

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

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](#)
 - ❖ **Trimming and Lifting of the Trees at the Straiton Entrance - \$3900** [EXHIBIT 10](#)
3. Presentation of Sod Map [EXHIBIT 11](#)

D. Amenity Manager

1. **Presentation of Amenity Center Report & Task List for Discussion** [EXHIBIT 12](#)
2. Consideration of Proposals for Leaf Blower: [EXHIBIT 13](#)
 - ❖ 3-in-1 Leaf Vacuum with Bag – Amazon- \$134
 - ❖ Craftsman – Amazon - \$139.99
3. Consideration of Maintenance Proposals:
 - ❖ Cool Deck Painting Option 1 [EXHIBIT 14A](#)
 - ❖ Cool Deck Painting Option 2 [EXHIBIT 14B](#)

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 15](#)
2. Consideration for Approval: The February 2026 Unaudited Financial Statements [EXHIBIT 16](#)
3. Presentation of Approval Listing [EXHIBIT 17](#)

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

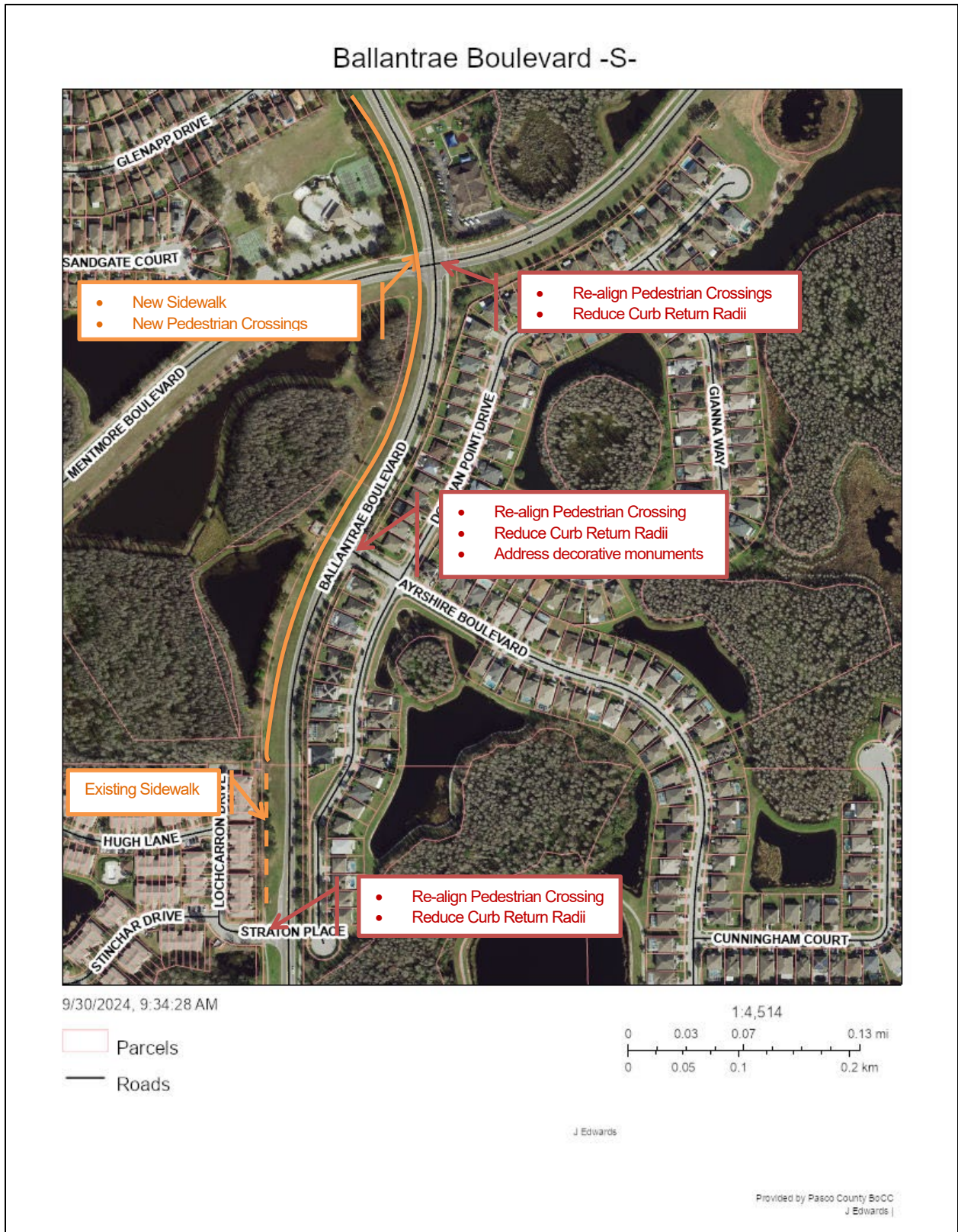


FIGURE 2 - BALLANTRAE BOULEVARD -N-



FIGURE 3 - BUD BEXLEY PARKWAY

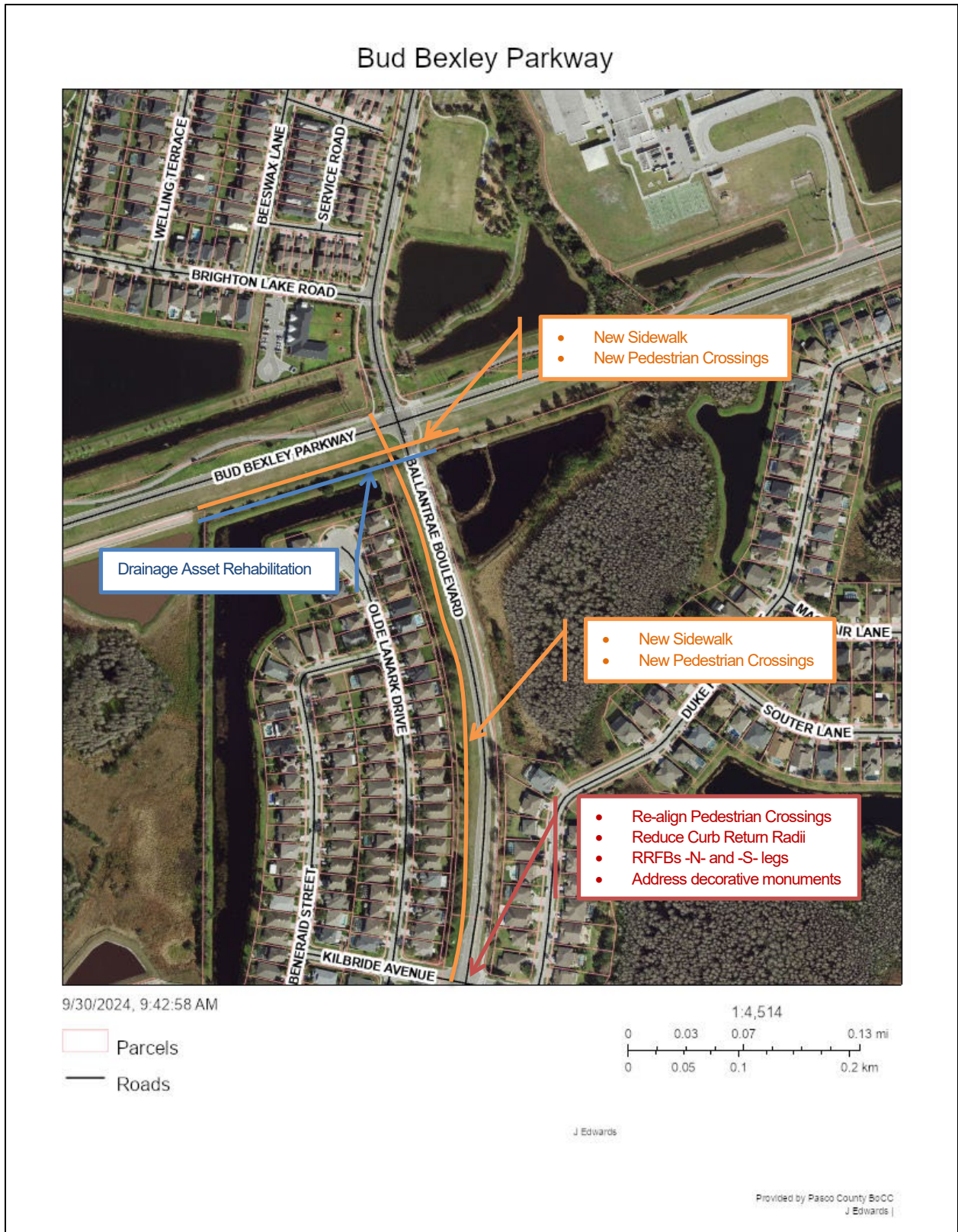
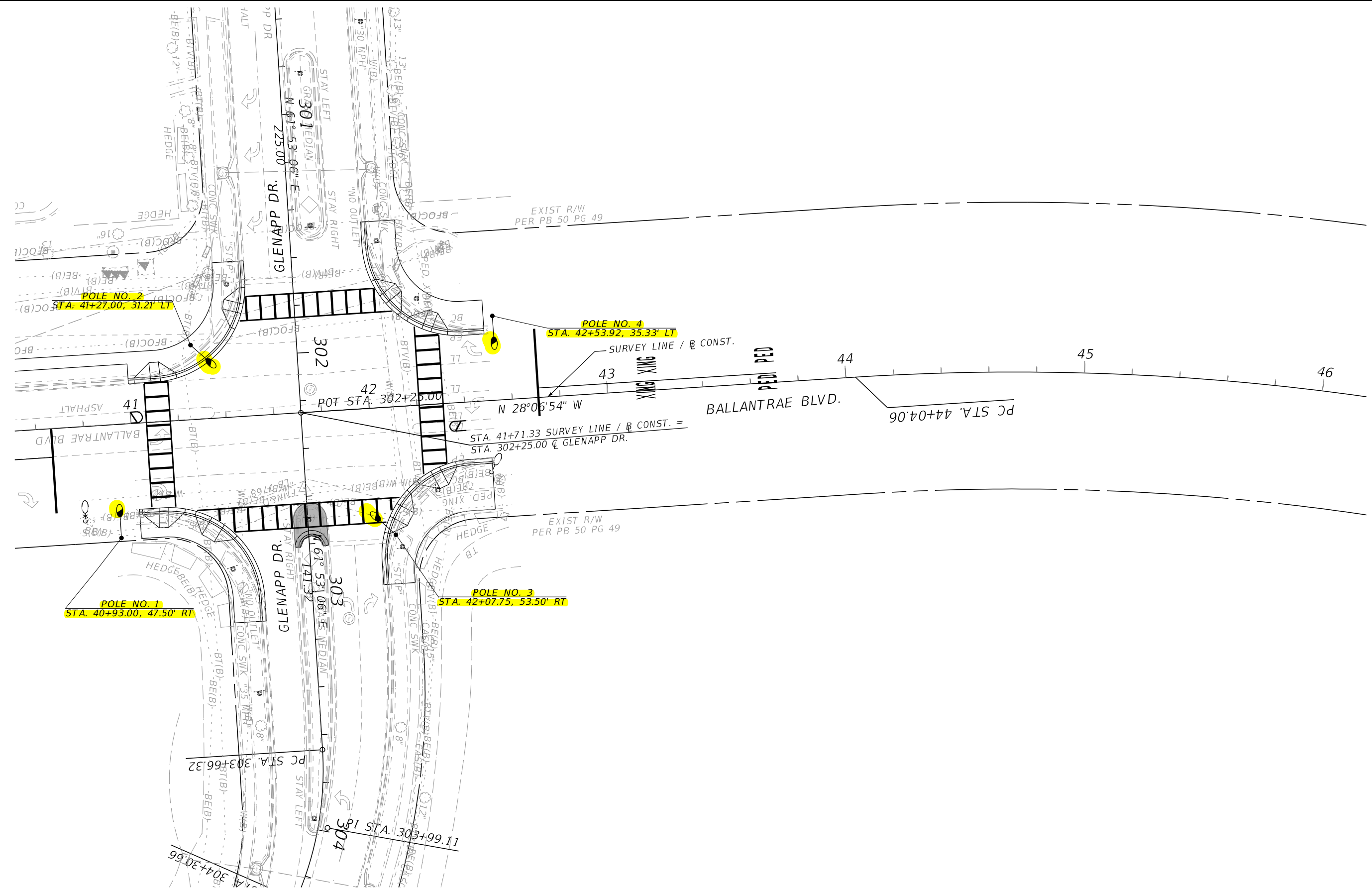


