

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, May 21, 2026
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
 - B. Steadfast Environmental Report
 - 1. Conservation Area Inspection Report [EXHIBIT 1](#)
 - 2. Waterway Inspection Report [EXHIBIT 2](#)
 - C. Steadfast Maintenance Division
 - 1. Presentation and Discussion of Maintenance Report [EXHIBIT 3](#)
 - 2. Consideration to Approve Steadfast Proposals:
 - Ballantrae CDD Wetland Maintenance Proposal - \$20,256.00- Annually [EXHIBIT 4](#)
 - Ballantrae CDD Aquatic Maintenance Proposal - \$34,621.80 - Annually [EXHIBIT 5](#)
 - SM1152 Mainline Proposal - \$1,500 [EXHIBIT 6](#)
 - SM1152 Mainline Proposal Well #3 - \$975 [EXHIBIT 7](#)

D. Amenity Manager

1. Presentation of Amenity Center Report & Task List for Discussion [EXHIBIT 8](#)
(to be distributed)
2. Consideration to Approve DCSI, Inc Proposals- Estimate #12415 [EXHIBIT 9](#)
Tennis Court Access Control - \$1, 399
3. Consideration to Approve Fan Proposals:
 - Adlon Ceiling Fans - \$66.49 [EXHIBIT 10A](#)
 - Hunter Indoor/Outdoor Ceiling Fan - \$87.96 [EXHIBIT 10B](#)
 - Westinghouse 20.63 Inch Replacement Fan Blades -\$48.11 [EXHIBIT 10C](#)
4. Consideration for Ratification of Poolsure Proposal [EXHIBIT 11](#)
5. Discussion on Square Payments [EXHIBIT 12](#)

E. District Counsel

1. Discussion on PTO and Overtime

IV. District Manager

- A. Presentation of District Qualified Electors for Ballantrae Community [EXHIBIT 13](#)
Development District – 1,888
- B. Consideration to Approve Ballantrae CDD Arbitrage Proposal – [EXHIBIT 14](#)
Arbitrage Rebate Counselors, LLC
- C. Presentation of FY 2026-2027 Proposed Budget *(to be distributed)* [EXHIBIT 15](#)
- D. Consideration to Adopt Resolution 2026-05 Fiscal Year 2026-2027 [EXHIBIT 16](#)
Proposed Budget and Setting a Public Hearing

V. Administrative Items

- A. Consideration for Approval: The March 2026 Unaudited Financial [EXHIBIT 17](#)
- B. Consideration for Acceptance: Minutes of the Regular Meeting of Board [EXHIBIT 18](#)
of Supervisors Held April 16,2026
- C. Presentation of Approval Listing [EXHIBIT 19](#)

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1
RETURN TO AGENDA



Ballantrae CDD Conservation Areas

Inspection Date:

5/11/2026 11:29 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Efforts to reduce nuisance growth in the buffer zone are working. Minimal new emergent growth throughout. Treatments will continue through growing season.

<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:

Mild growth is starting to creep in from the wetland. Ongoing treatments will help keep it from encroaching further into the buffer.

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

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

desired vegetation (mostly ferns) have densely populated the buffer, making it difficult for nuisance species to take hold. 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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild emergent growth in the buffer, mostly dog fennel and nuisance turf grass. Ongoing treatments will help clear these.

<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: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild turf weed growth in the buffer. The shape and size of these weeds will make them highly susceptible to herbicide treatment.

<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: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Most of the buffer is occupied by smaller, woody growth. A clearing would be needed to create a defined buffer zone at this point. I don't recommend this, nothing noted needs immediate removal and has a low chance of spreading out of the buffer.

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

Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild emergent growth in the buffer, mostly dog fennel and nuisance turf grass. Ongoing treatments will help clear these.

<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: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild growth (I suspect some type of primrose) is starting to creep in from the wetland. Ongoing treatments will help keep it from encroaching further into the buffer.

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

Inspection Report

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

All observable sections of the buffer zone are free of nuisance growth. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	<input type="checkbox"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<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: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Dog fennel is getting a bit dense in this buffer. I'll make a note for the technician to re-treat during service later this week.

<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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<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:	

MANAGEMENT SUMMARY



Huge improvements in all inspected areas since last month. Growth rates haven't started to accelerate yet due to the drought so technicians are able to clear emergent growth relatively easily. Once the rains come and the ground softens, I suspect some of the decayed growth will begin sinking which will leave more room for new growth. Technicians will ensure desirable vegetation has a chance to propagate and continue filling buffer zones to reduce the need for ongoing herbicide applications.

RECOMMENDATIONS

Continue to encourage desired low-lying aesthetically pleasing cover in areas of the buffer zones that remain bare.

Maintain those areas that have filled in, and reduce the success of any pioneering target species.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD Conservation Areas
Ballantrae Blvd, Land O' Lakes, FL

Gate Code:

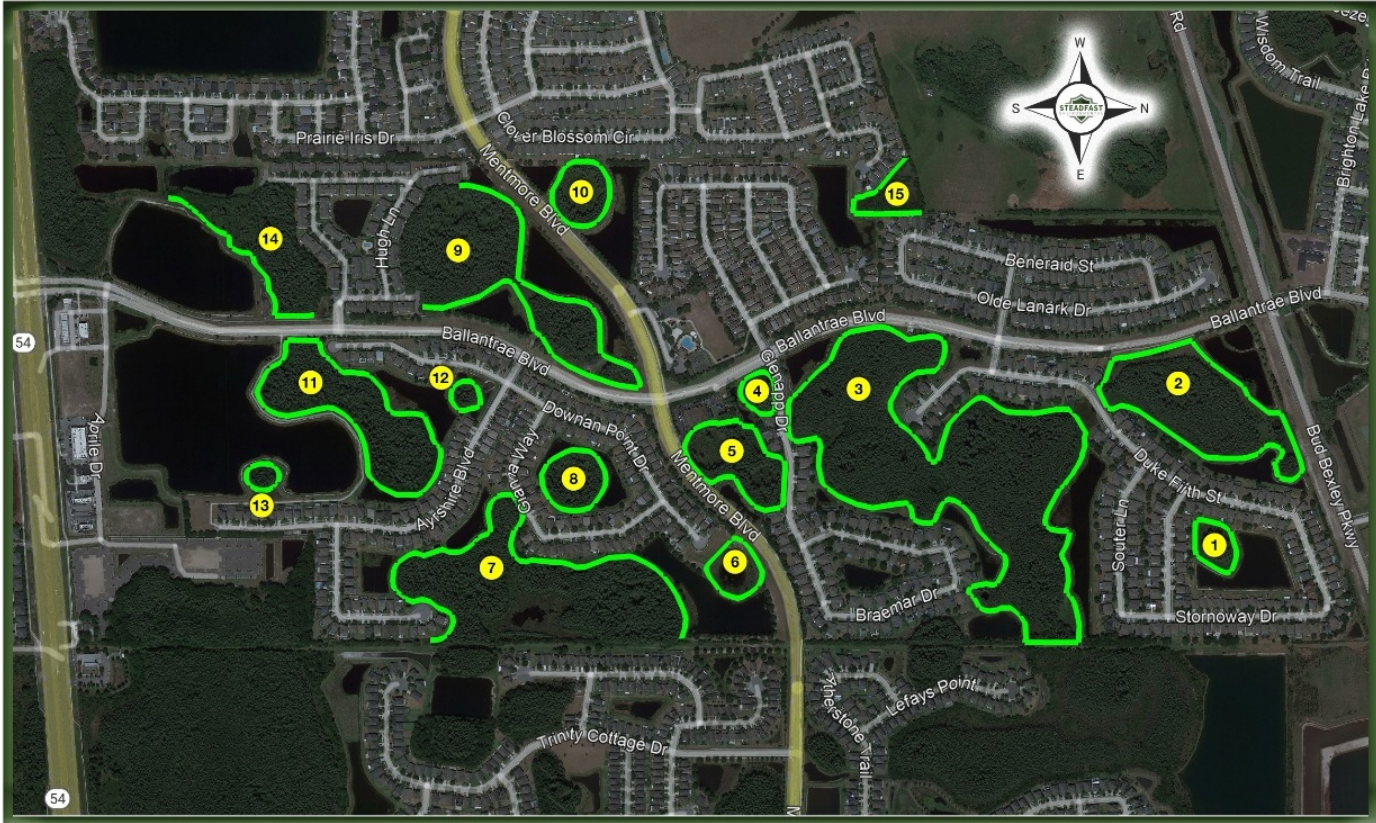


EXHIBIT 2

RETURN TO AGENDA



Ballantrae CDD Aquatics

Inspection Date:

5/11/2026 12:23 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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: Chara

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Completely dry. Terrestrial weeds have starting growing on the exposed banks and bed. These will not survive once water levels return.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<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: Terrestrial

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mixed nuisance aquatic and terrestrial weeds present on the banks. Technicians will begin addressing both to get the shorelines cleared up. 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	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Terrestrial

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Much of the submersed vegetation has cleared. Our most recent supply order included products to target growth like this and will be applied during an upcoming maintenance event. A treatment for slender spikerush on the littoral shelf will also be scheduled soon. No algae observed. The new aeration system looks great!

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

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Completely dry. Any terrestrial weeds and decayed beneficial will be covered once water returns to the pond.

<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

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One patch of nuisance grass present on the banks. It's very green and visible so a technician will treat it next visit. 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	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Submersed vegetation is starting in the shallow section. The specialized products mentioned earlier will also be employed here. 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	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 8

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: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One section of filamentous algae present. This was just treated Friday and will need more time to decay. A technician will follow up this week and re-treat if needed.
No nuisance grass observed.

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

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance 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:

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.

Surprisingly good conditions observed today. All month I've been seeing a similar pattern among well-established ponds like these. Algal growth is low given the time of year. I suspect no rain to feed in new nutrients and ongoing alum treatments are having huge positive impacts on pond health right now. Once rain events do start becoming more frequent, this will likely change at which point more active algaecide treatments will commence.

Nuisance grasses are also minimal from drought and efforts in late winter/early spring with pre-emergents.

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.

