

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, June 18, 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 Patricia@havenmgt.com

- I. Call to Order / Roll Call**
- II. Audience Comments – (limited to 3 minutes per individual on agenda items)**
- III. Vendor & Professional Reports**
 - A. Stantec – Project Manager Greg Woodcock
 - 1. **Presentation of Ballantrae Concepts** [EXHIBIT 1](#)
 - B. Steadfast Environmental Report
 - 1. Conservation Area Inspection Report [EXHIBIT 2](#)
 - 2. Waterway Inspection Report [EXHIBIT 3](#)
 - 3. **Consideration to Approve Proposal for Retention Cleaning – Steadfast- \$3,480** [EXHIBIT 4](#)
 - C. Steadfast Maintenance Division
 - 1. Presentation and Discussion of Maintenance Report [EXHIBIT 5](#)
 - D. Amenity Manager
 - 1. Presentation of Work Order Tracker [EXHIBIT 6](#)
 - 2. Presentation of Resume of Individual Hired [EXHIBIT 7](#)
 - E. District Counsel

IV. District Manager

A. Reminder: Form 1 - Due July 1

V. Administrative Items

A. Consideration for Approval: The April 2026 Unaudited Financial

[EXHIBIT 8](#)

B. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held May 21 ,2026

[EXHIBIT 9](#)

C. Presentation of Approval Listing

[EXHIBIT 10](#)

VI. Other Introduced Items

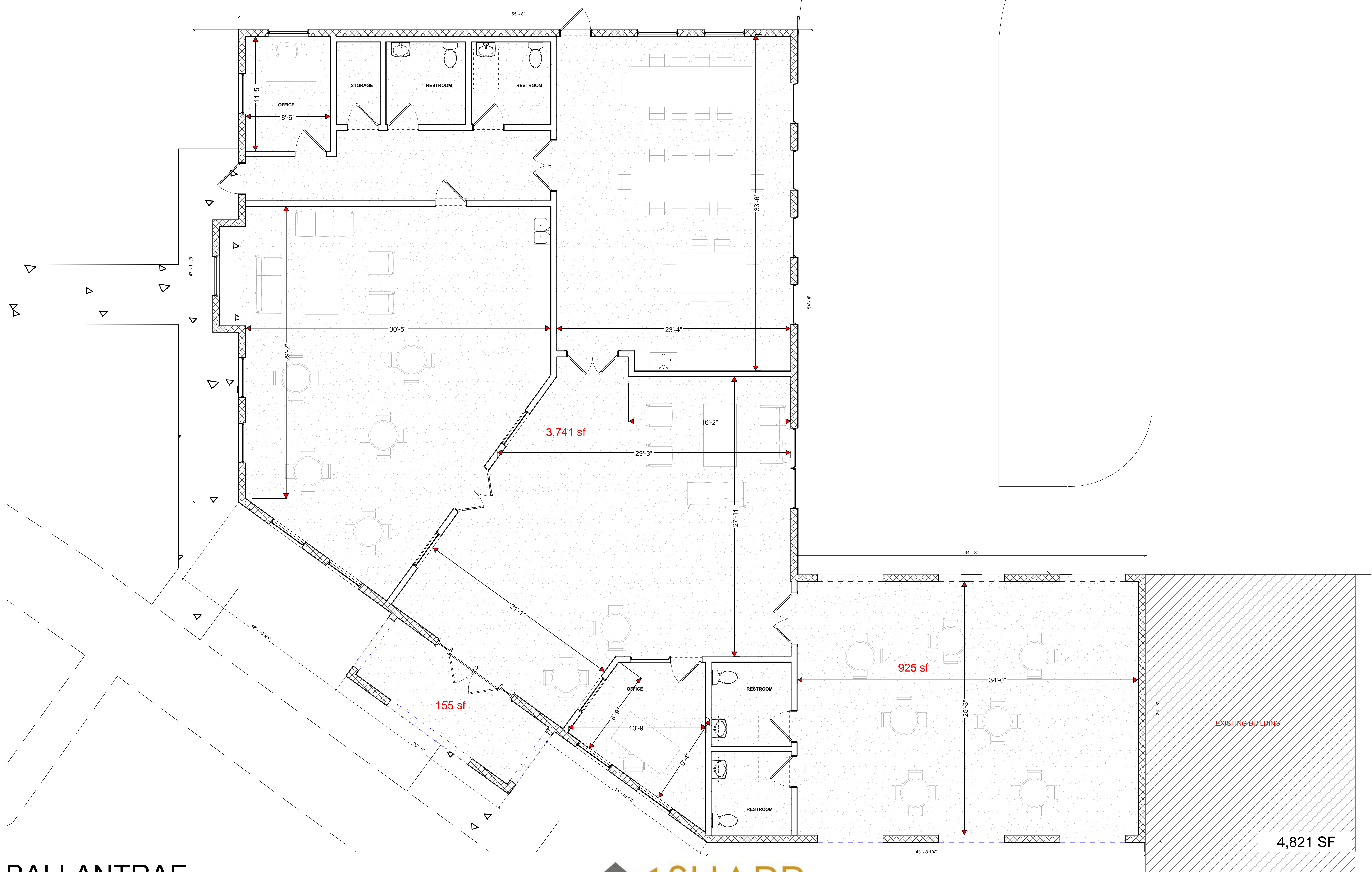
VII. Audience Comments New Business Items *(limited to 3 minutes per individual)*

