an area that really  
68 needs it because they spent so much on an area that will eventually fill in. Mr. Hiller noted that this is the time of year to  
69 work out these problems. The Board agreed to table it until the next meeting, when they will also have the resod  
70 proposals.

71 **o Ratification for the Rotation of Spring Annuals - \$8,090**

72 Mr. Hiller reported on the spring annuals, having found that plants and annuals were flying due to the previous  
73 freeze.

74 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board  
75 Ratified the Rotation of Spring Annuals for \$8,090 for the Ballantrae Community Development District.

76 The Board suggested keeping an eye on the plants and flowers as they had spent a lot on them.

77 **o Palm Trimming - \$2,300**

78 Mr. Hiller reported on the palms they need to get trimmed. He noted it would be 13 Washingtonian pops, 8 sabal  
79 palms, 2 Sylvester palms, and 1 in between. He advised that trimming needed to be done again.

80 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board  
81 Approved the Proposal for Palm Trimming for \$2,300 for the Ballantrae Community Development District.

82 Mr. Hiller noted that as rainy season kicks in, they are going to let some of the bay areas reseed themselves. He  
83 advised that they are going to stagger the reseeding, so that everything is planted when it should be. He confirmed getting  
84 with Ms. Cordero for the sprinkler map.

85 It was noted that a resident had called about getting the wood line pushed back further. Mr. Hiller shared that she  
86 had claimed that she was going to come to each Board meeting and scream at everyone. Because she had bought land  
87 next to a preserve, they could only go back so far and couldn't touch any native plants. The Board agreed to inform her  
88 that all district matters need to go through Ms. Thibault.

89 Mr. Woodcock reported that PASCO County was going to be constructing sidewalks on the west side, from  
90 Ballantrae Boulevard to Stratton Place, north to Baxley. He noted that there were a couple of things that would impact  
91 the district, namely 2 intersections. One at Glen Cao Drive, where they intend to shorten the crosswalk and have it stretch  
92 straight across the road instead of into the median. They're also putting in additional handicap ramps. The other  
93 intersection receiving modifications is Castaway Drive. The Board expressed concerns, noting that Mr. Woodcock was  
94 asking them to reduce their mediums and get rid of their annuals, which they had spent money on. Mr. Woodcock noted  
95 that the county would be paying for it, as they would be coming close to the monument. He explained that the county  
96 would be coming pretty close, noting that the Capitol entrance would experience the most drastic impact. He explained  
97 that the county had said it was the CDD's pass to modify the irrigation. The Boars noted that there are 2 lights out in the  
98 area. Mr. Woodcock advised that if the county is aware of the lights and damages them during construction, they would  
99 have to fix it. He also advised that the county was looking to add digital lighting, 1 light on each corner (4). Mr.  
100 Woodcock, Ms. Thibault and District Counsel are to set up a call with the county to discuss. Mr. Woodcock informed the  
101 Board that the county was looking to start the project in 3 months and that it would take 6-8 months to complete. Members  
102 of the Board expressed concern over the new sidewalk being put in without proper lighting. They discussed what needs  
103 to be discussed during the phone call, including the cost of the lights. Mr. Woodcock suggested reaching out to Diego at  
104 Sharp Design for revised plans to look at.

105 **C. Amenity & General Maintenance Manager**

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

107 Mr. Kubler had handed out revised versions of this report, having completed most of the tasks. The Board asked  
108 about the handicapped lift chair cover, noting that it would be wise to have as the chair is exposed to the elements all  
109 day. Mr. Kubler confirmed he would get a proposal on the cover. Mr. Kubler noted that the train pool benches will be  
110 finished this week. The Board discussed flooding issues, and the cheapest options to replace their fans. They suggested  
111 Lowe's or Home Depot, debating if they should fix the fan or replace it all together. The Board also discussed the puck  
112 lights not working, noting that the electrical wiring could pose a huge safety issue. It was noted that they are missing a  
113 fire extinguisher, and the Board discussed their options to purchase a new one. Mr. Woodcock reported that the East Pond  
114 sign is too low to the ground, and that the clubhouse is drained by showers.

115 **2. Consideration of Proposal to Apply Ecofinish to Splash Pad - Hanley Pools - \$8,500**

116 Mr. O'Reilly reported that the splash pad has a few hairline cracks, but nothing that needs to be jumped on. A  
117 Supervisor noted they had serviced the splash pad 3 years ago, finding it odd they would have to do so again so soon.