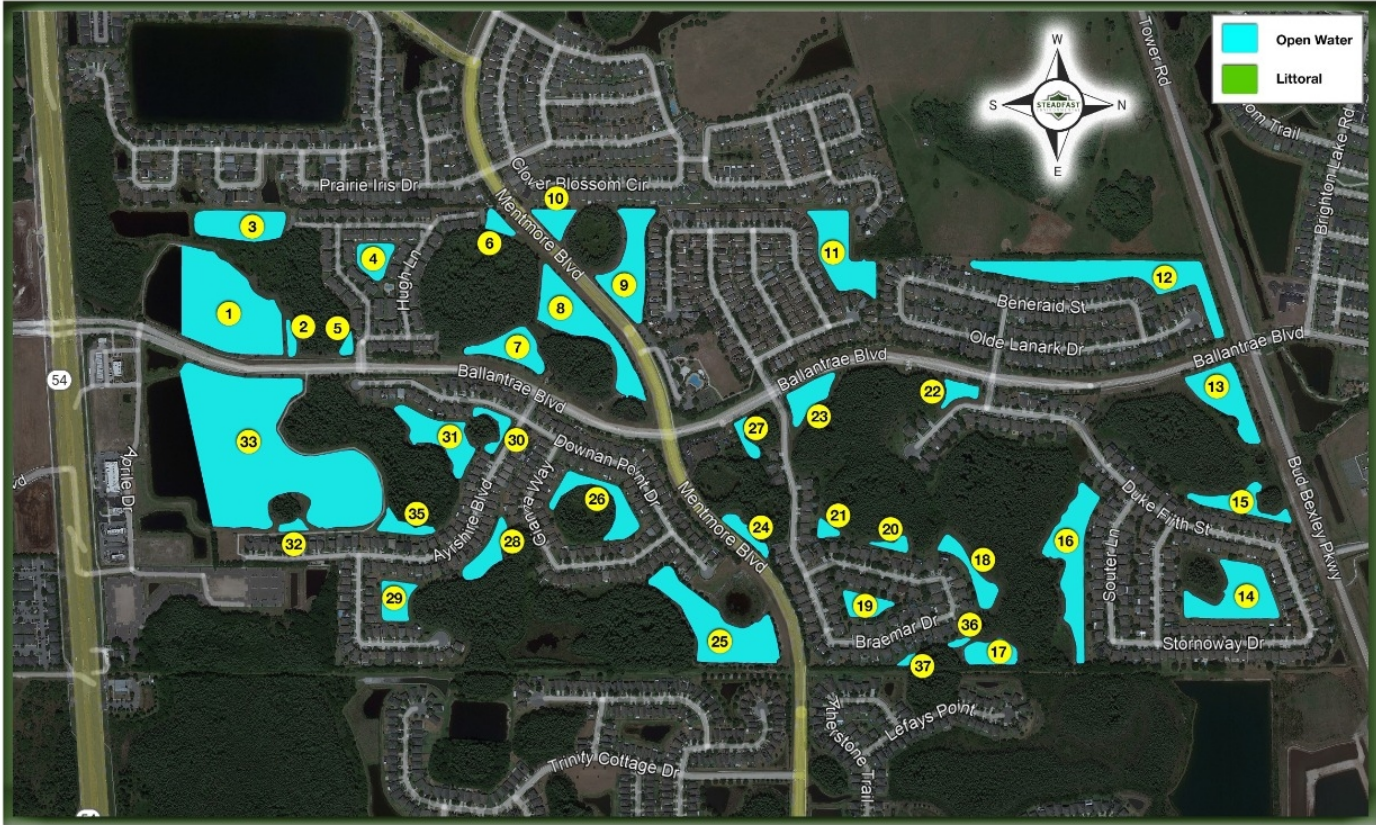
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD
Ballantrae Blvd, Land O' Lakes, FL

Gate Code:





Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast _____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

EXHIBIT 3

RETURN TO AGENDA



Printed: Apr 23, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Apr 17, 2026

Job: SM1152 Ballantrae CDD
Title: Emergency service request
Added By: Chris Wright

Log Notes:

On site with James due to report of excessive water leaking on sidewalk
When we arrived we found a valve box in the area. The valve box is filled with roots and the area is extremely root filled. Will need a chainsaw to cut out the roots in area.

Well 6 and club house well are turned off at this time

Weather Conditions:

Sunny with mist and fog

Fri, Apr 17, 2026, 1:46 PM



90°F

58°F

Wind: 6 mph
Humidity: 92%
Total Precip: 0"

Attachments: 4



EXHIBIT 4

RETURN TO AGENDA

2026

STEADFAST

ALLIANCE



Ballantrae
Community Development District

HAVEN MANAGEMENT

Proposal for Wetland Buffer Maintenance:

Ballantrae

17611 Mentmore Blvd, Land O' Lakes, FL 34638



5/6/2026

Haven Management Solutions

255 Primera Blvd Ste 160, Lake Mary, FL 32746

Attn: Patricia Thibault

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for wetland buffer maintenance services at Ballantrae CDD.

Program to consist of 14 areas as indicated on attached map.

Area to be serviced measures 32,404 LF.

Occurrence: 2 events/month

Annual Cost: \$20,256.00

(\$1688.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Kevin Riemensperger

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

Maintenance Contract

Conservation Maintenance Program

1. **Herbicide Applications:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & direct applications of herbicides approved for controlling vegetation growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the wetland area. Applications cover the buffer 10 feet from the jurisdictional markers, 5 feet above the ground, and where deemed necessary by both parties. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request. 1 Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) will be as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Treatment events to occur with similar frequency of aquatic maintenance applications. 2
2. **Debris Collection:** Collection of "litter" items along the buffer during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
3. **Indicator Dye Application:** Available on request. If so desired, applications of dye can be done to enhance aesthetics. Offered in black and hues of blue.
4. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, Steadfast will require notification of known drainage issues. Throughout the contract, outflow structures will be periodically inspected to insure proper drainage/functionality. *,3

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

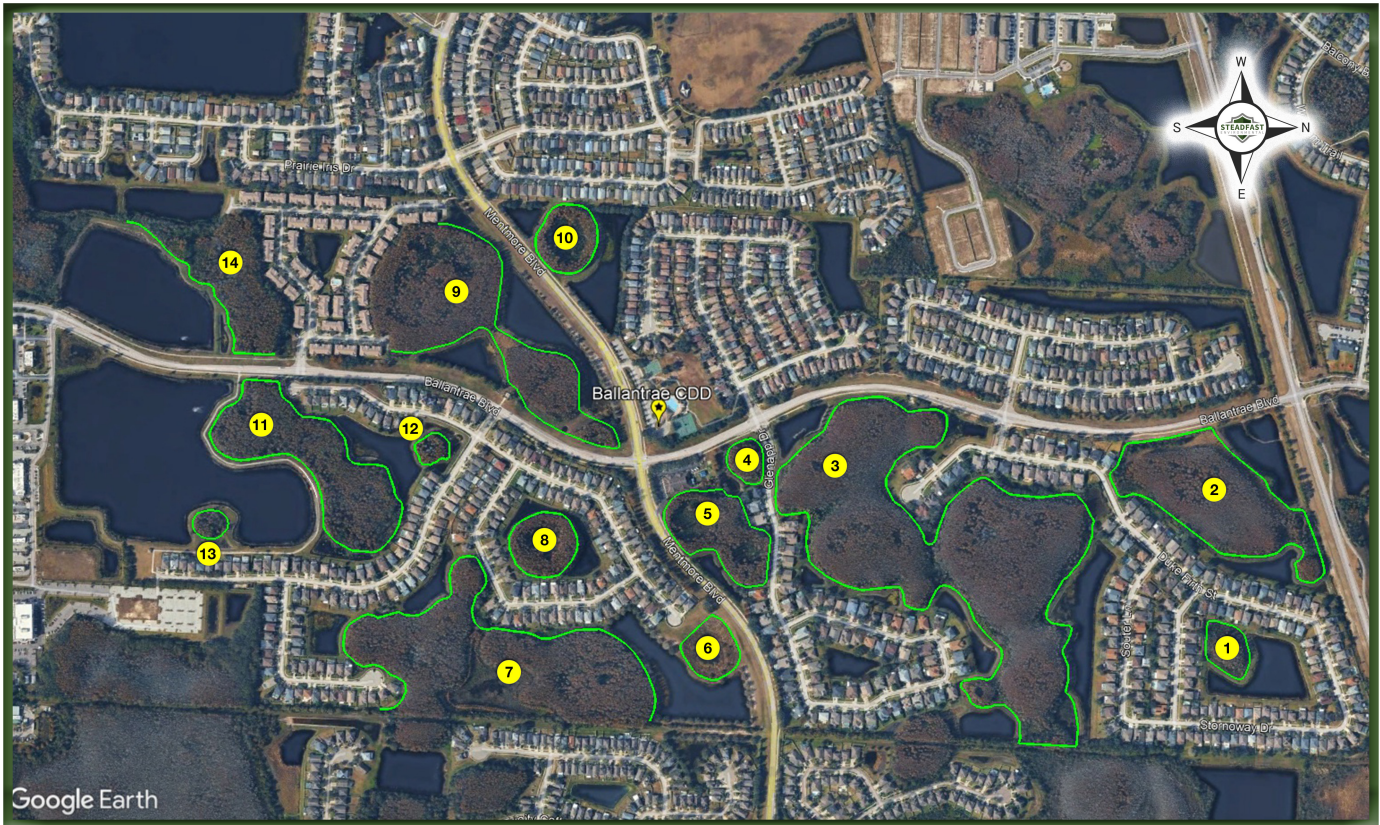
Service Area



BALLANTRAE CDD CONSERVATION AREAS

Ballantrae Blvd, Land O' Lakes, FL

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licenses will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / Steadfast Environmental, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2026.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast _____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

EXHIBIT 5

RETURN TO AGENDA

2026

STEADFAST

ALLIANCE



Ballantrae
Community Development District

HAVEN MANAGEMENT

Proposal for Pond Maintenance:

Ballantrae

17611 Mentmore Blvd, Land O' Lakes, FL 34638



5/4/2026

Haven Management Solutions

255 Primera Blvd Ste 160, Lake Mary, FL 32746

Attn: Patricia Thibault

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Ballantrae CDD.

Program to consist of areas #1-33, 35-37 (36 total) as indicated on attached map.

Area to be serviced measures 49,115 LF & 74.84 AC.

Occurrence: 2 events/month

Annual Cost: \$34,621.80

(\$2885.15 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Kevin Riemensperger

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request in ponds one acre or less. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, Steadfast will require notification of known drainage issues. Throughout the contract, outflow structures will be periodically inspected to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
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**These services to be performed at Steadfast's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