EXHIBIT 2
RETURN TO AGENDA

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| REVISIONS | | | |
|-----------|-------------|------|-------------|
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| | | | |


PASCO COUNTY FLORIDA
 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

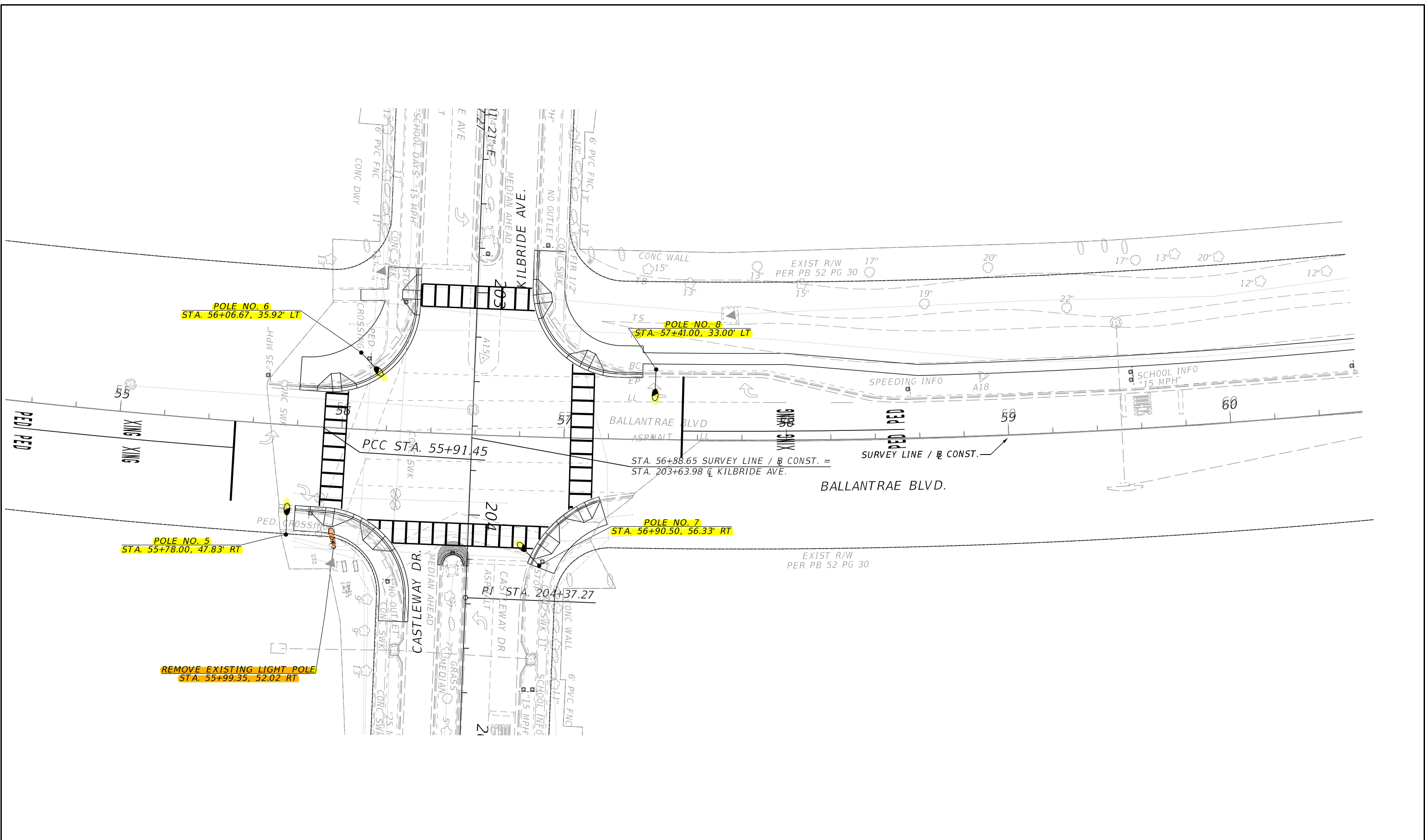
BEXLEY ELEMENTARY SIDEWALK PROJECT
BALLANTRAE BLVD.
FROM STRATON PL. TO BUD BEXLEY PKWY.

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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| BALLANTRAE | PASCO | 23010.10 |

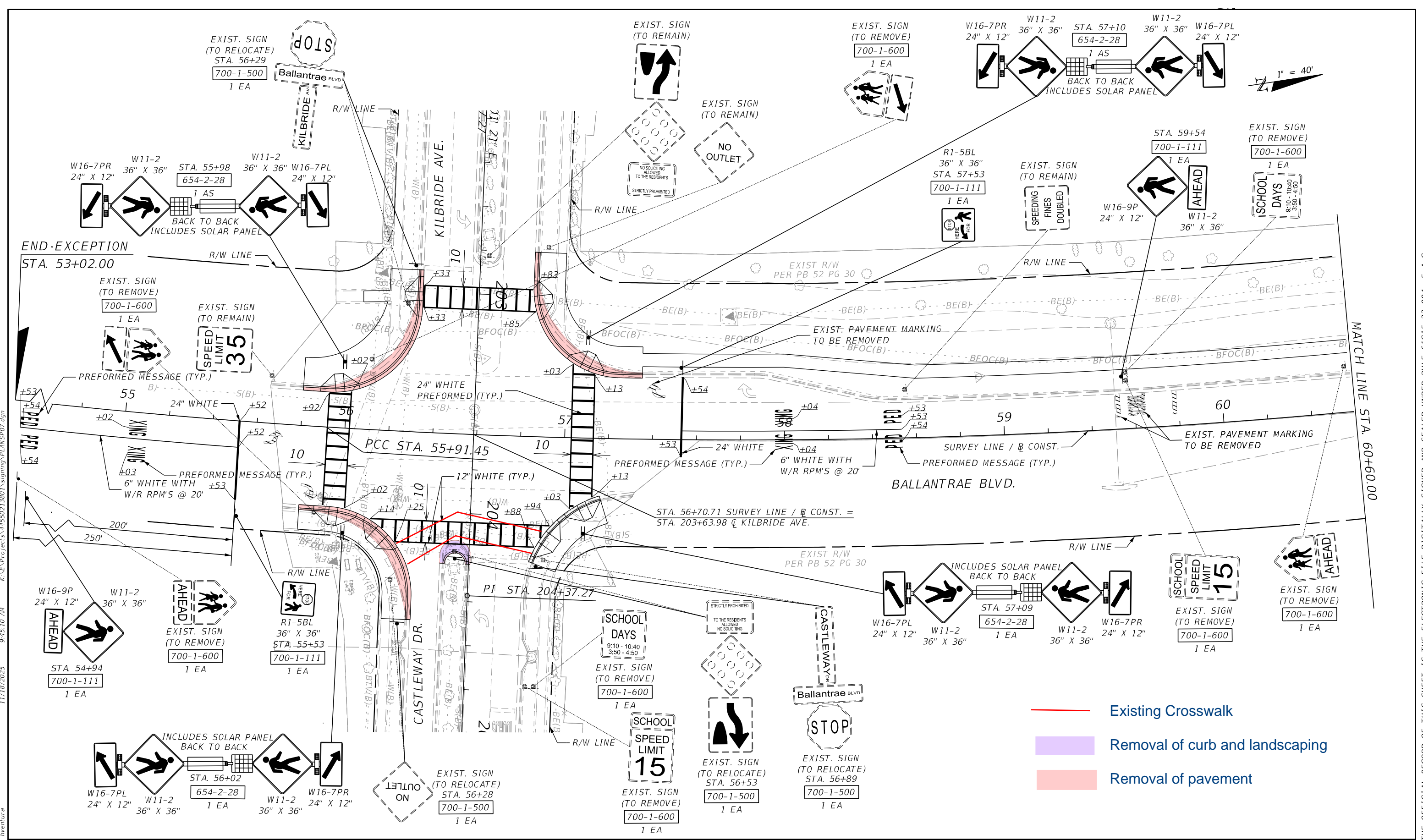
REGISTERED PROFESSIONAL ENGINEER
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| BEXLEY ELEMENTARY SIDEWALK PROJECT BALLANTRAE BLVD. FROM STRATON PL. TO BUD BEXLEY PKWY. | | SHEET NO. |
|--|--|-----------|
| LIGHTING PLAN (2) | | L-4 |