118 **3. Consideration of Proposal for Renovation – Pulexa**

119 ○ **Option 1: Repair Crack on Splash Pad - \$13,900**

120 ○ **Option 2: Resurface Splash Pad with Pebble TEC - \$28,000**

121 Tabled until the next fiscal year.

122 **4. Consideration of Proposal for Clubhouse Furniture- Florida Patio Furniture Inc - \$1,801.70**

123 Mr. O'Reilly reported that the splash pad has a few hairline cracks, but nothing that needs to be jumped on. A  
124 Supervisor noted they had serviced the splash pad 3 years ago, finding it odd they would have to do so again so soon. It  
125 was noted that they had pushed it off last meeting. They noted that they're missing 5 tables and 4 umbrellas.

126 ○ Option 1: Just the tabletops – \$486 plus shipping for 9 tabletops.

127 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved  
128 the Proposal for Clubhouse Furniture, Florida Patio Furniture Inc for \$1,801.70 for the Ballantrae Community  
129 Development District.

130 **5. Consideration of Proposal for Park Sign – Signarama - \$305.28**

131 Mr. O'Reilly reported that the signage is faded and can hardly be read anymore. Due to a credit card surge, this  
132 would have to be paid for by check.

133 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board  
134 Approved the Proposal for a Park Sign from Signarama for \$305.28 to be Paid for by Check for the Ballantrae Community  
135 Development District.

136 **6. Consideration of Proposal for Furniture Dolly**

137 **7. Consideration of Proposal for Shop Vacuum**

138  
139 **IV. District Manager**

140 **A. Informal Presentation – Potential Sidewalk and Safety Improvements**

141 Mr. Woodcock reported that PASCO County was going to be constructing sidewalks on the west side, from  
142 Ballantrae Boulevard to Stratton Place, north to Baxley. He noted that there were a couple of things that would impact  
143 the district, namely 2 intersections. One at Glen Cao Drive, where they intend to shorten the crosswalk and have it go  
144 straight across the road instead of into the median. They're also putting in additional handicap ramps. The other  
145 intersection receiving modifications is Castaway Drive. The Board expressed concerns, noting that Mr. Woodcock was  
146 asking them to reduce their mediums and get rid of their annuals, which they had spent money on. Mr. Woodcock noted  
147 that the county would be paying for it, as they would be coming close to the monument. He explained that the county  
148 would be coming pretty close, noting that the Capitol entrance would experience the most drastic impact. He explained  
149 that the county had said it was the CDD's pass to modify the irrigation. The Boars noted that there are 2 lights out in the  
150 area. Mr. Woodcock advised that if the county is aware of the lights and damages them during construction, they would  
151 have to fix it. He also advised thar the county was looking to add digital lighting, 1 light on each corner (4). Mr.  
152 Woodcock, Ms. Thibault and District Counsel are to set up a call with the county to discuss. Mr. Woodcock informed the  
153 Board that the county were looking to start the project in 3 months and that it would take 6-8 months to complete.  
154 Members of the Board expressed concern over the new sidewalk being put in without proper lighting. They discussed  
155 what needs to be discussed during the phone call, including the cost of the lights. Mr. Woodcock suggested reaching out  
156 to Diego at Sharp Design for revised plans to look at.

157 **V. Administrative Items**

158 **A. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held February**  
159 **19, 2026**

160 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Accepted  
161 the Minutes of the Regular Meeting of Board of Supervisors Held February 19, 2026, for the Ballantrae Community  
162 Development District.

163 **B. Consideration for Approval: The December 2025 Unaudited Financial Statements**

164 The December 2025 unaudited financial statements were reviewed. The Board noted these statements were driven  
165 by landscape expenses. They also noted that they are about \$20,000 over budget currently.

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

168 **C. Presentation of General Election Meeting Date and Location**

169 Ms. Thibault informed the Board that they use the site for voting, and so they have an agreement for August 18<sup>th</sup>,  
170 2026, and November 3<sup>rd</sup>. 2026. The Board asked who keeps them consistent, followed by a request to make sure all the  
171 equipment is gone the day after the election. The Board emphasized that to the extent permitted by the law, Supervisors  
172 of elections shall identify, defend, and hold harmless against the owner against any actions, claims, or damages arising  
173 out of negligent acts caused by any officials or employees or Supervisor of elections in connection with the agreement.