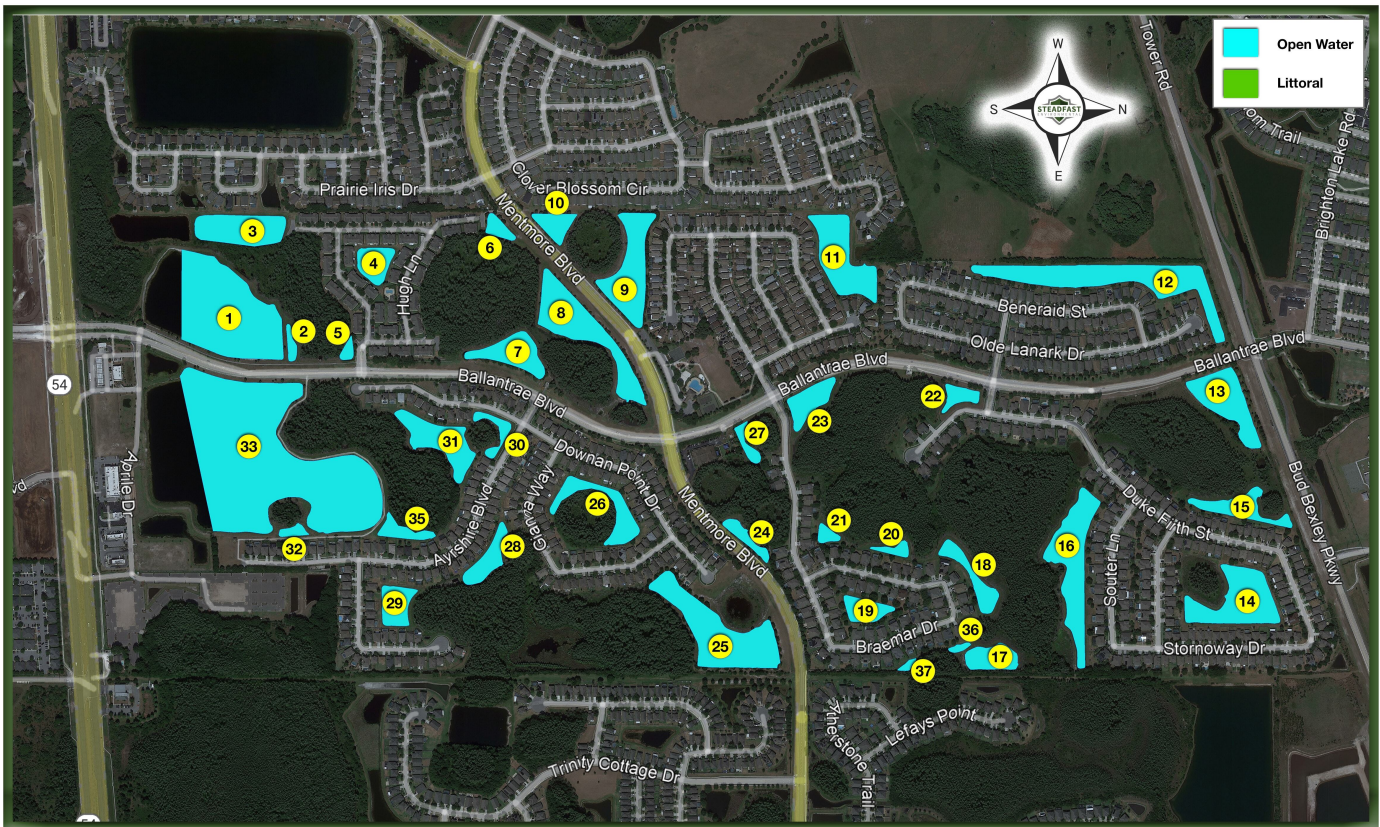
Service Area



Ballantrae CDD

Ballantrae Blvd, Land O' Lakes, FL

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licenses will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / Steadfast Environmental, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2026.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title

EXHIBIT 6

RETURN TO AGENDA



Estimate

Date 4/23/2026 Estimate # EST-SCA3892

Customer Information		Project Information
Ballantrae CDD c/o Haven Management Solutions 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746	Contact Phone 407-698-5350 E-mail AP@havenmgtisol.com Account #	SM1152 (401) Ballantrae CDD 17611 Mentmore Blvd Land O' Lakes, FL 34638 Proposal Prepared By: Type Of Work

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

Description	Cost
This proposal is to investigate and repair broken mainline that is embedded in tree roots. Our technicians already tried to dig it out, and were not successful in getting through the roots. We will need to return with chain saw to try and get these roots taken out. Estimating 2-3 techs for 1 day to investigate and make repair.	1,500.00

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

Total	\$1,500.00
--------------	------------

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

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 7

RETURN TO AGENDA



Estimate

Date 5/9/2026 **Estimate #** EST-SCA4016

Customer Information		Project Information
Ballantrae CDD c/o Haven Management Solutions 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746	Contact Phone 407-698-5350 E-mail AP@havenmgtisol.com Account #	SM1152 (401) Ballantrae CDD 17611 Mentmore Blvd Land O' Lakes, FL 34638 Proposal Prepared By: Type Of Work

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

Description	Cost
This proposal is to repair the damaged mainline that was found and located on zone 1 from well #3 across from Ayshire. This proposal is a not to exceed amount given the extend of the break and next to a pine tree with several roots. Final proposal will reflect parts and labor used.	975.00

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

Total	\$975.00
--------------	----------

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

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 8

RETURN TO AGENDA

EXHIBIT 9
RETURN TO AGENDA



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Estimate

ADDRESS
Ballantrae CDD c/o Haven Management Solutions 255 Primera Blvd., Suite 160 Lake Mary, FL 32746

SHIP TO
Ballantrae CDD c/o Haven Management Solutions 17611 Mentmore Boulevard Land O' Lakes, FL 34638

ESTIMATE #	DATE
12415	05/08/2026

SALES REP
DC

ACCT#/LOT/BLK
Tennis Court Access Control

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to add an Electromechanical Gate Lock to secure the Tennis Court gate. Access Control Electromechanical Gate Lock PKG: (1) GL1-FS Securitron GL1 Electromechanical Gate Lock with 2,000 lbs of holding force (1) FMK-SW - Securitron GL1 Chain Link Gate Mounting Bracket Installation and Wire Included.	1	1,399.00	1,399.00

Thank you for your time and this opportunity to do business with you!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	1,399.00
TAX (0.075)	0.00
TOTAL	\$1,399.00

Accepted By

Accepted Date

EXHIBIT 10A

[RETURN TO AGENDA](#)

Deliver to Ballantrae
Land O Lakes 34638

Tools & Home Improvement

Enter keyword or product number

EN

Hello, Ballantrae
Account for Ballantrae CDD

Returns & Orders 5

All Rufus Business Prime Rewards Business Essentials Same-Day Delivery Small and Local Businesses Add Users Buy Again Easy restock, everyday savings 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

Tools & Home Improvement > Lighting & Ceiling Fans > Ceiling Fans & Accessories > Ceiling Fans



Click to see full view



6 VIDEOS

Ask Rufus

- Can it be used in damp locations? Does it have a timer? Is installation hardware included? Why you might like this Compare with similar Ask something else

Product Energy Guide

addlon Ceiling Fans with Lights, 52 inch Black Ceiling Fan with Remote Control, Wall Switch, Reversible, 3CCT Dimmable, Noiseless, Ceiling Fan for Bedroom, Living Room, Indoor/Outdoor Use

Visit the addlon Store 4.4 (948) | Search this page 400+ bought in past month

List Price: \$99.99 Details Business Price \$66.49 Two-Day FREE Returns You Save: \$33.50 (34%)

Buying multiple items? Go to multi-select

Size: 52 inch 52 inch 60 inch 72 inch

Color: Black. Price comparison table for different colors and options.

Brand addlon Indoor/Outdoor Usage Indoor, Outdoor Color Black Electric fan design Ceiling Fan Power Source 120V AC input, DC motor See more

About this item

- Ceiling Fan with Light: Bring more than just wind and light, but comfort! addlon modern ceiling fan, with double-sided fan blade design, it can be the perfect decoration in your home while delivering enough airflow and light. Our 52 inch DC motor ceiling fan with light remote control has A energy efficiency rating, which can avoid 80% of electricity loss compared with traditional fans.
Ceiling Fan with Remote Control: Through the remote control, you can turn the fan on/off, adjust wind speeds, as well as realize the function of 1/2/4 hours timer off, at the same time, you can also realize the forward and reverse rotation control directly on the remote control. The fan and light can be turned on separately. (Tips: After fixed, the remote control can be used as a wall switch)
Wall Switch Control Included: In addition to the regular remote control, we are also giving away a wall switch remote control. You can attach it to the side of the switch in your room, making it easy to turn on and off the fan and lights when you enter or leave the room. As for the regular remote control, you can place it where you can get it at any time, which is convenient for you to control the fan and light at any time in the room.
Indoor & Outdoor Ceiling Fan: Try install it yourself! We provide very detailed instructions and installation videos to help you complete the installation. Suitable for farmhouse, living room, bedroom, office, study, kitchen or other indoor spaces. Besides, this is also a outdoor ceiling fan for patio, breezeways, gazebos, pergolas and other outdoor spaces. (Not to be exposed directly to rain)
Super Quiet Experience: Enjoy the wind, but keep the noise out! This ceiling fan is designed for light sleepers, brings you comfortable sleeping with a quiet living environment. The volume is low to 35dB when the fan is running, like the sound of falling leaves, or like a butterfly flaps its wings(30dB). It is more suitable for families with babies or elders.
Reversible DC Motor: The high-quality & high-speed motor brings a perfect wind experience. The wind speed can be adjusted in 6 gears, you can choose between comfortable wind, natural wind and strong wind. Reversible dual-direction fan improves air circulation to keep you warm in winter and cool in summer. Our fan blades are double sided in different colors, one side is black and the other side is walnut. Choose the fan blade color that best fits your home decor!
Customizable Light: Depending on your need for the space, the light output you need can vary. If you're having a cozy night in, you may need less light, while activities like family game night or homework time may need more. Our ceiling fans with lights are dimmable (10%-100%) for allowing you to find the ideal light for every occasion. At the same time, you can also select from 3 color temperature: 3000K-warm white, 4000K-nature white, 6000K- cold white.

Show more See more product details

Top reviews for business

Amazon Customer Verified Purchase

Buy new: \$66.49 Two-Day FREE Returns FREE delivery Monday, May 11. Order within 8 hrs 8 mins Deliver to Ballantrae - Land O ... 34638

In Stock

Quantity: 1

Add to cart

Need more than 168 units? Request for Quote

Secure transaction

Sold by KYY-USA and Fulfilled by Amazon.

Return policy: FREE 30-day refund/replacement Support: Product support included This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

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

Add a Protection Plan: 3-Year B2B Housewares Protection Plan for \$9.99 4-Year B2B Housewares Protection Plan for \$13.99 Add a gift receipt for easy returns

Used - Acceptable \$79.99 Two-Day FREE delivery Monday, May 11 Ships from: Amazon Sold by: KYY-USA

Add to List

Other sellers on Amazon New & Used (18) from \$63.63 FREE delivery for Prime members

Sponsored

Ask Rufus a question

+

↑

EXHIBIT 10B

[RETURN TO AGENDA](#)

Deliver to Ballantrae
Land O Lakes 34638

All ▾ Enter keyword or product n

EN



Hello, Ballantrae
Account for Ballantrae CDD ▾

Returns & Orders 1

All Rufus Business Prime Rewards Business Essentials Same-Day Delivery

Unlock net 30 payment terms. T&C Lists ▾ Business Prime ▾

Important messages about items in your Cart:

3 items in your Saved Items have changed price.

Items in your Shopping Cart will always reflect the most recent price displayed on their product detail pages.

- Channellock Tongue-and-Groove Pliers 415 - Smooth Jaw, Non-Marring Grip - 10-Inch has increased from ~~\$26.86~~ to **\$27.12**
- Ironclad General Utility Work Gloves GUG, All-Purpose, Performance Fit, Durable, Machine Washable, Sized Medium, (1 Pair) Black has increased from ~~\$18.40~~ to **\$19.54**
- Smead Expandable Office Desk File Sorter, Office Supplies, Alphabetic (A-Z) Desk Organizer, 20 Indexing Dividers, Laminated Tabs, Letter Size, Dark Blue, Office Desk Accessories (89282) has increased from ~~\$15.47~~ to **\$16.34**

2 items in your Saved Items have changed price.

Items in your Shopping Cart will always reflect the most recent price displayed on their product detail pages.

- CRAFTSMAN 25-Ft Tape Measure with Fraction Markings, Retractable, Self-Locking Blade (CMHT37225) has decreased from ~~\$12.68~~ to **\$12.66**
- CRAFTSMAN 25-Ft Tape Measure with Fraction Markings, Retractable, Self-Locking Blade (CMHT37225) has decreased from ~~\$12.68~~ to **\$12.66**



You have not yet set up a ACH bank account for your Amazon Business account. Set up a bank account for a simple and hassle-free payment experience.