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EXHIBIT 3

RETURN TO AGENDA



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

| REVISIONS | | | |
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| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |


PASC
 COUNTY FLORIDA
Over Since 1989
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| | | |
|---------------------|--------|----------|
| 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. | | SHEET NO. |
| SIGNING AND PAVEMENT MARKING PLAN (7) | | 55 |

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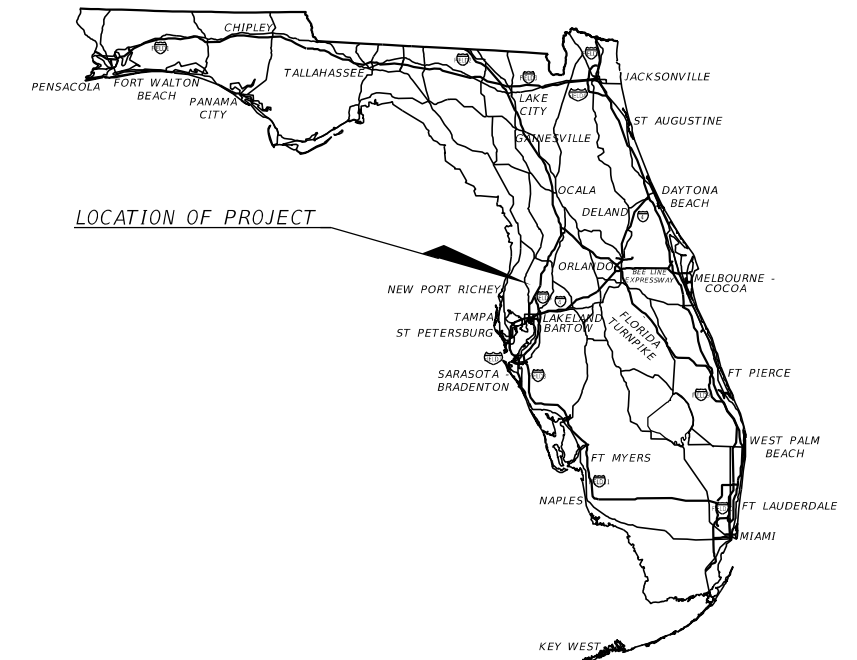
EXHIBIT 4

[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



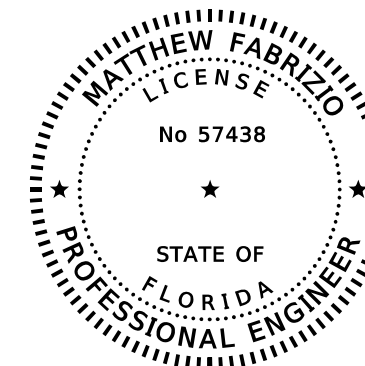
PLANS PREPARED FOR: 

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
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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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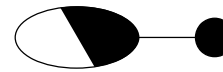

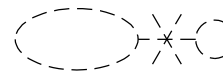
POLE DATA

| 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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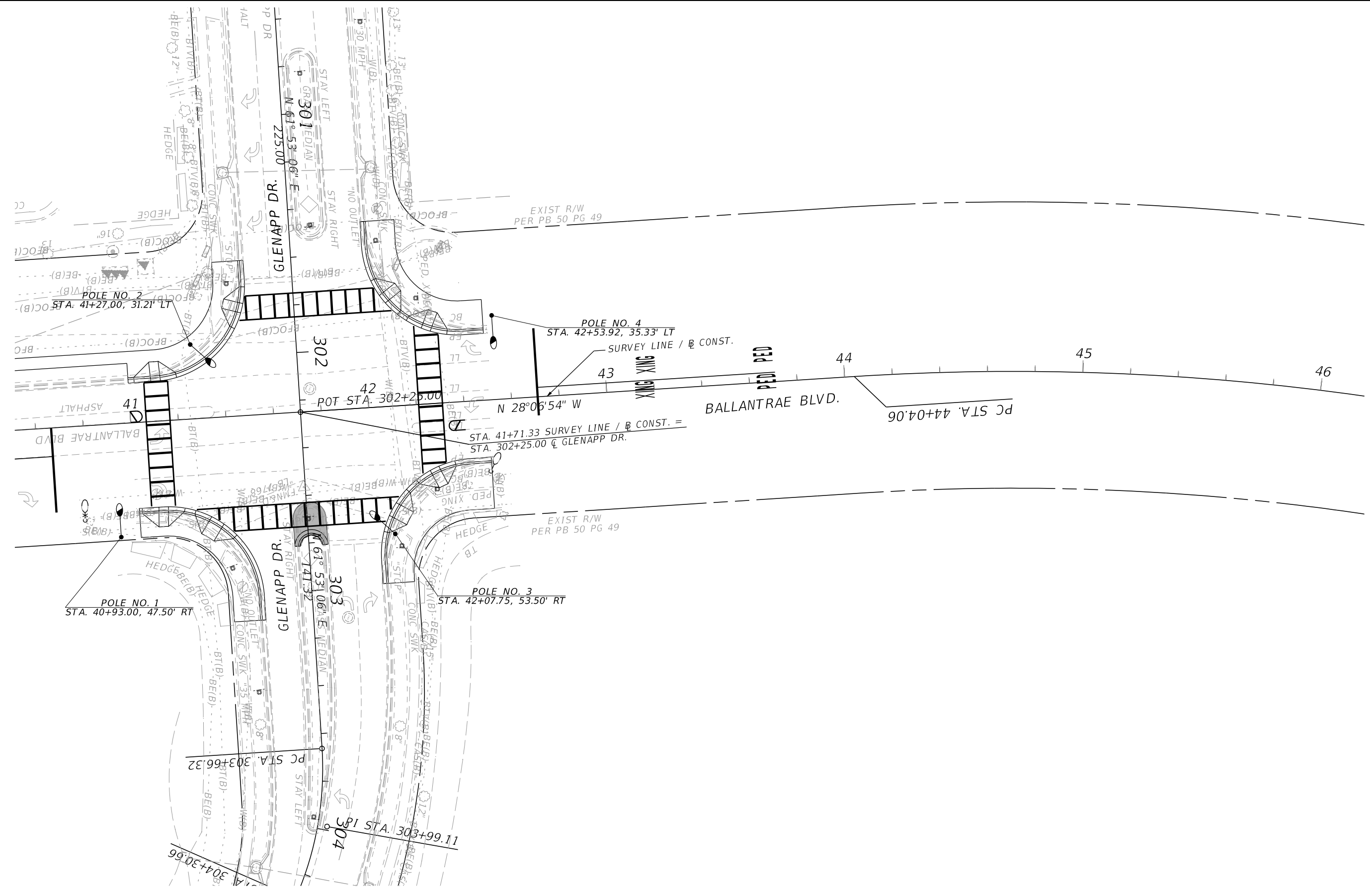
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 FLORIDA LICENSE No. 57438