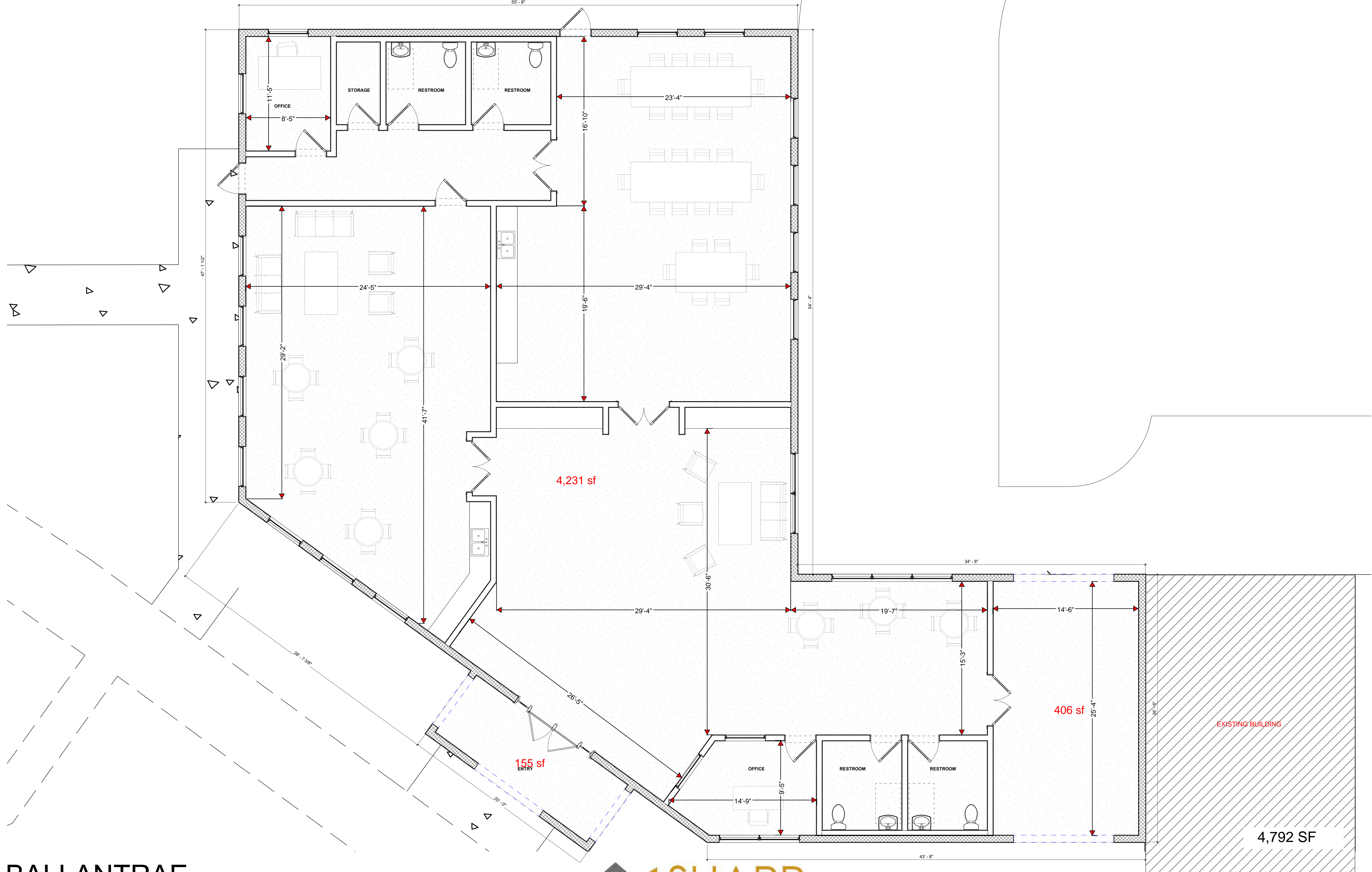
VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)