Add Now

Shopping Cart

Share items in cart

Download as PDF

Price



Hunter 44 inch Outdoor or Indoor Ceiling Fan No Light - Black Ceiling Fan without Light, For Patio,

In Stock

Tomorrow

FREE delivery Tomorrow, May 12

FREE Returns

Color: Matte Black

Size: 44"

1

Need more than 114 units?

Delete

Save for later

Share

\$87⁹⁶

List Price: ~~\$129.99~~

Savings:

\$42.03 (32%)

Business Price

Subtotal (1 item): **\$87.96**

This order contains a gift

Proceed to checkout

Request for quote

Quotes available for orders over \$10,000 or more than 999 units.

Subtotal (1 item): **\$87.96**

Your Items

Saved for later (46 items)

Buy it again

Lists

Ceiling fan replacement blades (1)

Patio, lawn & garden (3)

Power paint & HVLP sprayers (1)

File folders & accessories (1)

Sledgehammers (1)

Step drill bits (4)

Screwdriver bit sets (2)

See more categories



Westinghouse Lighting 20.5-Inch Replacement Fan Blade...



Chapin 99162 Water Storage Tank, 60-Gallon, Utility Wat...

Items with business-only pricing to consider



VIKING Pet Hair... 65

-2% \$9⁷⁹ (\$9.79/count)
Typical: ~~\$9.99~~

Today by 6:00 PM

Add to cart



PowerSmart 4300-W... 421

-14% \$275⁴⁹

List: ~~\$319.99~~

Get it May 14 - 18

FREE Shipping

Add to cart



ECO-WORTHY 33-Ser... 1,066

-8% \$66⁴⁹

List: ~~\$71.99~~

Today by 6:00 PM

Add to cart

EXHIBIT 10C

[RETURN TO AGENDA](#)

Deliver to Ballantrae
Land O Lakes 34638

All replacement fan blades

EN

Hello, Ballantrae
Account for Ballantrae CDD

Returns & Orders 2

All Rufus Business Prime Rewards Business Essentials Same-Day Delivery Small and Local Businesses Add Users Buy Again Today's Deals Subscribe & Save Business Savings

See your rewards Lists Business Prime

Guided Buying Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home Shop by Room Launchpad Group: Ballantrae CDD Mark product as preferred View other policies

amazon business Shop savings for your small business

Tools & Home Improvement > Lighting & Ceiling Fans > Ceiling Fans & Accessories > Accessories > Ceiling Fan Blades



Click to see full view



2 VIDEOS

Ask Rufus

- Are the blades easy to install? Do they come with installation instructions?
- Can it withstand strong winds? Why you might like this Compare with similar
- Ask something else



Visit the Westinghouse Store

Westinghouse 20.63-Inch Replacement Fan Blades for 52-Inch Ceiling Fans

4.2 (2,925) | Search this page

100+ bought in past month

\$48¹¹ (\$9.62 / count)

FREE Returns

May be available at a lower price from other sellers, potentially without free Prime shipping.



Buying multiple items? Go to multi-select

Color: White



\$36.99
FREE Delivery Thursday



See available options



\$48.11 (\$9.62 / count)
FREE Delivery Thursday



See available options

Size: 52 inches

42 inches

52 inches

Brand

Westinghouse

Room Type

Living Room or Outdoor

Color

White

Electric fan design

Ceiling Fan

Power Source

Corded Electric

Style

Custom

See more

About this item

- Compatible with 52" Outdoor Fans: Designed to fit most standard 52-inch outdoor ceiling fans, ensuring a seamless replacement
 - Convenient Replacement: Effortlessly replace worn or broken fan blades on your outdoor fan with this practical five-piece set, restoring functionality
 - Durable Weatherproof Blades: Constructed to withstand outdoor elements, ensuring long-lasting performance and durability
 - Broad Compatibility: Suitable for a wide range of 52-inch outdoor ceiling fans, offering a reliable and adaptable replacement option
 - Accurate Dimensions: Detailed measurements provided in Figure-1, with outer holes measuring 3-15/16 inches, ensuring precise installation
 - NOTE: The fan blades are meant to fit a 52" fan
- See more product details

Offers also available from certified small and diverse sellers. Details

Report an issue with this product or seller

4+ star item to consider



Amazon Basics Air Circulator Fan, Desk Fan for Bedroom, Home and Office, With 90-Degree Tilt Head, 3 Speed Settings, Lightweight (4.2 LBS), 70 Watts, Black, 14.8"Wx7.6"Dx14.1"H (70906)

\$35.00



Hunter 44" Fan No Light \$104⁹⁹ prime

Sponsored

Customers also bought

Based on products customers bought together



This item: Westinghouse 20.63-Inch Replacement Fan Blades for 52-Inch Ceiling Fans 4.2 (2,925) \$48¹¹ (\$9.62/count)



Sponsored ZIYOUYOU 16 1/2" Ceiling Fan Blades, Fan Replacement Blades For 42" Ceiling Fan, Fan... 4.1 (43) \$40⁹⁹ (\$8.20/count)



Sponsored 52 inch ceiling fan Blade Arms 7740600 Compatible with Westinghouse SL2P fan blades... 4.2 (32) \$25⁹⁹ (\$5.20/count)

Total price: \$115.09

Add all 3 to Cart

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

Products related to this item

Deliver to Ballantrae
Land O Lakes 34638

All replacement fan blades

EN

Hello, Ballantrae
Account for Ballantrae CDD

Returns & Orders 2

All Rufus Business Prime Rewards Business Essentials Same-Day Delivery Small and Local Businesses Add Users Buy Again Today's Deals Subscribe & Save Amazon Brands

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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 Shop savings for your small business

Tools & Home Improvement > Lighting & Ceiling Fans > Ceiling Fans & Accessories > Accessories > Ceiling Fan Blades



10 pack

Lineshading 10 Pack 20" Replacement Fan Blades for 52" Ceiling Fan Waterproof Weatherproof Blades Replacement for Broken Substitution Replacing Indoor Summer(White)

Brand: Lineshading
4.2 (174) | Search this page

\$69.99

FREE Returns

Buying multiple items? Go to multi-select

Color: White



Size: 52 Inch

42 Inch 52 Inch

- **Bundle of Convenience:** our package comes with 10 fan replacement blades for 52" ceiling fan, providing a convenient solution for replacing worn or damaged fan blades; With multiple blades at your disposal, you can periodically maintain your ceiling fan, thereby extending its life and performance. The product is suitable for 52 inch fans. Please measure the size of your own fan before placing an order.
- **Water Proof Design:** the water proof finish of the fan blades replacement is another distinguishing feature benefiting users; The water resistant nature of the blades ensures they are protected against moisture damage, increasing their life span and making them a reliable choice; It is recommended to replace all the fan blades on your ceiling fan at a time for effective results, don't mix old and new as it affects its normal working
- **Modern and Trendy:** these replacement fan blades come in a stylish white color, exuding a modern and contemporary aesthetic; This feature allows the fan blades to seamlessly blend with outdoor or interior decor and fan design, making them a nice choice for a variety of decors and tastes
- **Ideally Sized:** each of our ceiling fan blades measures 5 1/4 inches in width and 20 1/2 inches in length, an ideal size to fit 52-inch sized fan; The sizing ensures efficient functioning and maximizes airflow in your room for a more comfortable environment; Designed with pre drilled holes to save your effort; Goes well with most types of fan sockets
- **Widely Applied for Replacing:** whether for replacing the outdoor ceiling fan or for broken fan blades of the existing fan, this ceiling fan blades replacement set can cover your needs; Suitable for ceiling fans with 5 fan blades or less

See more product details

Report an issue with this product or seller



Sponsored

Customers also bought

Based on products customers bought together

Total price: \$150.16
Add all 3 to Cart

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

<p>This item: Lineshading 10 Pack 20" Replacement Fan Blades for 52" Ceiling Fan Waterproof...</p> <p>4.2 174</p> <p>\$69.99</p>	<p>Sponsored</p> <p>Westinghouse 20.63-Inch Replacement Fan Blades for 52-Inch Ceiling Fans</p> <p>4.2 2,925</p> <p>\$48.11 (\$9.62/count)</p>	<p>Sponsored</p> <p>Westinghouse SL2P 7740600 52-Inch White Finish Replacement Fan Blade Arms, Five-Pack...</p> <p>4.4 1,925</p> <p>-8% \$32.96 (\$6.41/count)</p> <p>List: \$34.95</p>
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Customers who viewed this item also viewed

EXHIBIT 11

[RETURN TO AGENDA](#)

FLORIDA LEASE AND SERVICE AGREEMENT

This LEASE AND SERVICE AGREEMENT (this "Agreement"), is made and entered into this 2026-02-25 (the "Effective Date"), by and between Ballantrae Community Development District, a(n) Government Entity (hereinafter "Customer"), and Aquasol Commercial Chemical, Inc. D/B/A Poolsure, a Texas corporation (hereinafter "Supplier").

RECITALS

WHEREAS, Customer desires to purchase certain chemicals and lease equipment from Supplier, and Supplier is willing to sell the chemicals and lease the equipment upon the terms, covenants, conditions and agreements set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Customer and Supplier agree as follows:

1. Chemicals. Subject to and in accordance with the covenants and conditions set forth in this Agreement Supplier shall deliver to Customer certain chemicals (the "Chemicals") necessary for Customer to maintain the chlorine, pH, alkalinity levels, calcium and the cyanuric acid in the water of Customer's swimming pools and other bodies of water set forth on Exhibit A (collectively hereinafter the "Pools"). The specific Chemicals and terms upon which Supplier agrees to deliver the Chemicals are included on Exhibit A, which is attached hereto and incorporated herein by reference. Supplier will deliver the Chemicals to such location(s) as are set forth on Exhibit A, and Customer agrees to provide Supplier reasonable access to the area(s) where Chemicals are stored in each location in order to facilitate such delivery.

2. Equipment. Supplier agrees to lease to Customer the equipment and/or chemical tanks listed on Exhibit A (hereinafter collectively, the "Equipment"). Customer shall keep the Equipment at the location(s) set forth on Exhibit A and shall not move the Equipment or allow it to be moved without Supplier's prior written consent unless otherwise noted on Exhibit A. The Equipment leased hereunder (and any replacement thereof), together with any intellectual property rights included therein, shall remain the sole property of Supplier, and shall be returned to Supplier at the end of the Term in good working condition, reasonable wear and tear excepted. If the Equipment is not returned within 60 days of the expiration or termination of this Agreement, then Customer agrees to pay Supplier an amount equal to the then current purchase price of each piece of the Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Supplier. Nothing herein shall be construed as conveying to Customer any right, title or interest in or to the Equipment. All Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Supplier. At Customer's sole cost and expense, Customer shall (a) protect and defend Supplier's ownership of and title to the Equipment from and against all persons claiming against or through Customer, (b) at all times keep the Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Supplier immediate written notice of any matter described in this sentence, and (d) cooperate with Supplier to promptly remove any encumbrance described in this sentence. Customer shall keep the Equipment at the approved delivery and storage location and shall not remove them or allow any of the Equipment to be removed without Supplier's prior, written consent, unless otherwise noted on Exhibit A.

3. Amendment to Exhibit A. Exhibit A to this Agreement may be amended, from time to time, by the parties in writing, including via email confirmed by an authorized representative of both Customer and Supplier, to reflect changes in (a) the Equipment leased to Customer or the Pools, (b) pricing or rental rates, or (c) the delivery and storage location of the Chemicals and/or Equipment. Any such amendment shall supersede any prior Exhibit A and become a part of this Agreement.