 MATTHEW FABRIZIO, P.E. DATE

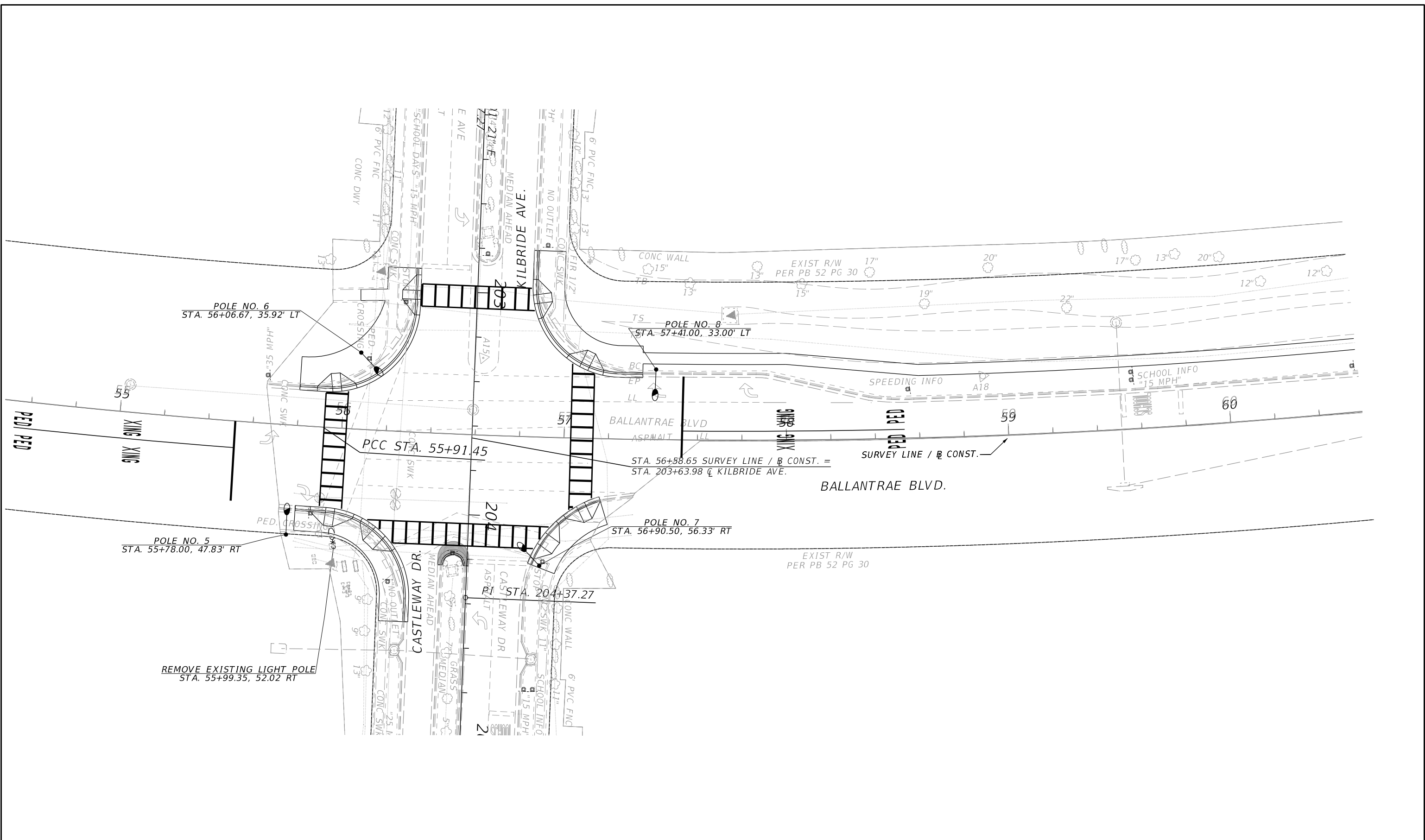
BEXLEY ELEMENTARY SIDEWALK PROJECT
BALLANTRAE BLVD.
FROM STRATON PL. TO BUD BEXLEY PKWY.

LIGHTING PLAN (1)

SHEET NO.
 L-3

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| REVISIONS | | | |
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| DATE | DESCRIPTION | DATE | DESCRIPTION |
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| 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. | | SHEET NO. |
| LIGHTING PLAN (2) | | L-4 |

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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

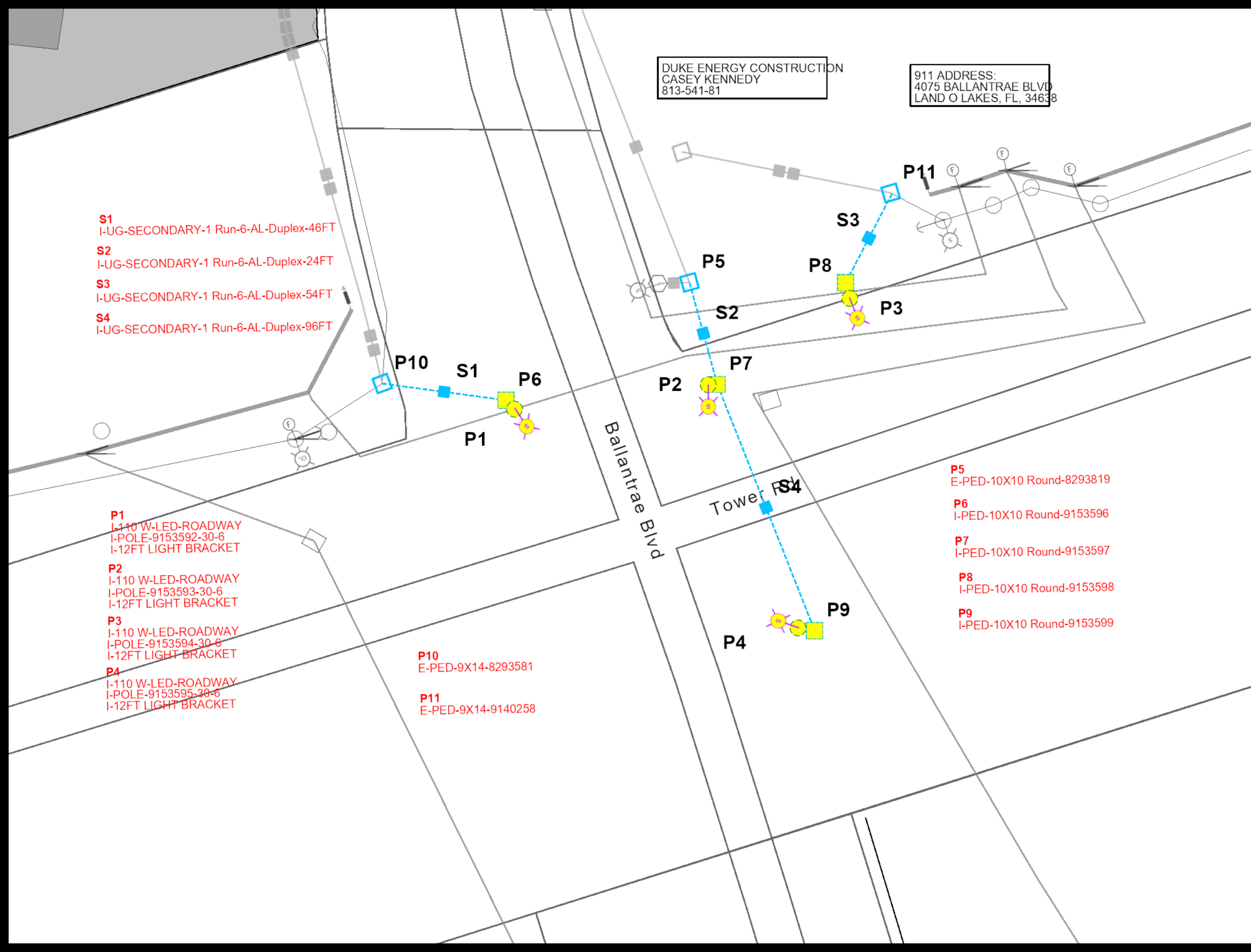
P2
I-110 W-LED-ROADWAY
I-POLE-9153593-30-6
I-12FT LIGHT BRACKET

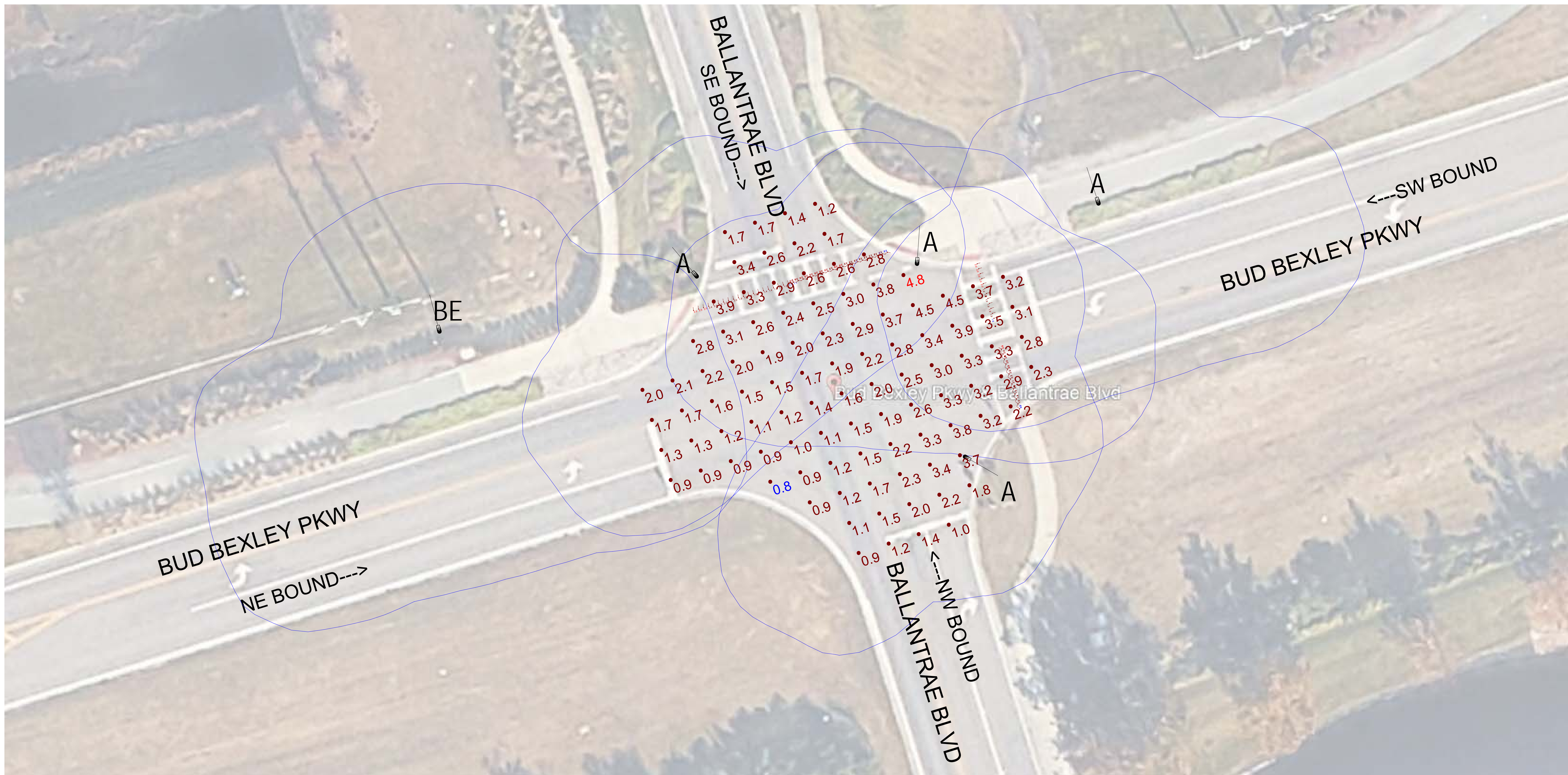
P3
I-110 W-LED-ROADWAY
I-POLE-9153594-30-6
I-12FT LIGHT BRACKET