174 On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved  
175 the General Election Meeting Date and Location for the Ballantrae Community Development District.

176 **D. Presentation of Ballantrae Approval Listing**

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

178 **E. Presentation of Ballantrae CDD Employee Handbook**

179 Ms. Thibault presented the handbook, noting changes to the attendance and leave sections. She explained some of  
180 the changes, noting that they are meant to cut back on last minute callouts, and paid lunch breaks off of district property.  
181 She also covered the holiday policy. Ms. Thibault discussed the sick policy, noting a doctor's note may be required for  
182 someone who is frequently calling out because they're sick. She and the Board also discussed the tardy policy. Any type  
183 of personal absence would require a week's notice. Ms. Thibault also discussed uniforms, with the Board agreeing that  
184 they should purchase shirts for the team if they are requiring them. The new policies would go into effect on April 1<sup>st</sup>.

185 Ms. Thibault and the Board discussed employee performance evaluations, with concerns toward measuring  
186 adaptability. They decided biannual evaluations would better showcase someone's abilities and improvements.

187 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board  
188 Approved the Ballantrae CDD Employee Handbook with Changes to the Sick Policy for the Ballantrae Community  
189 Development District.

190 Ms. Thibault confirmed she would send the updated handbook to Mr. O'Reilly for distribution to the employees.

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

192 Ms. Thibault noted that the biggest feedback point from JCS Investigations was that their daily reports were crossing  
193 over and covering more HOA responsibilities (open garages, cars blocking sidewalks, etc.) rather than their contractual  
194 CDD responsibilities. She noted that they love the reports on public items, like lights being out, but have to be careful  
195 about the optics of spending CDD funds for what would appear to be personal use.

196 **VII. Supervisor Requests**

197 A Supervisor expressed interest in painting the backboards of the basketball court, claiming it brings the whole  
198 complex down every time they drive past it. Another Supervisor mentioned pool monitors, noting a few people who may  
199 be interested in the position. The monitoring would start on Saturday before spring break. Another Supervisor requested  
200 the Square be brought to the next meeting.

201 **VIII. Adjournment**

202 There being no further business, the meeting was adjourned

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

205

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

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**Signature**

213 \_\_\_\_\_  
**Signature**

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219 \_\_\_\_\_  
**Printed Name**  Secretary  Assistant Secretary

219 \_\_\_\_\_  
**Printed Name**  Chairman  Vice Chairman

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221

- 222 - Board Ratified the Rotation of Spring Annuals for \$8,090
- 223 - Board Approved the Proposal for Palm Trimming for \$2,300
- 224 - Board Approved the Proposal for Clubhouse Furniture, Florida Patio Furniture Inc for \$1,801.70
- 225 - Board Approved the Proposal for a Park Sign from Signarama for \$305.28

EXHIBIT 16

RETURN TO AGENDA

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 Fund
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	Pest Control Contract	General Fund
9/18/2025	FL-AIR	Annualy	Proposal for Air Conditioning Repair i	Asset Reserves
10/16/2025	Steadfast	\$21,310.00	Proposal for Installation of Mulch	General Fund
10/16/2025	Steadfast	\$21,000	Proposal to replace the structure rock climbing portion with a pipe wall	Park Development Fund
10/16/2025	Roof X	\$2,950	to repair roof on the (6) towers	Emergency Reserve
10/16/2025	Master Key Lock	\$4,750	Master Key Lock	General Fund
10/16/2025	Aquasol dba Poolsure	\$1,373.89	monthly services for Summer and winter with renewal effective date of January 1, 2026	General Fund
		\$1957.39		
		monthly in Summer		
		and		
		\$1,174.43		
		monthly in winter		
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
			\$137.19 (two for \$69.99 each)		
11/20/2025	Fire Tablet			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	Florida Fountains & Equipment	\$3,587.40	This is proposal is to Ballantrae CDD for the 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	Lintower & Clubhouse	\$9,668.06	motor for pump	General Fund
2/19/2026		\$149.99	Grill	General Fund
2/19/2026	Court Project	\$400	Ratification of Fence Panel Replacement	General Fund
3/19/2026	Steadfast	\$8,090	Ratification for the Rotation of Spring Annuals	General Fund
3/19/2026	Steadfast	\$2,300	Palm Trimming	General Fund
3/19/2026	Florida Pation Furniture	\$1,801.70	just the table tops	General Fund
3/19/2026	Park Sign from Signarama	\$305.28	Park Sign	General Fund