4. Payment to Supplier. In consideration of the foregoing, Customer agrees to pay Supplier, without reduction or set-off, a monthly fee equal to the total amount set forth on Exhibit A, such monthly fee subject to an annual adjustment. During the Term of this Agreement, Customer shall deliver payment to Supplier by the 21st day of each and every month. If payment in full is not timely received, interest shall accrue on such unpaid amounts at the rate of 18% per annum or the highest rate allowed under applicable law, whichever is less. If restriction of service is necessary due to non-payment and Customer then delivers payment, there will be no credit issued for the lost service during the time Supplier restricted service to Customer.

5. Term. The term of this Agreement (the "Term") shall commence on the Effective Date and, unless earlier terminated as set forth in this Agreement, may be terminated by Supplier or Customer at any time, without cause or penalty, upon thirty (30) days prior written notice.

6. Water Chemistry and Maintenance of Equipment. Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Supplier having agreed to provide the Equipment as a tool to assist Customer in connection therewith. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests during the Term of this Agreement and so long thereafter as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Supplier of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced by Supplier. Supplier's sole responsibility hereunder is to supply Chemicals, lease the Equipment and to repair such Equipment as further provided herein; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment or Chemicals as required by applicable law. The Equipment and feed system may only be used to feed approved chemicals provided by Supplier. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of Equipment.

Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Supplier is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law.

In the event the Equipment is damaged during the Term, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer or Customer's officers, employees, agents (including without limitation any management company of Customer), representatives, contractors (other than Supplier), affiliated and related companies, or invitees of any one or more of the foregoing (collectively, "Customer Group"), to the extent such damage is not covered by any warranties or insurance, Supplier may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Supplier immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law between an unrelated, commercial borrower and lender, if less) and reasonable attorneys' fees and costs incurred by Supplier in collecting such amount from Customer. Any work so performed by Supplier shall not deprive Supplier of any of its rights, remedies, or actions against Customer for such damage.

7. **No Warranties by Supplier.** As of the date of delivery of the Chemicals and Equipment, Customer has satisfied itself that the Chemicals and Equipment are suitable for Customer's intended purposes and are in good working order, condition and repair at the time of acceptance. SUPPLIER SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THIS AGREEMENT IN THEIR "AS IS" CONDITION. SUPPLIER, NOT BEING THE MANUFACTURER OF THE CHEMICALS OR EQUIPMENT OR THE MANUFACTURER'S AGENT, MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. Supplier shall not be liable for any direct, indirect or consequential losses or damages suffered by Customer or by any other person for, and Customer expressly waives any right to hold Supplier liable hereunder for, any claims, demands and liabilities arising out of or in connection with the design or manufacture, possession or operation of the Chemicals or Equipment, including, without limitation, injury to persons or property resulting from the failure of, defective or faulty design, operation, condition, suitability or use of the Chemicals or Equipment.

8. **Indemnity and Limitation of Damages.** CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD SUPPLIER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER GROUP'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THIS AGREEMENT; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER GROUP, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER GROUP'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER GROUP, INCLUDING BUT NOT LIMITED TO CUSTOMER GROUP'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF SUPPLIER, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER GROUP.

IN NO EVENT SHALL SUPPLIER BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THIS AGREEMENT, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

UPON EXECUTION OF THIS AGREEMENT, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING ") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF SUPPLIER IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST SUPPLIER FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF SUPPLIER, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO SUPPLIER'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES SUPPLIER FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM SUPPLIER'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH SUPPLIER'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

Supplier shall not be liable for default in the performance or discharge of any duty or obligation under this Agreement, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Supplier's reasonable control.

To the extent there is any conflict between the terms of this Section 8 and the terms of any other agreement entered into between Supplier and Customer, the terms of this Section 8 shall control.

9. Customer Event of Default. The occurrence of any of the following shall constitute an event of default under this Agreement (a "Customer Event of Default"):

- (a) Customer fails to timely pay any payment when due pursuant to the terms of this Agreement;
- (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of the Equipment or any items thereof, except as expressly permitted herein;
- (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising under this Agreement and such failure continues for a period of fifteen (15) days after written notice thereof by Supplier;
- (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation;

10. Remedies Upon Customer Event of Default. Upon the occurrence of any Customer Event of Default, Supplier may at its option do any or all of the following:

- (a) By written notice to Customer, immediately terminate this Agreement as to the Equipment, wherever situated. As a result of the termination, Supplier may enter upon Customer's property and remove the Equipment without liability of any kind or nature for so doing, or Supplier may demand that Customer remove and return the Equipment, all at Customer's sole cost and expense; or
- (b) Exercise any other right or remedy which may be available to Supplier under any applicable law or proceed by appropriate court action, without affecting Supplier's title or right to possession of the Equipment, to enforce the terms hereof or to recover damages for the breach hereof or to cancel this Agreement as to the Equipment.

11. Insurance. During the Term, Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all Losses and the use, operation, and replacement of the Equipment. Supplier shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer. The policies to be maintained by Customer hereunder shall be evidenced by a certificate of insurance or other reasonable documentation which shall be delivered by Customer to Supplier no later than the Effective Date and as of each annual renewal of such policies during the Term.

12. Miscellaneous.

- (a) This Agreement and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Florida, excluding its conflicts of law's provisions, and in the event of a dispute arising under this Agreement, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Orange County, Florida, and agree that venue is proper and convenient in such forum.
- (b) If any provision of this Agreement is found by a court of competent jurisdiction to be unenforceable for any reason, such provision shall be deemed to be modified to the extent necessary to render it valid and enforceable, and the remainder of this Agreement shall continue in full force and effect.
- (c) In the event of any controversy, claim or dispute between the parties arising out of or relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs.
- (d) Customer may not assign or otherwise delegate this Agreement nor the rights and obligations set forth herein, without Supplier's prior written consent.
- (e) This Agreement together with the Exhibits attached hereto constitutes the full and complete agreement and understanding between the parties hereto concerning the subject matter hereof and shall supersede any and all prior written and oral agreements with regard to such subject matter. Except as set forth in Section 3, this Agreement may be modified or amended only by a written instrument executed by all of the parties hereto.
- (f) The titles or headings of the various paragraphs hereof are intended solely for convenience or reference and are not intended and shall not be deemed to modify, explain or place any construction upon any of the provisions of this Agreement.
- (g) Notwithstanding any provisions herein to the contrary, upon the termination of this Agreement for any reason whatsoever, the provisions of this Agreement which by their nature require some action or forbearance after such termination (including but not limited to those related to indemnities) shall survive such termination and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.
- (h) All notices required or permitted hereunder shall be in writing and unless personal delivery is effected, shall be deemed delivered three (3) days after when deposited in the United States Mail, postage pre-paid, registered or certified mail, return receipt requested, addressed to the party in question at the address set forth herein or at such other address as may have been

specified by written notice delivered in accordance herewith. For the purposes of the notice provisions of this Agreement, the following addresses shall be the addresses of the parties hereto until changed:

Supplier:

Aquasol Commercial Chemical, Inc.
1707 Townhurst Dr.
Houston, TX 77043

Customer:

Ballantrae Community Development District

17611 Mentmore Blvd.
Land O Lakes FL 34638

(i) This Agreement may be signed in multiple counterparts, each of which will be considered an original and all of which together will constitute a whole. Signatures transmitted electronically, by facsimile or email shall have the same effect as original signatures.

The undersigned represents and warrants to Supplier that this Agreement has been duly executed as of the Effective Date and constitutes a legal, valid, and binding obligation of the Customer, enforceable against the Customer in accordance with its terms. Any management company or other entity signing on behalf of Customer, if applicable, by its signature to this Agreement on behalf of and as the agent of the Customer, represents and warrants that it is duly authorized to execute this Agreement on behalf of the Customer and to bind the Customer to the terms of this Agreement.

SUPPLIER:

**AQUASOL COMMERCIAL CHEMICAL, INC.
D/B/A POOLSURE, a Texas corporation**

CUSTOMER:

Ballantrae Community Development District

By: _____

Name: Brian Zielinski

Title: _____

Date: _____

By: _____

Name: Patricia Thibault

Title: _____

Date: _____

EXHIBIT A – Specific Terms

Property Name		Water Management Base Rate			
Ballantrae Land O Lakes		1565.91			
Monthly Seasonal Billing – <u>125%</u> during Summer (April-September) and <u>75%</u> during Winter (October-March)		Summer		Winter	
		1957.39		1174.43	
Pool Name (Equipment/Tank Storage Location)	Additional Monthly Charges	Equipment			
	Shed Rental	Controller	Aquafi Router?	Bleach Tank Size (in Gallons)	Tank Sensor on Tank?
Ballantrae - Main Pool		XPC	No	225	Yes
Ballantrae - Splash Pad		XPC	No	0	No
Ballantrae - Townhome		WTC	No	100	Yes
Chemicals to be Delivered: May include but not limited to Sodium Hypochlorite, Pool Acid, Sodium Bicarbonate, Calcium Chloride, Cyanurics					
Special Items Included on Agreement:					
Delivery Address 17611 Mentmore Blvd. Land O Lakes FL 34638			Billing Information Sent Via: Website: Email Address: patricia@havenmgtso.com Mail Address: Haven Management Solutions Ballantrae Land O Lakes 255 Primera Blvd. Suite 160 Lake Mary FL 32746		

Certificate Of Completion

Envelope Id: F3B1C39A-5F43-4E77-95C8-1ABEB36EC4BA

Status: Sent

Subject: Poolsure DocuSign Resend

Source Envelope:

Document Pages: 5

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 0

Brian Zielinski

AutoNav: Enabled

1707 Townhurst

Envelopeld Stamping: Enabled

Houston, TX 77043

Time Zone: (UTC-06:00) Central Time (US & Canada)

bzielinski@poolsure.com

IP Address: 155.226.157.254

Record Tracking

Status: Original

Holder: Brian Zielinski

Location: DocuSign

4/27/2026 10:58:15 AM

bzielinski@poolsure.com

Signer Events

Signature

Timestamp

Patricia Thibault

patricia@havenmgtsol.com

Sent: 4/27/2026 10:58:49 AM

Viewed: 4/27/2026 11:13:00 AM

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 4/27/2026 11:13:00 AM

ID: 4fa4abbc-5d81-4845-b7d8-9743982494c5

Brian Zielinski

bzielinski@poolsure.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 6/7/2023 1:01:05 PM

ID: ca6fb220-83a1-4550-a975-2aab9f89c072

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Vincent Flaviani

vflaviani@poolsure.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

4/27/2026 10:58:49 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Aquasol Controllars, Inc. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign "Withdraw Consent" form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Aquasol Controllers, Inc.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: pshaw@aquasol.com

To advise Aquasol Controllers, Inc. of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at pshaw@aquasol.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from Aquasol Controllers, Inc.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to pshaw@aquasol.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Aquasol Controllers, Inc.

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to pshaw@aquasol.com and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000 or WindowsXP
Browsers (for SENDERS):	Internet Explorer 6.0 or above
Browsers (for SIGNERS):	Internet Explorer 6.0, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> • Allow per session cookies • Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to

other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the "I agree" button below.

By checking the "I Agree" box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Aquasol Controllers, Inc. as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Aquasol Controllers, Inc. during the course of my relationship with you.