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





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Site Lighting Calculations
 Ballantrae Intersection (WO60761536)
 4075 Ballantrae Blvd, Pasco County, FL

| Luminaire Schedule | | | |
|--------------------|-------|-----|----------------------------------|
| Symbol | Label | Qty | Description |
| | A | 4 | 110W, ROADWAY III 3K, GRAY |
| | BE | 1 | 150W, LED ROADWAY IV 3000K, GRAY |

| Parts List | | | |
|------------|-----|-----------------------------------|-------------------------------------|
| Item No. | Qty | Description | CU Number |
| 1 | 4 | 110W, LED ROADWAY III 3000K, GRAY | LFIX-RW-LED-110-GRAY-III-3000K-OH-F |
| 2 | 4 | ARM, 12' UP NAT ALUM | LBKT-UP-AL-12FT-NAT-7FT-F |
| 3 | 4 | POLE, 30' CONCRETE, NO TENON | LPOLE-T1-CTE-30FT-F |

| Calculation Summary | | | | | | |
|-----------------------------------|-------|------|-----|-----|---------|---------|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Crosswalk NW Bound Left Turn | Fc | 1.85 | 2.0 | 1.5 | 1.23 | 1.33 |
| Crosswalk NW Bound Right Turn | Fc | 1.97 | 2.4 | 0.9 | 2.19 | 2.67 |
| Crosswalk SE Bound Left Turn | Fc | 2.10 | 2.5 | 1.6 | 1.31 | 1.56 |
| Crosswalk SE Bound Near Side Thru | Fc | 1.81 | 2.5 | 1.1 | 1.65 | 2.27 |
| Crosswalk SW Bound Near Side Thru | Fc | 1.93 | 2.0 | 1.8 | 1.07 | 1.11 |
| Crosswalk SW Bound Right Turn | Fc | 2.51 | 2.8 | 2.1 | 1.20 | 1.33 |
| Intersection Horizontal Fc | Fc | 2.26 | 4.8 | 0.8 | 2.83 | 6.00 |

LIGHTS ARE MOUNTED AT 25' HEIGHT
 "BE" LIGHT & ARM IS EXISTING
 VERTICAL FOOTCANDLES AT 5' AFG (CROSSWALKS)
 HORIZONTAL FOOTCANDLES AT GRADE (INTERSECTION)

N

PRELIMINARY
 0 7.5 15 30
 SCALE: FEET

| |
|-------------------------|
| Designer J. Carrasco |
| Date 1/30/2026 |
| Scale 1"=15' |
| Drawing No. SLS-001 |
| 1 OF 1 |

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: Caesarweed |

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:

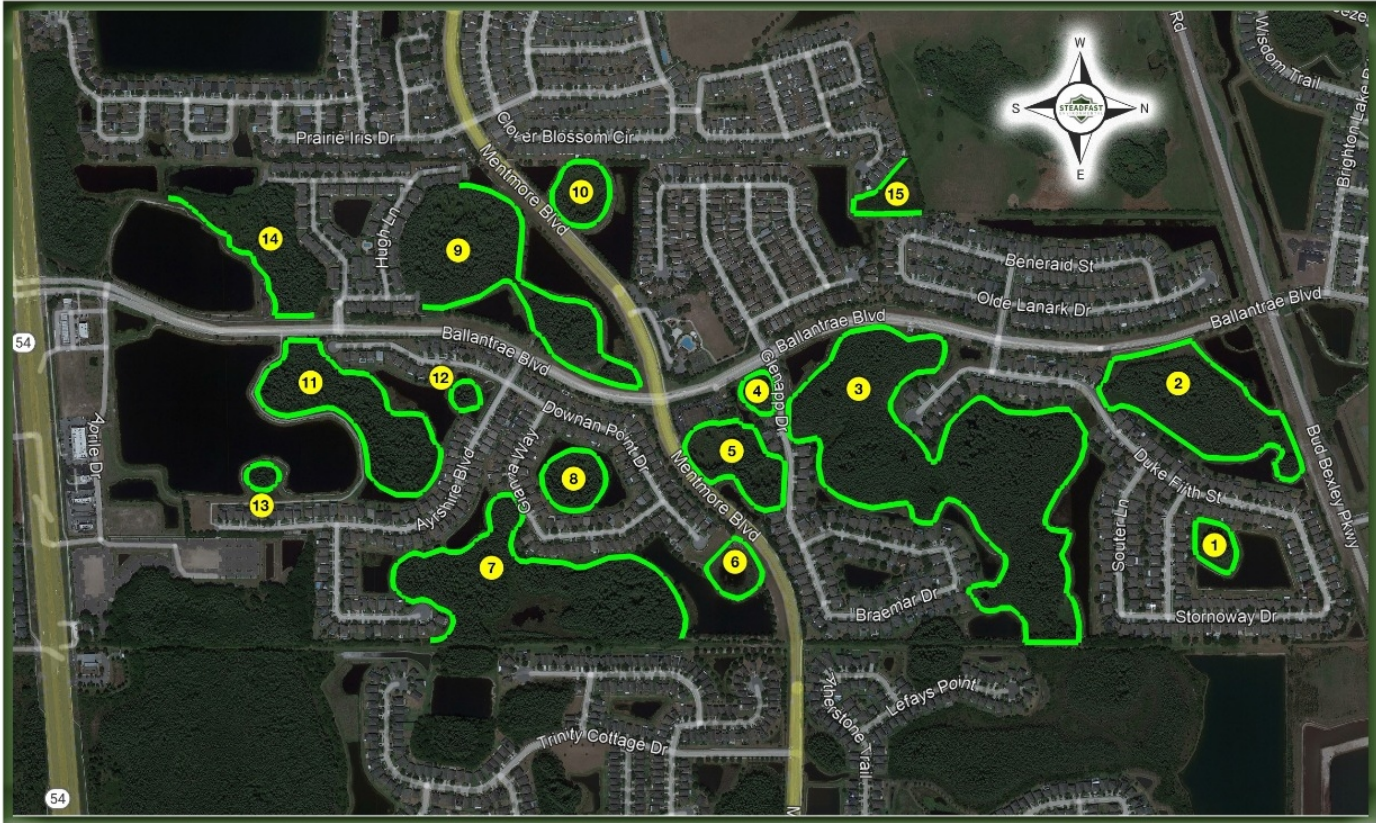


EXHIBIT 7

[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: Submerged |

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: Terrestrial |

Inspection Report

SITE: 33

Condition: Excellent Great Good Poor Mixed Condition Improving



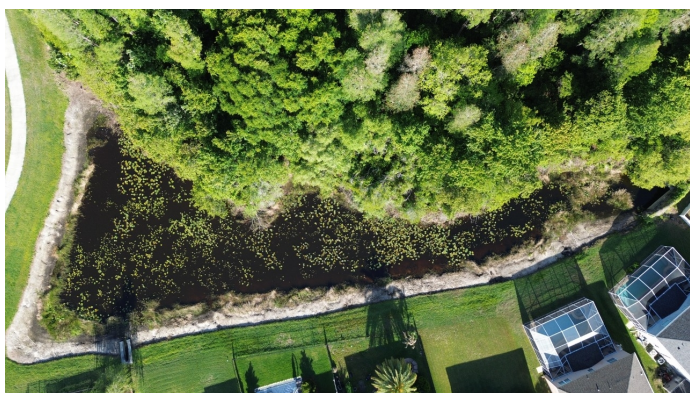
Comments:

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: |
| | | | <input type="checkbox"/> Chara |

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: Submerged |
| | | | <input type="checkbox"/> Chara |

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: Terrestrial |

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: Terrestrial |

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:

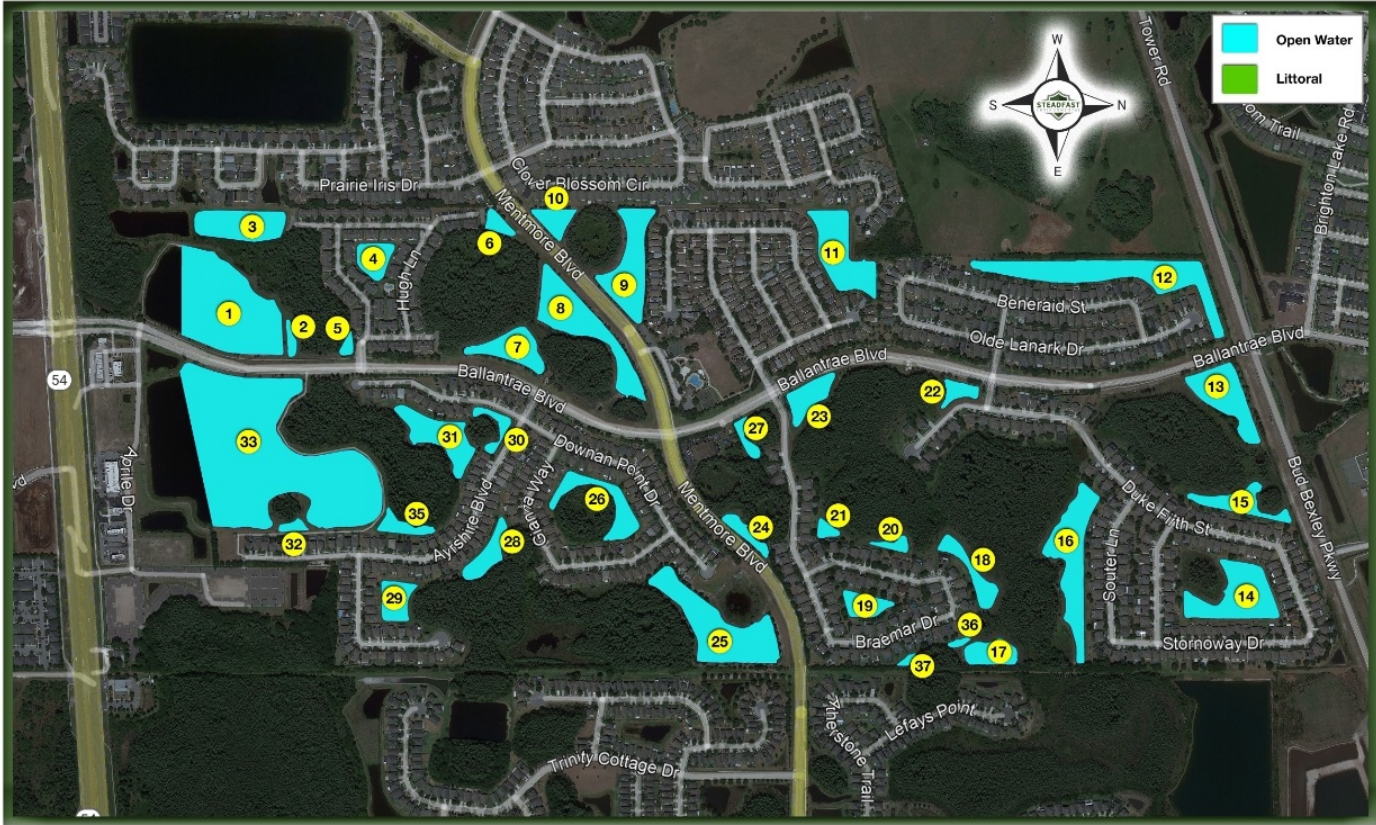


EXHIBIT 8

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



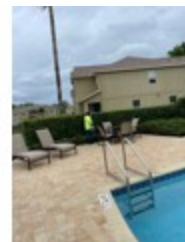
78°F

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](#)



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
 4/15/2026

BILL TO

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

SHIP TO

| DESCRIPTION | QTY | RATE | AMOUNT |
|-------------|-----|------|--------|
|-------------|-----|------|--------|

This proposal is for the trimming and lifting of the trees at the Straiton entrance pond on the left hand side.

| | | | |
|--|------|----------|----------|
| (2) Laurel oaks One of the Laurel oaks has a declining upper crown (2) Maples (1) Live oak Includes South shoreline work: Remove and treat Brazilian Pepper - within first 6' of vegetation Cutback encroaching tree parts Remove hangers | 1.00 | 3,900.00 | 3,900.00 |
|--|------|----------|----------|

Pruning Objectives:

- * Remove declining laterals and defects
 - * Remove major deadwood >2"D
 - * Canopy elevations and clearance pruning around the built environment
 - * Structure/Reduction prune low over extending tree parts, defects and major co-dominant unions
- This is a series of 1" - 3" D cuts around the outer crown radius and branch tips. Where possible, cuts should terminate to a lateral or sprout of at least 1/3 D of tree part being removed.
- * Structure/Reduction pruning slows shoot elongation growth and reduces the likelihood of tree part failure, which helps mitigate your tree risk. It also encourages more lateral growth, which promotes wood taper and overall tree health.

EXHIBIT 11

[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 12

[RETURN TO AGENDA](#)

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 | |
| Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower | 91% | 100 | |

| 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 | |
| Total Points Other Landscape Items - Failure is at 90%: 45 or lower | 46% | 50 | |

| 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 | |
| Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below | 19% | 20 | |

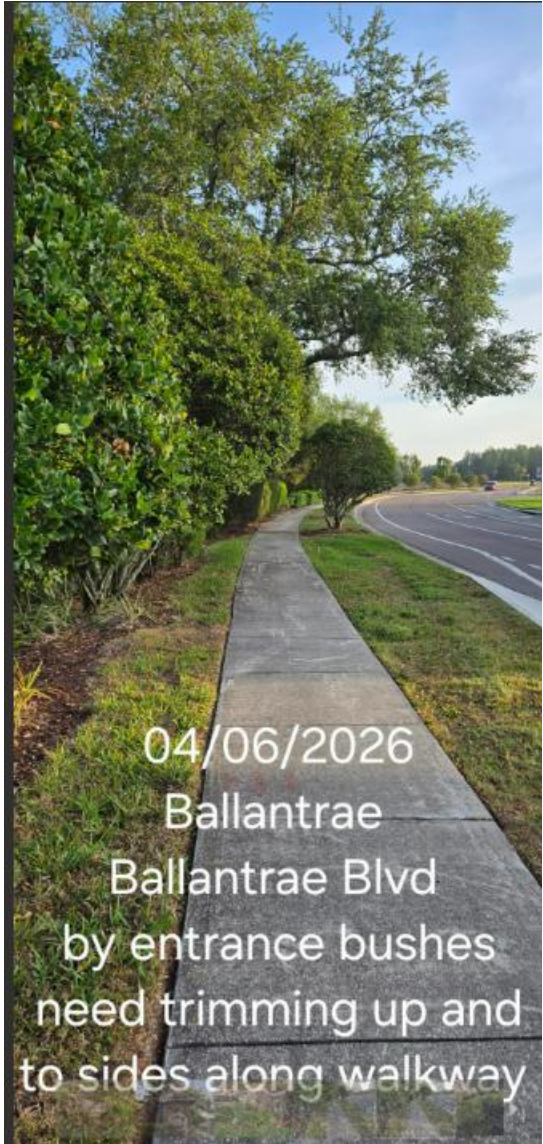
| Pond Inspection Items | Score | Max Points Allowed | Points Allocated |
|---|-------|--------------------|------------------|
| Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort | 50 | 50 | |
| Pond Debris & Trash in Pond & On Pond Bank | 50 | 50 | |
| Total Points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











04/06/2026

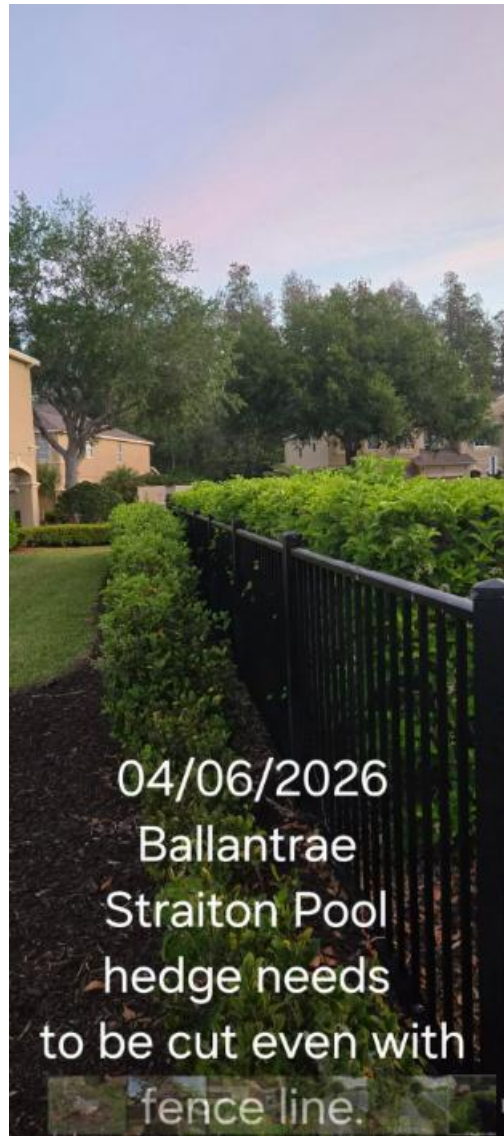
Ballantrae

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



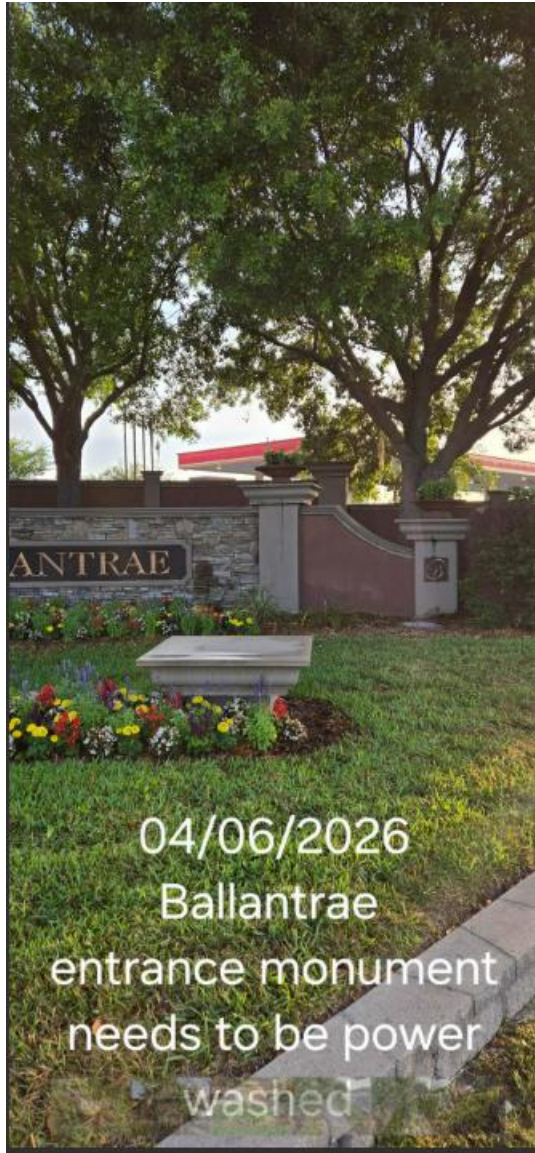


04/06/2026

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 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 2nd 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 2nd request

02/09/2026 Sent to Ballantrae team 3rd 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 2nd request

1/03/2026 Sent to Ballantrae team 3rd 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 2nd 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 2nd 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 2nd 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

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.

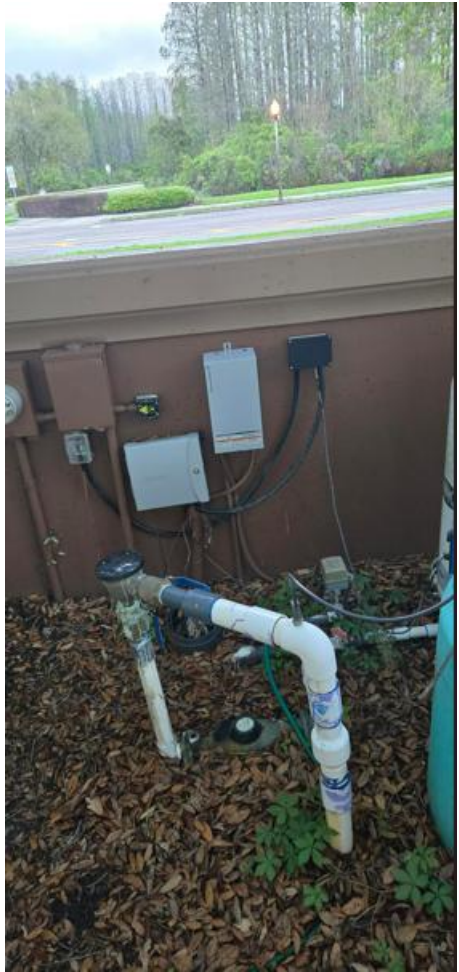
24 x 24

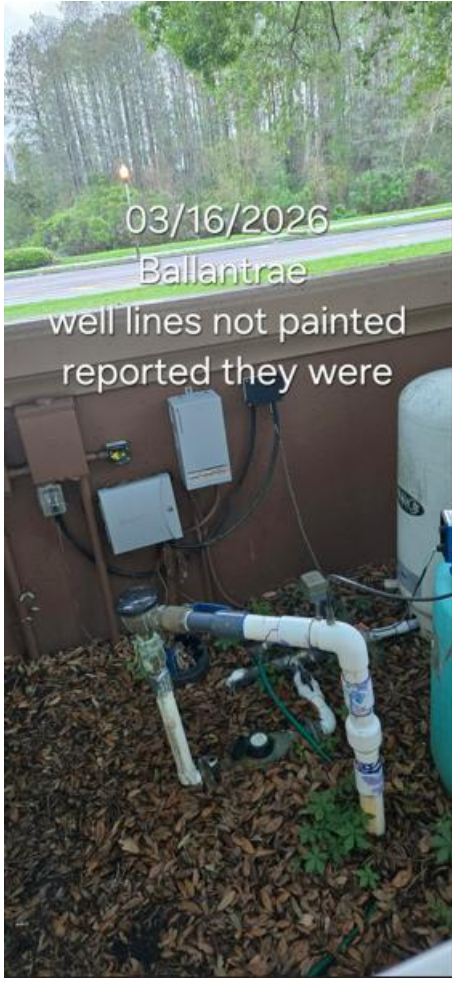


03/16/2026

Ballantrae

well lines reported as
painting completed there
not





03/16/2026

Ballantrae

well lines not painted
reported they were



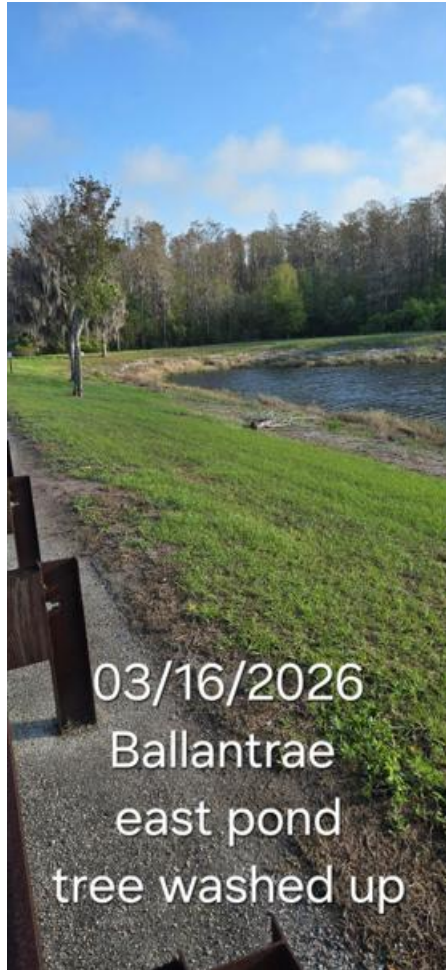
03/16/2026
Ballantrae
Clubhouse
fire extinguisher missing
cabinet damaged since
01/12/2026



03/16/2026

Ballantrae

Clubhouse parking lot
sign unsecured



03/16/2026
Ballantrae
east pond
tree washed up

EXHIBIT 13

[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

Group: Ballantrae CDD Mark product as preferred View other policies

Shop now

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



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

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 \$149.99 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

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



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
HNALUHU 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)

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

Typical price: ~~¥150.52~~ 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

\$139.99

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

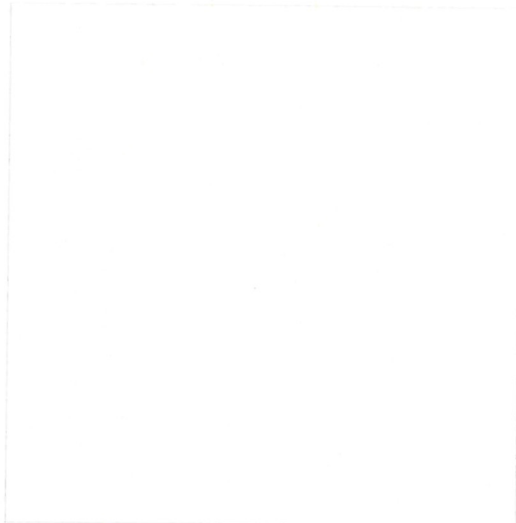


Click to see full view

* 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 14A

[RETURN TO AGENDA](#)

04/08/2026

Ballantrae

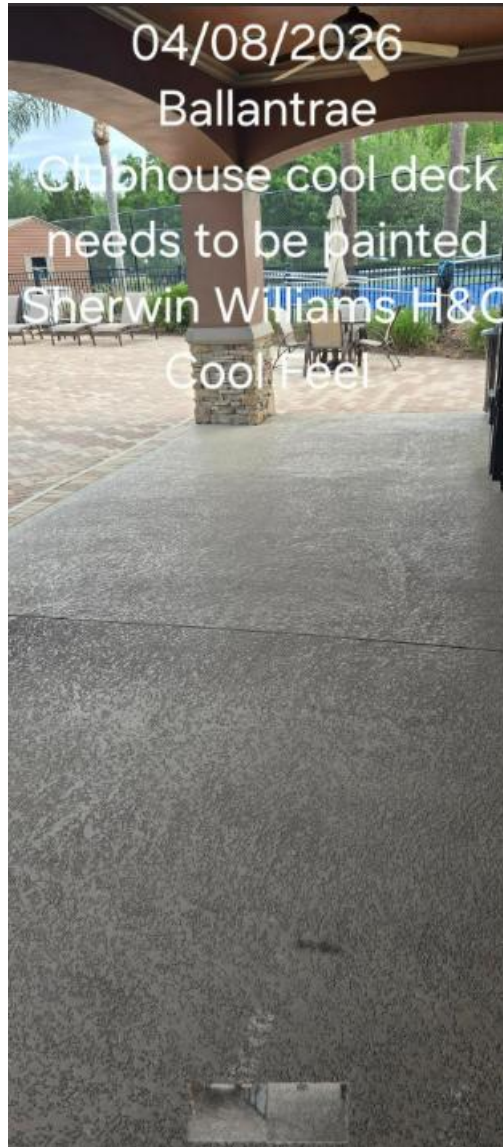
Clubhouse cool deck
needs to be painted
with Sherwin Williams
H&O Cool Feel



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

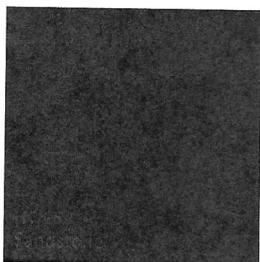


H&C Cool Feel

★★★★★
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:

5 Gallon 

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.