EXHIBIT 12

[RETURN TO AGENDA](#)

FW: Square Payments - ballantrae

From: Patricia Thibault <Patricia@havenmgtso.com>
Date: Wed 5/13/2026 8:32 AM
To: Haven Mgt <Havenadmin@havenmgtso.com>

See the below to add to the Ballantrae agenda

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Haven Mgt <Haven@havenmgtso.com>
Sent: Wednesday, May 13, 2026 8:31 AM
To: Patricia Thibault <Patricia@havenmgtso.com>
Subject: Re: Square Payments

You can actually get one on Amazon for much cheaper.
[Amazon.com: Square Terminal - Credit Card Machine to Accept All Payments | Mobile POS : Office Products](#)

From: Patricia Thibault <Patricia@havenmgtso.com>
Sent: Tuesday, May 12, 2026 7:42 PM
To: Haven Mgt <Haven@havenmgtso.com>
Subject: RE: Square Payments

Do you have a quote somewhere for the square thingie at \$399

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Haven Mgt <Haven@havenmgtso.com>
Sent: Tuesday, May 12, 2026 4:27 PM
To: Patricia Thibault <Patricia@havenmgtso.com>
Subject: Re: Square Payments







Once you sign up - you'll have to buy the square reader thing. The handheld small one is \$399.

From: Haven Mgt <Haven@havenmgtso.com>
Sent: Tuesday, May 12, 2026 4:22 PM
To: Patricia Thibault <Patricia@havenmgtso.com>
Subject: Re: Square Payments






The plan on the far left is free - middle is \$49 a month - the one on the right is \$149 a month

Square






Processing fees	
Tap, dip, or swipe	2.6% + 15¢
Online	3.3% + 30¢

What you get	
 POS app for any payment	
 Online site	
 Item library	
 Invoicing	
 Booking	
 Checking and savings accounts	

Processing fees	
Tap, dip, or swipe	2.5% + 15¢
Online	2.9% + 30¢

What you get	
✓ Everything in Square Free	
 POS features for every industry	
 Lower processing fees	
 Loyalty rewards program	
 Email and text message marketing	
 Staff management	

Processing fee	
Tap, dip, or swi	
Online	

What you get	
✓ Everythin	
 24/7 prio	
 Advanced	
 Lowest p	
 More text	
 No gift ca	

From: Patricia Thibault <Patricia@havenmgt.com>

Sent: Tuesday, May 12, 2026 2:15 PM

To: Haven Mgt <Haven@havenmgt.com>

Subject: RE: Square Payments

Where do we get the square credit card slider and advise me what is the percentage they charge monthly for us to use

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: Haven Mgt <Haven@havenmgt.com>
Sent: Tuesday, May 12, 2026 1:03 PM
To: Patricia Thibault <Patricia@havenmgt.com>
Subject: Square Payments

To get the Square payment system, create a free account at squareup.com, download the Square Point of Sale app, and link your bank account for transfers. You can immediately accept payments via phone (keyed-in) or purchase hardware like the \$[59] Reader for contactless/chip payments.

EXHIBIT 13

[RETURN TO AGENDA](#)

April 17, 2026

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd Suite 160
Lake Mary FL 32746

Dear Patricia Thibault:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Ballantrae Community Development District 1,888
- Concord Station Community Development District 3,077
- Long Lake Ranch Community Development District 1,463

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

EXHIBIT 14

[RETURN TO AGENDA](#)

Arbitrage Rebate Counselors, LLC
Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

April 28, 2026

Ballantrae Community Development District
c/o Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – \$7,990,000 Ballantrae Community Development District – Capital Improvement Bonds, Series 2015

Dear Ballantrae Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2015.

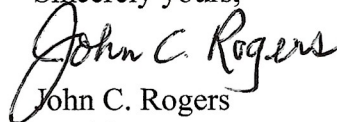
We understand that proceeds of Series 2015 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of an assessment area project, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2019, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period March 18, 2025 to March 18, 2026, and each successive annual period thereafter ending on March 18th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Ballantrae CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 15

[RETURN TO AGENDA](#)

EXHIBIT 16

[RETURN TO AGENDA](#)

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Ballantrae Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 20, 2026, at 6:30 p.m. at the Ballantrae Community Center 17611 Mentmore Blvd., Land O’Lakes, Florida 34638.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 21, 2026.

Attested By:

**Ballantrae
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

EXHIBIT 17

[RETURN TO AGENDA](#)

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
March 31, 2026**

Ballantrae CDD
Balance Sheet
March 31, 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	\$ 1,153,411	\$ -	\$ -	\$ 1,153,411
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	14,971	-	-	14,971
5 CASH - DEBIT CARD SOUTHSTATE	682	-	-	682
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	619,287	-	619,287
9 EMERGENCY RESERVE	-	284,222	-	284,222
10 PARK DEVELOPMENT	-	1,120,933	-	1,120,933
11 BILL PAYMENT RESERVE	-	116,733	-	116,733
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	132,450	132,450
14 RESERVE-SERIES 2015	-	-	221,289	221,289
15 PREPAYMENT-SERIES 2015	-	-	72	72
16 INTEREST-SERIES 2015	-	-	-	-
17 ACCOUNTS RECEIVABLE	3,966	-	-	3,966
18 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
19 ASSESSMENTS RECEIVABLE -ON ROLL	31,076	-	16,881	47,958
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	-	-	-	-
21 DUE FROM OTHER FUNDS	153,229	195,853	543,554	892,635
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	4,755	-	-	4,755
24 TOTAL ASSETS	\$ 1,363,571	\$ 2,337,028	\$ 914,246	\$ 4,614,845
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 10,204	\$ -	\$ -	\$ 10,204
27 DUE TO OTHER FUNDS	739,407	153,229	-	892,635
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	-	-	-	-
30 DEFERRED REVENUE ON-ROLL	31,076	-	16,881	47,958
31 <u>FUND BALANCE:</u>				
32 NON SPENDABLE (Deposits & Prepaid)	5,930	-	-	5,930
33 ASSIGNED	-	2,183,800	-	2,183,800
34 RESTRICTED FOR DEBT SERVICE	-	-	897,365	897,365
35 UNASSIGNED	576,954	-	-	576,954
36 TOTAL LIABILITIES & FUND BALANCE	\$ 1,363,571	\$ 2,337,028	\$ 914,246	\$ 4,614,845

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

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1 O&M REVENUES:					
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,661	\$ 922,195	\$ 993,583	\$ 71,388	97%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	118,252	-	-	-	0%
5 OTHER INCOME	-	-	15,158	15,158	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	305,927	305,927	0%
7 O&M TOTAL REVENUES:	1,142,913	922,195	1,314,667	392,472	115%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	7,000	5,400	1,600	39%
10 NEWSLETTER - PRINT & MAILING	-	-	-	-	0%
11 WEBSITE SERVER & NAME	2,015	2,015	-	2,015	0%
12 PUBLIC OFFICIALS LIABILITY INSURANCE	# 3,731	3,731	3,515	216	94%
13 ADMINISTRATIVE SERVICES	-	-	-	-	0%
14 DISTRICT MANAGEMENT	55,000	27,500	27,500	-	50%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	9,000	3,842	5,159	21%
18 DISTRICT COUNSEL	10,000	5,000	3,862	1,139	39%
19 ANNUAL FINANCIAL AUDIT	4,400	2,200	-	2,200	0%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	2,254	-	2,254	0%
22 PROPERTY APPRAISER FEE	150	150	-	150	0%
23 LEGAL ADVERTISING	1,500	750	-	750	0%
24 ARBITRAGE REBATE CALCULATION	475	238	-	238	0%
25 DUES, LISCENSES AND FEES	1,200	600	598	2	50%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
29 O&M ADMINISTRATIVE TOTAL:	114,978	60,437	44,716	15,721	39%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending March 31, 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	20,000	17,619	2,381	44%
36 ELECTRIC UTILITY - RECREATION FACILITIES	20,000	10,000	9,334	666	47%
37 ELECTRIC STREET LIGHTING	121,000	60,500	67,029	(6,529)	55%
38 UTILITY - WATER - CLUBHOUSE & POOLS	16,000	8,000	14,340	(6,340)	90%
39 STORMWATER ASSESSMENT	2,400	1,200	1,769	(569)	74%
40 UTILITY SERVICES SUBTOTAL	199,400	99,700	110,092	(10,392)	55%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	19,038	9,519	9,519	25%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	8,400	4,200	4,200	25%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	1,750	6,483	(4,733)	185%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	750	-	750	0%
50 LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	2,500	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	159,900	79,950	86,233	(6,283)	54%
53 LANDSCAPE - SECONDARY CONTRACTS	51,200	25,600	32,780	(7,180)	64%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	7,000	16,620	(9,620)	119%
55 REPLACE PLANTS, MULCH & TREES	15,000	7,500	4,800	2,700	32%
56 SOD & SEED REPLACEMENT	10,000	5,000	-	5,000	0%
57 EXTRA MOWINGS DURING RAINY SEASON	1,000	500	-	500	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	6,000	5,820	180	49%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	327,976	163,988	175,930	(11,942)	54%

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

	<u>FY 2026 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE YTD vs Actual YTD FAV (UNFAV)</u>	<u>YTD % ACTUAL / AMENDED</u>
61 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
62 ENTRY & WALLS MAINTENANCE	2,000	1,000	275	725	14%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	500	-	500	0%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	750	-	750	0%
65 EMPLOYEE - SALARIES	152,880	76,440	71,819	4,621	47%
66 EMPLOYEE - P/R TAXES	13,695	6,848	5,888	959	43%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	5,620	(1,000)	122%
68 PAYROLL PROCESSING FEES	1,900	950	1,060	(110)	56%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	7,200	6,600	600	46%
70 MILEAGE	1,000	500	-	500	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	192,995	98,808	91,263	7,545	47%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	6,000	9,745	(3,745)	81%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	2,750	2,988	(238)	54%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	500	449	51	45%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	10,000	8,312	1,688	42%
79 POOL PERMITS	750	750	-	750	0%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	1,375	(855)	264%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	5,000	4,216	784	42%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	17,500	11,748	5,752	34%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	11,750	-	11,750	0%
87 EMPLOYEE P/R TAXES	2,000	1,000	-	1,000	0%
88 EMPLOYEE WORKER'S COMP	1,300	650	-	650	0%
89 VIDEO SURVEILLANCE	1,300	650	-	650	0%
90 CLUBHOUSE & SAFETY & SECURITY	126,870	71,070	45,458	25,612	36%

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

	<u>FY 2026 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE YTD vs Actual YTD FAV (UNFAV)</u>	<u>YTD % ACTUAL / AMENDED</u>
101 O&M CONTINGENCY & CAPITAL PROJECTS					
102 O&M CONTINGENCY	50,000	-	95,755	(95,755)	192%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	50,000	-	95,755	(95,755)	192%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,040,913	522,697	591,758	(69,062)	57%
	102,001	399,499	722,910	323,410	709%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.					
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%
		-	-	-	0%
116 O&M TOTAL EXPENDITURES	1,142,913	522,697	825,160	(302,463)	72%
117 NET CHANGE IN FUND BALANCE	-	399,499	489,507	90,009	0%
118 NET CHANGE IN FUND BALANCE	-	399,499	489,507	90,009	0%
119 BEGINNING FUND BALANCE GENERAL FUND			93,377		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			582,884		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 582,884	\$ -	

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

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE	\$ -	\$ -	\$ 29,937	\$ 29,937
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	<u>15,000</u>	<u>-</u>	<u>228,338</u>	<u>228,338</u>
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	<u>15,000</u>	<u>15,000</u>	<u>130,785</u>	<u>84,175</u>
15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	97,553	312,513
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)	<u>-</u>	<u>-</u>	<u>(270,927)</u>	<u>(270,927)</u>
33 NET CHANGE IN FUND BALANCE	-	-	(173,373)	
34 FUND BALANCE BEGINNING			2,357,173	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			<u>\$ 2,183,800</u>	

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending March 31, 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	\$ 539,730	\$ 484,069
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	7,046	7,046
6 TOTAL REVENUE	556,611	55,661	546,776	491,115
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)	459,116	484,768
13 OTHER FINANCING SOURCES				
14 TRANSFER-IN	-	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
16 NET CHANGE IN FUND BALANCE	4,659	(25,652)	459,116	484,768
17 FUND BALANCE - BEGINNING	-	-	438,249	438,249
18 FUND BALANCE - ENDING	\$ 4,659	\$ (25,652)	\$ 897,365	\$ 923,017

Ballantrae CDD
Bank Reconciliation
March 31, 2026

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 1,188,014.82
Less: Outstanding Checks	(34,308.28)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 1,153,706.54</u></u>
Beginning Cash Balance Per Books	\$ 1,255,854.13
Deposits / Transfer	23,068.78
Cash Disbursements	(125,216.37)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 1,153,706.54</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

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
11/30/2025			Funds Transfer	40,096.95		164,228.73
11/30/2025	456		To adjust restricted for DS to correct amount	8,881.89		173,110.62
11/30/2025	456		To adjust restricted for DS to correct amount		8,881.89	164,228.73
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

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
12/21/2025	2784	Summit Fire & Security	cabinet/truck		115.00	1,344,573.66
12/21/2025	2785	Summit Fire & Security	Fire Extinguisher installation		266.75	1,344,306.91
12/24/2025	122425ach	Engage PEO	PR		6,295.85	1,338,011.06
12/24/2025	122425ach1	Engage PEO	BOS MTG		295.90	1,337,715.16
12/24/2025	184	Christopher Milano	BOS MTG		200.00	1,337,515.16
12/24/2025	183	Richard Levy	BOS		200.00	1,337,315.16
12/24/2025	181	Brian Giacobbee	BOS		184.70	1,337,130.46
12/24/2025	122425ac15h	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	1,337,105.46
12/26/2025	122625ach	Duke Energy	3351 Downan Point Dr		55.58	1,337,049.88
12/26/2025	122625ach1	Duke Energy	17600 Stinchar Dr		139.52	1,336,910.36
12/26/2025	122625ach2	Duke Energy	3643 Duke Firth St		30.80	1,336,879.56
12/26/2025	122625ach4	Duke Energy	2500 Ballantrae Blvd		165.79	1,336,713.77
12/26/2025	122625ach5	Duke Energy	17626 Glenapp Dr		85.68	1,336,628.09
12/26/2025	122625ach6	Duke Energy	2131 Ballantrae Blvd		148.07	1,336,480.02
12/26/2025	122625ach7	Duke Energy	3542 BALLANTRAE BLVD		89.69	1,336,390.33
12/26/2025	122625ach8	Duke Energy	17835 State Road 54		9,698.44	1,326,691.89
12/26/2025	122625ach9	Duke Energy	17650 Ayrshire Blvd		31.67	1,326,660.22
12/26/2025	122625ach10	Duke Energy	2800 Ballantrae Blvd		1,638.85	1,325,021.37
12/26/2025	122625ach11	Duke Energy	17700 Glenapp Dr Entry Tower		36.84	1,324,984.53
12/26/2025	122625ach12	Duke Energy	172524 Hugh Ln		199.64	1,324,784.89
12/26/2025	122625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,244.10	1,323,540.79
12/28/2025	2786	Keystone Backflow Services Inc	Backflow testing		285.00	1,323,255.79
12/28/2025	2787	Straley Robin Vericker	Prof ServThrough 11/30/25		736.50	1,322,519.29
12/29/2025	12/29/2025	Duke Energy	Duke Energy		43.71	1,322,475.58
12/31/2025	123125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,322,075.58
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

BALLANTRAE CDD
Check Register
FY2026

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

BALLANTRAE CDD
Check Register
FY2026

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

BALLANTRAE CDD
Check Register
FY2026

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
3/1/2026	2815	Haven Management Solutions	District Management Services - February		4,583.33	1,251,270.80
3/2/2026	2817	JCS Investigations	Reference: Security Patrol		1,980.00	1,249,290.80
3/2/2026	2821	Court Project LLC	Progress Invoice-Tennis Court Resurface		13,986.00	1,235,304.80
3/2/2026	030226ACH	Duke Energy	17835 State Road 54		9,377.40	1,225,927.40
3/3/2026	030326ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.20	1,225,513.20
3/6/2026	2818	Court Project LLC	Progress Invoice-Tennis Court Resurface		10,000.00	1,215,513.20
3/6/2026	030626ACH	Engage PEO	PR		6,984.60	1,208,528.60
3/6/2026	030626ACH1	Engage PEO	BOS MTG		295.90	1,208,232.70
3/6/2026	188	Christopher Milano	BOS MTG		200.00	1,208,032.70
3/6/2026	187	Richard Levy	BOS		200.00	1,207,832.70
3/6/2026	186	Brian Giacobbee	BOS		184.70	1,207,648.00
3/9/2026	2819	Stantec Consulting Services Inc.	Engineering Fees		1,640.25	1,206,007.75
3/9/2026	2820	Haven Management Solutions	Billing #30 - Field Services & Maintenance 2/22-3/8/26		300.00	1,205,707.75
3/9/2026	2822	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,192,382.75
3/11/2026	2823	Dixie Safe & Lock Inc	rekey 22 locks		690.00	1,191,692.75
3/12/2026	2824	Arrow Exterminators Inc	Pest Control		50.00	1,191,642.75
3/12/2026	2825	Arrow Exterminators Inc	Pest Control		90.00	1,191,552.75
3/12/2026			Deposit	23,068.78		1,214,621.53
3/13/2026	2826	Arrow Exterminators Inc	Pest Control		35.00	1,214,586.53
3/15/2026	2827	Keystone Backflow Services Inc	leak repair		475.00	1,214,111.53
3/17/2026	2828	Steadfast Alliance, LLC	spring annuals/irrigation adju		8,090.00	1,206,021.53
3/17/2026	2829	Steadfast Alliance, LLC	maint/repair		1,357.25	1,204,664.28
3/18/2026	2830	SchoolNow	website hosting		1,515.00	1,203,149.28
3/19/2026	031926ach	Duke Energy	3542 BALLANTRAE BLVD		72.11	1,203,077.17
3/20/2026	032026ACH	Engage PEO	PR		5,635.86	1,197,441.31
3/22/2026	2831	Signarama	Deposit		305.28	1,197,136.03
3/23/2026	032326ACH	Duke Energy	3542 BALLANTRAE BLVD		72.11	1,197,063.92
3/24/2026	2833	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,183,738.92
3/24/2026	2832	Haven Management Solutions	Billing #30 - Field Services & Maintenance 3/8-3/21/26		300.00	1,183,438.92
3/24/2026	032426ACJ	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,183,427.92
3/24/2026	032426ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse feb		30.00	1,183,397.92
3/24/2026	3/24/2026	Poolsure	wm water-march 2026		1,221.41	1,182,176.51
3/25/2026	032526ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		6,099.97	1,176,076.54
3/25/2026	032526ACH	Duke Energy	3643 Duke Firth St		30.80	1,176,045.74
3/26/2026	2834	Court Project LLC	Progress Invoice-Tennis Court Resurface		400.00	1,175,645.74
3/26/2026	2835	Straley Robin Vericker	Prof ServThrough 2/28/26		941.50	1,174,704.24
3/26/2026	032626ACH	Duke Energy	17650 Ayrshire Blvd		30.80	1,174,673.44
3/26/2026	032626ACH2	Duke Energy	17626 Glenapp Dr		30.80	1,174,642.64
3/26/2026	032626ACH4	Duke Energy	17700 Glenapp Dr Entry Tower		33.98	1,174,608.66
3/26/2026	032626ACH5	Duke Energy	3351 Downan Point Dr		44.31	1,174,564.35
3/26/2026	032626ACH6	Duke Energy	3542 BALLANTRAE BLVD		60.62	1,174,503.73
3/26/2026	032626ACH8	Duke Energy	17600 Stinchar Dr		70.24	1,174,433.49

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
3/26/2026	032626ACH9	Duke Energy	2131 Ballantrae Blvd		71.97	1,174,361.52
3/26/2026	032626ACH10	Duke Energy	2500 Ballantrae Blvd		87.27	1,174,274.25
3/26/2026	032626ACH11	Duke Energy	17524 Hugh Ln		187.68	1,174,086.57
3/26/2026	032626ACH12	Duke Energy	17611 Mentmore Blvd		1,162.52	1,172,924.05
3/26/2026	032626ACH13	Duke Energy	2800 Ballantrae Blvd		2,463.19	1,170,460.86
3/26/2026	032626ACH15	Duke Energy	NEED		38.34	1,170,422.52
3/26/2026	032626ACH17	Duke Energy	17835 State Road 54		9,376.18	1,161,046.34
3/27/2026	032726ACH	Engage PEO	BOS MTG		295.90	1,160,750.44
3/27/2026	191	Christopher Milano	BOS MTG		200.00	1,160,550.44
3/27/2026	190	Richard Levy	BOS		200.00	1,160,350.44
3/27/2026	189	Brian Giacobbee	BOS		184.70	1,160,165.74
3/30/2026	2836	Suncoast Rust Control, Inc			6,045.00	1,154,120.74
3/31/2026	033126ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.20	1,153,706.54
3/31/2026				23,068.78	125,216.37	1,153,706.54

EXHIBIT 18

[RETURN TO AGENDA](#)

**MINUTES OF 04/16/26 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, April 16, 2026, at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O’Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

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

Also present were:

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

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

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

- An audience member with security noted that school gets out at the end of the month.

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

1. Status Update on Clubhouse Project

Mr. Woodcock presented his update on the clubhouse project, noting that he would send the final exhibits over to Ms. Thibault when he receives them on the 27th. He advised that the associate he was working with wanted to rework the current exhibit, the connection to the existing building, before presenting it to the Board.

- o Ballantrae Overview Plan

Mr. Woodcock advised that the sidewalk project does go from Straton Place up to Bexley.

- o Light Pole Exhibit

The proposal showed the proposed lighting the county recommended to install on the roadways to improve the intersections. Mr. Woodcock noted a shaded area could be seen on the proposal that marked a crosswalk going through the island. He advised that the county had requested the CDD relocate the irrigation to back beyond the construction point as they did not want to mess with the CDD irrigation system or shut down something they shouldn’t have. Mr. Woodcock asked if they could get a proposal from the irrigation team noting what it would take to relocate the irrigation beyond the construction point. He noted that would also go for the Castleway Drive intersection. He confirmed he would send Steadfast the exhibit detailing the limits of the construction. Supervisor Milano asked about the timeline for this project. Ms. Thibault shared that the county

46 wanted to fast-track this project, but it would come with additional costs to the district. She
47 reported that the county wanted the district to take on the monthly payment for the streetlights.
48 Ms. Thibault advised that they cannot move forward until she has received firm numbers detailing
49 the expected total costs. The Board discussed the streetlights, noting that they would be
50 responsible for 8 lights total (for 2 intersections) at \$100 a month. Chairman Levy asked about the
51 maintenance the county was expecting them to take care of. Ms. Thibault advised that it would be
52 landscaping, the street poles, and maintenance of the crosswalks and additional sidewalks. She
53 noted that this was a project the county received grant money for, but they were unable to give her
54 firm numbers when she asked.