- 1 +

Add to Cart



Save

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 14B

[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

\$78⁹⁹ (\$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)

\$78⁹⁹ (\$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



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

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
\$78⁹⁹ (\$0.62/fluid ounce)

Sponsored
INSL-X Waterborne, Semi-Gloss Acrylic Pool Paint, Royal Blue, 1 Gallon
4.1 2,047
-5% \$75⁹⁹ (\$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
\$179⁰⁰ (\$0.70/fluid ounce)

Based on your recent views Sponsored @

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 Business Savings

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

Shop now

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

Sponsored

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 15

[RETURN TO AGENDA](#)

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
February 28, 2026**

Ballantrae CDD
Balance Sheet
February 28, 2026

Ballantrae CDD

| | <u>GENERAL FUND</u> | <u>RESERVE FUND</u> | <u>DS-2015 FUND</u> | <u>TOTAL</u> |
|--|-------------------------|-------------------------|-------------------------|---------------------|
| 1 <u>ASSETS:</u> | | | | |
| 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 TOTAL ASSETS | \$ 1,471,983 | \$ 2,331,972 | \$ 913,282 | \$ 4,717,237 |
| 25 <u>LIABILITIES:</u> | | | | |
| 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 <u>FUND BALANCE:</u> | | | | |
| 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 TOTAL LIABILITIES & FUND BALANCE | \$ 1,471,983 | \$ 2,331,972 | \$ 913,282 | \$ 4,717,237 |

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> |
|---|---------------------------------|--------------------------------------|--------------------------------------|---|---|
| 1 O&M REVENUES: | | | | | |
| 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 | 1,142,913 | 922,195 | 1,299,618 | 377,424 | 114% |
| 8 O&M ADMINISTRATIVE EXPENDITURES: | | | | | |
| 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 | 114,978 | 51,347 | 37,000 | 14,346 | 32% |

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 INSURANCE | | - | - | - | |
| 31 GERNERAL LIABILITY | 5,037 | 5,037 | 4,746 | 291 | 94% |
| 32 PROPERTY CASUALTY | 23,657 | 23,657 | 23,799 | (142) | 101% |
| 33 INSURANCE TOTAL | 28,694 | 28,694 | 28,545 | 149 | 99% |
| 34 UTILITY SERVICES | | | | | |
| 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 UTILITY SERVICES SUBTOTAL | 199,400 | 83,083 | 80,547 | 2,536 | 40% |
| 45 LAKES/PONDS & LANDSCAPE | | | | | |
| 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 LAKES/PONDS & LANDSCAPE TOTAL | 327,976 | 136,657 | 139,845 | (3,188) | 43% |

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> |
|--|---------------------------|--------------------------------|--------------------------------|---|---------------------------------------|
| 61 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS | | | | | |
| 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% |
| 71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS | 192,995 | 83,110 | 76,394 | 6,716 | 40% |
| 72 CLUBHOUSE & SAFETY & SECURITY | | | | | |
| 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% |
| 90 CLUBHOUSE & SAFETY & SECURITY | 126,870 | 61,770 | 36,747 | 25,023 | 29% |

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 O&M CONTINGENCY & CAPITAL PROJECTS | | | | | |
| 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 O&M CONTINGENCY TOTAL | 50,000 | - | 81,064 | (81,064) | 162% |
| 107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES) | 1,040,913 | 444,660 | 480,142 | (35,482) | 46% |
| 108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND. | 102,001 | 477,535 | 819,477 | 341,942 | 803% |
| 109 OTHER FINANCING SOURCES AND (USES) | | | | | |
| 110 RESERVES TRANSFERS OUT-OTHER FINANCING USES | | | | | |
| 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 TOTAL OTHER FINANCING SOURCES AND (USES) | 102,000 | - | 233,401 | (233,401) | 229% |
| 116 O&M TOTAL EXPENDITURES | 1,142,913 | 444,660 | 713,544 | (268,883) | 62% |
| 117 NET CHANGE IN FUND BALANCE | - | 477,535 | 586,075 | 108,540 | 0% |
| 118 NET CHANGE IN FUND BALANCE | - | 477,535 | 586,075 | 108,540 | 0% |
| 119 BEGINNING FUND BALANCE GENERAL FUND | | | 56,948 | | |
| 120 LESS FUND BALANCE FORWARD | | | - | | |
| 121 ENDING FUND BALANCE GENERAL FUND | | | 643,023 | | |
| 122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2) | | | - | | |
| 123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS | | | | | |
| 124 ADJUSTED FUND BALANCE | \$ - | \$ - | \$ 643,023 | \$ - | |

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) |
|--|------------------------------|------------------------|------------------------|--|
| 1 REVENUES: | | | | |
| 2 INTEREST REVENUE | \$ - | \$ - | \$ 24,881 | \$ 24,881 |
| 3 ASSET RESERVE | - | - | - | - |
| 4 PARK DEVELOPMENT | - | - | - | - |
| 5 EMERGENCY RESERVE | - | - | - | - |
| 6 BILL PAYMENT RESERVE | - | - | - | - |
| 7 TRANSFER IN | - | - | 198,401 | 198,401 |
| 8 FUND BALANCE FORWARD - PARK DEVELOPMENT | 15,000 | - | - | - |
| TOTAL REVENUE | 15,000 | - | 223,283 | 223,283 |
| 9 RESERVES EXPENDITURES: | | | | |
| 10 EMERGENCY RESERVE | - | - | - | - |
| 11 ASSET RESERVE | - | - | - | - |
| 12 PARK DEVELOPMENT RESERVE | 15,000 | 15,000 | 30,805 | (15,805) |
| 13 PROJECTS | - | - | 99,980 | 99,980 |
| 14 TOTAL RESERVE EXPENDITURES | 15,000 | 15,000 | 130,785 | 84,175 |
| 15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES | - | - | 92,498 | 307,458 |
| 16 OTHER FINANCING SOURCES SOURCES (USES) | | | | |
| 17 TRANSFER IN - PARK DEVELOPMENT | 20,000 | - | - | - |
| 18 TRANSFER IN (OUT)- ASSET RESERVE | 82,000 | - | (270,927) | (270,927) |
| 19 INCREASE IN FUND BALANCE | (102,000) | - | - | - |
| 31 TRANSFER IN (OUT) - EMERGENCY RESERVE | - | - | - | - |
| 32 TOTAL OTHER FINANCING SOURCES SOURCES (USES) | - | - | (270,927) | (270,927) |
| 33 NET CHANGE IN FUND BALANCE | - | - | (178,429) | |
| 34 FUND BALANCE BEGINNING | | | 2,367,175 | |
| 35 FUND BALANCE FORWARD USE | | | - | |
| 36 FUND BALANCE ENDING | | | \$ 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

| | FY 2025 ADOPTED BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | VARIANCE FAVORABLE (UNFAVORABLE) |
|---|---------------------------------------|--------------------------------|--------------------------------|---|
| 1 REVENUE | | | | |
| 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 |
| 6 TOTAL REVENUE | 556,611 | 55,661 | 537,692 | 482,031 |
| EXPENDITURES | | | | |
| 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 | - | - | - |
| 11 TOTAL CONTINGENCY | 551,952 | 81,313 | 87,660 | (6,347) |
| 12 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | 4,659 | (25,652) | 450,031 | 475,683 |
| 13 OTHER FINANCING SOURCES | | | | |
| 14 TRANSFER-IN | - | - | - | - |
| 15 TOTAL OTHER FINANCING SOURCES (USES) | - | - | - | - |
| 16 NET CHANGE IN FUND BALANCE | 4,659 | (25,652) | 450,031 | 475,683 |
| 17 FUND BALANCE - BEGINNING | - | - | 438,249 | 438,249 |
| 18 FUND BALANCE - ENDING | \$ 4,659 | \$ (25,652) | \$ 888,280 | \$ 913,932 |

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 | - |
| <i>Adjusted Bank Balance</i> | <u><u>\$ 1,255,854.13</u></u> |
| | |
| Beginning Cash Balance Per Books | \$ 1,322,075.58 |
| Deposits / Transfer | 21,741.95 |
| Cash Disbursements | (44,921.51) |
| <i>Balance Per Books</i> <i>(Cash Operating Acct.)</i> | <u><u>\$ 1,298,896.02</u></u> |

BALLANTRAE CDD
Check Register
FY2026

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|------------|-------------|--|---|----------|---------------|-------------------|
| 09/30/2025 | | EOY Balance Hancock Bank | | | | 130,910.62 |
| 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 |
| 10/31/2025 | | | | 35,000.00 | 109,121.46 | 56,789.16 |
| 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 |

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| 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 |
| 11/30/2025 | | | | 207,030.62 | 99,591.05 | 164,228.73 |
| 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 |

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|-------------------|-------------|--|-----------------------------------|---------------------|-------------------|---------------------|
| 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 |
| 12/31/2025 | | | | 1,313,614.24 | 155,767.39 | 1,322,075.58 |
| 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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|------------------|-------------|--|--|------------------|------------------|---------------------|
| 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 |
| 1/31/2026 | | | | 21,741.95 | 44,921.51 | 1,298,896.02 |
| 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 |

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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 |

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| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|------------------|--------------|-------------------------|---------------------|------------------|----------------------|------------------------|
| 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 |
| 2/28/2026 | | | | 25,494.55 | 68,536.44 | 1,255,854.13 |

EXHIBIT 16

[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 LevyBoard of Supervisors, Chairman
- Chris Milano..... Board of Supervisors, Vice Chair
- Kendrick MillerBoard 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 22nd to June 26th. 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 18th,
170 2026, and November 3rd. 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 1st.

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.~*

209

210

211

212

213 _____
Signature

213 _____
Signature

214

215

216

217

218

219 _____
Printed Name Secretary Assistant Secretary

219 _____
Printed Name Chairman Vice Chairman

220

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 17

[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 |