55 ○ HOA Crosswalk Improvement

56 Mr. Woodcock advised that the current sidewalk cuts into the travel lane and would take up some
57 of the island when straightened. He noted that he and Ms. Thibault were still working that out with
58 the county. Ms. Thibault hypothesized that there might be an expiration date on the grant funding,
59 and that may be why the county was pushing the project up.

60 **B. Steadfast Environmental Report**

61 **1. Conservation Area Inspection Report**

62 Mr. Goldrich reported that things were starting to grow and noted that he was going to work with their technician to
63 see if he could hit a couple of the areas that were seeing a lot of growth while he was there. He noted that he was seeing
64 a lot of growth in other spots that he wasn't concerned about but confirmed that they would start getting it under control.

65 **2. Waterway Inspection Report**

66 Mr. Goldrich reported that the ponds were dry and had a lot of terrestrial grass and weeds growing in them. He noted
67 that once the ponds fill up, the growth will drown and there won't be any need to spray. He stated there was nothing out
68 of the ordinary, though the spot with the residential drain on Ayrshire was getting worse. Supervisor Milano suggested
69 Ms. Thibault send another email or call JC from the HOA to discuss the erosion. Mr. Goldrich detailed the erosion to the
70 Board.

71 **C. Steadfast Maintenance Division**

72 **1. Presentation & Discussion of Maintenance Report**

73 The Board discussed options to deal with irrigation during the drought. Ms. Thibault asked to be kept apprised of
74 the status of the plant material, especially noting the high-risk areas.

75 **2. Consideration of Steadfast Proposals:**

76 ○ **Proposal for Trimming and Lifting the Trees at the Straight Entrance on the Left-hand Side - \$3,900**

77 Mr. Hiller noted the proposal came from a resident. The Board discussed the location/placement of the trees.
78 Mr. Kubler was tasked with attempting to trim the trees and purchase a 50-gallon watering device.

79 ○ **Installation of Sod to High Profile Areas and Irrigation – Enhancement for New Sod - \$27,027.50**

80 Tabled until the district has more access to water.

81 The Board discussed the broken fire extinguisher case.

82 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Agreed
83 to Purchase a New Case for the Fire Extinguisher for the Ballantrae Community Development District.

84

85 **3. Presentation of Sod Map**

86 Mr. Hiller suggested waiting for more access to water. Chairman Levy noted the Clubhouse intersection will
87 likely be a priority spot. Mr. Hiller noted he would check with Ms. Cordero about the irrigation map.

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

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

90 Ms. Thibault introduced the task list to the Board. Ms. Thibault asked Mr. Kubler to update the list and send it to her
91 for disbursement to the Board. Chairman Levy asked if they had received proposals for the fans. He was informed that
92 they had not. He asked for the cost of 5 fan blades versus the cost of 5 fans. Ms. Thibault noted they could try to maintain
93 the fans until they have the Amenity Center grand opening. She asked Mr. Kubler to get that information back to her.

94 From the task list Chairman Levy noted the Clubhouse West drain on Pavers Edge needed edging to ensure it stayed
95 clear from mulch and debris. He asked Mr. O'Reilly to update the list and present it at the next meeting. Supervisor
96 Milano suggested ordering a new tow away signs. He asked whether the staff had figured out a way to reinforce one of
97 the playground slides.

98 **2. Consideration of Proposals for Leaf Blower**

- 99 ○ 3-in-1 Leaf Vacuum with Bag – Amazon \$134

100 On a MOTION by Supervisor Thomas, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board
101 Approved the Proposal for the 3-in-1 Leaf Vacuum with Bag from Amazon for \$134 for the Ballantrae Community
102 Development District.

- 103 ○ Craftsman – Amazon - \$139.99

104 **3. Consideration of Maintenance Proposals:**

- 105 ○ Cool Deck Painting Option 1 - \$442.45

106 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board
107 Approved the Cool Deck Painting Option 1 for \$442.45 to for the Ballantrae Community Development District.

- 108 ○ Cool Deck Painting Option 2

109 **IV. District Manager**

110 **1. Preliminary Discussion of Budget – Preliminary Budget would need to be adopted on May 21**

111 Ms. Thibault advised that the Board would need to push their budget meeting to May because they need to adopt it
112 before June 15th. She shared her concern that they were operating over budget. Ms. Thibault offered meeting suggestions
113 to the Board, noting that they could adopt the budget in May, or hold a special meeting in June. Chairman Levy directed
114 her to set up a special meeting. Ms. Thibault outlined the price increases the Board should expect to see and advised that
115 they could access the funds in their emergency reserve if needed. She explained her projections regarding the increases
116 in assessments. The Board discussed the money in the reserve account, noting its intended usage compared to what
117 remained of their budget, and the new irrigation cycle. Ms. Thibault explained the different scenarios were the Board to
118 increase fees for the residents and ran the Board through different options depending on where and to what amount they
119 would transfer funds from the emergency reserve. The Board agreed to hold the special meeting on June 8th at 6:30. Ms.
120 Thibault noted that they should aim to have the budget adopted during the May meeting.

121 **V. Administrative Items**

122 **A. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held March 19,**
123 **2026**

124 On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Accepted
125 the Minutes of the Regular Meeting of Board of Supervisors Held March 19, 2026, for the Ballantrae Community
126 Development District.

127 **B. Consideration for Approval: The February 2026 Unaudited Financial Statements**

128 The February 2026 unaudited financial statements were reviewed.

129 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved
130 the February 2026 Unaudited Financial Statements for the Ballantrae Community Development District.

131 **C. Presentation of Approval Listing**

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

133 No comments.

134 **VII. Supervisor Requests**

135 A supervisor asked for the link for the 3 open seats for the general election. Ms. Thibault provided him with the
136 dates of the election and noted that she would forward an email she received from the county. Mr. Kubler shared his cell
137 phone number with Chairman Levy. Mr. O'Reilly asked if they had decided on the color for the buildings. Ms. Thibault
138 noted that it is likely they have received infractions since the handbook has gone out, so she will likely be issuing
139 warnings. Supervisor Milano spoke on the color scheme for the interior of the amenity center. Ms. Thibault advised that
140 the Board wait to advertise for the amenity center when they advertise for the budget meeting. She noted that they use
141 Square.

142 **VIII. Adjournment**

143 There being no further business, the meeting was adjourned

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

146

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

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Signature

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Signature

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160 _____
Printed Name Secretary Assistant Secretary

160 _____
Printed Name Chairman Vice Chairman

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163 - Board approved the Proposal for the 3-in-1 Leaf Vacuum with Bag from Amazon for \$134

164 - Board Approved the Cool Deck Painting Option 1 for \$442.45

EXHIBIT 19

[RETURN TO AGENDA](#)

Meeting Date	Vendor	2	Amount	3	Brief Item Description	Source of Funds
					Pond 28 Erosion repair provided the Proposal and Work invoices split into two: one being for the	
9/18/2025	Steadfast		\$4,800		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	Annually	Pest Control Contract	General Fund
9/18/2025	FL-AIR		\$21,310.00		Proposal for Air Conditioning Repair i	Asset Reserves
10/16/2025	Steadfast		\$21,000		Proposal for Installation of Mulch	General Fund
10/16/2025	Steadfast		\$2,950		Proposal to replace the structure rock climbing portion with a pipe wall	Park Development Fund
10/16/2025	Roof X		\$4,750		to repair roof on the (6) towers	Emergency Reserve
10/16/2025	Master Key Lock		\$1,373.89		Master Key Lock	General Fund
10/16/2025	Aquasol dba Poolsure		\$1957.39	monthly in Summer and \$1,174.43 monthly in winter	monthly services for Summer and winter with renewal effective date of January 1, 2026	General Fund
10/16/2025	Polson Painting		\$3,900		Proposal for the Clubhouse painting with work to begin after completion of the roof and HVAC	Asset Reserves
11/20/2025	Florida Fountains		\$2,808		walk on proposal for East Fountain	General Fund
11/20/2025	Steadfast		\$2,300		Removal of four dead trees	General Fund
11/20/2025	Steadfast		\$3,300.00		Cut additional additional 4 dead trees -NTE	General Fund
11/20/2025	Steadfast		\$550.00		Removal of (1) fallen dead tree on the Boulevard	General Fund
11/20/2025	Steadfast		\$11,229.70		Installation of winter annuals	General Fund
11/20/2025	Steadfast		\$1,207.50		Installation of Loropetalum and Gold Mound at Clubhouse Center Island	General Fund
11/20/2025	Fire Tablet		\$137.19	(two for \$69.99 each)	Fire Tablet for Tracking Light	General Fund
11/20/2025	Lawson Courts		\$30,000		Proposal for Tennis Court Resurface (Cancelled by the Vendor)	Asset Reserves - taken from basketball court - VOIDED
11/20/2025	Florida Commercial Care		\$9,919.50		Tennis Court Fence	Asset Reserves - taken from basketball court - VOIDED
11/20/2025	Steadfast		\$360.00		Electric Breaker	General Fund
11/20/2025			\$2,450.00		Illuminations Track lighting for facia repair	General Fund
11/20/2025	Amazon-Dunzy		amount not exceeding \$272.82		Fence Caps	General Fund
12/18/2025	Bandu Pools		\$1,450.44		Pool Return Valves	General Fund
12/18/2025	GK Electrical Solutions		\$4,675.00		Pond Aeration System Upgrade	General Fund
12/18/2025	Keystone		\$380		Backflow Inspection	General Fund
12/18/2025			\$975		Pressure Washing	General Fund
12/18/2025	Roof X		\$4,750		Tower Repairs	General Fund
12/18/2025	Steadfast		\$1,250		Facia Panting	General Fund
12/18/2025	Tampa Bay and Orlando Bay Food trucks		\$1,309.28		Food trucks	General Fund with Reimbursement from Vendors
12/18/2025	Ballantre Amenity Center		\$750		Bonuses for Mr Kubler-\$350, Mr. Farmer- \$300, and Clawson-\$100	General Fund
12/18/2025	Court Project		\$38,986		Tennis Court Resurface.Will include the fence, research, sealing the court, and fixing the practice.	Asset Reserves - use the basketball court
1/15/2026	U Need Concrete		\$3,500		Proposal for Concrete Work	Park Development Fund
1/15/2026	Amazon		\$79.59		Office Chair	General Fund
1/15/2026	Ballantrae Amenity Team		\$310.17		Parking lot painting	General Fund
1/15/2026	Florida Coast Equipment		\$499.82		Ratification of Kubuta Truck Repairs	General Fund

			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	Florida Fountains & Equipment	\$3,587.40		
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
4/16/2026			New Case for Fire Extinguisher	
4/16/2026	Amazon	\$134	3-in-1 Leaf Vacuum with Bag	General Fund with Reimbursement from Vendors
4/16/2026	Amazon	\$442.45	Cool Deck Painting Option 1	General Fund