BALLANTRAE
CONCEPT



SCHEMATIC FLOOR PLAN - OPTION 2

05/05/26

EXHIBIT 2

[RETURN TO AGENDA](#)



Ballantrae CDD Conservation Areas

Inspection Date:

6/9/2026 10:48 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild emergent growth is starting among the low-lying beneficials. Targeted treatments will be done to address these during regular maintenance events. Insects are actually handling some of the larger nuisance growth, so we'll leave them be for now.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	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: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Typical culprits are present in the buffer; mainly Caesarweed and cogon grass. Treatments to clear the buffer will continue.

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

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



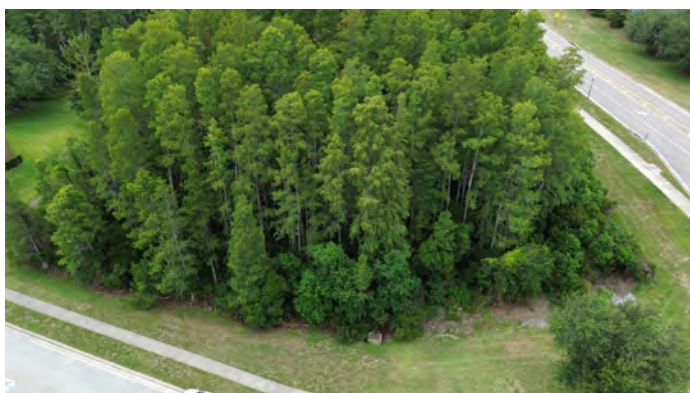
Comments:

Mild seasonal emergent growth present in sections of the buffer. Treatments will continue until nuisance growth clears.

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

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Early signs of dogfennel present in the buffer. Treatment is set for later this week to prevent further growth.

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

Inspection Report

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Seasonal emergent growth present in the buffer. Treatment will continue until nuisance growth clears.

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

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild emergent growth present. This area is highly responsive to treatment and should stay in good or better condition through the summer.

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

Inspection Report

SITE: 8

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Limited access to the buffer due to Brazilian Pepper overgrowth and encroachment into residential space. Any accessible areas are being treated during service.

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

SITE: 11

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Little to no emergent growth in the buffer. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild dogfennel growth in the buffer. This area will receive the same treatment as other areas with similar growth later this week.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	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: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The broadleaf plants that tend to grow in here have come back strong. I have already let the tech know to hit this area hard this week to cut this back.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	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:	

MANAGEMENT SUMMARY



Growing season is in full effect and we're ready for it. There has been a notable uptick in growth since last month, so technicians are altering their mixes and splitting their time more between ponds and conservations. It seems that areas with cypress trees within or nearby will be the ones we have to focus on more. Less pre-emergent was applied here the past few months as to not harm the trees but it has has great effect in others. Based on current conditions, I don't expect any tall growth to take over the areas like we've seen I the past.

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:

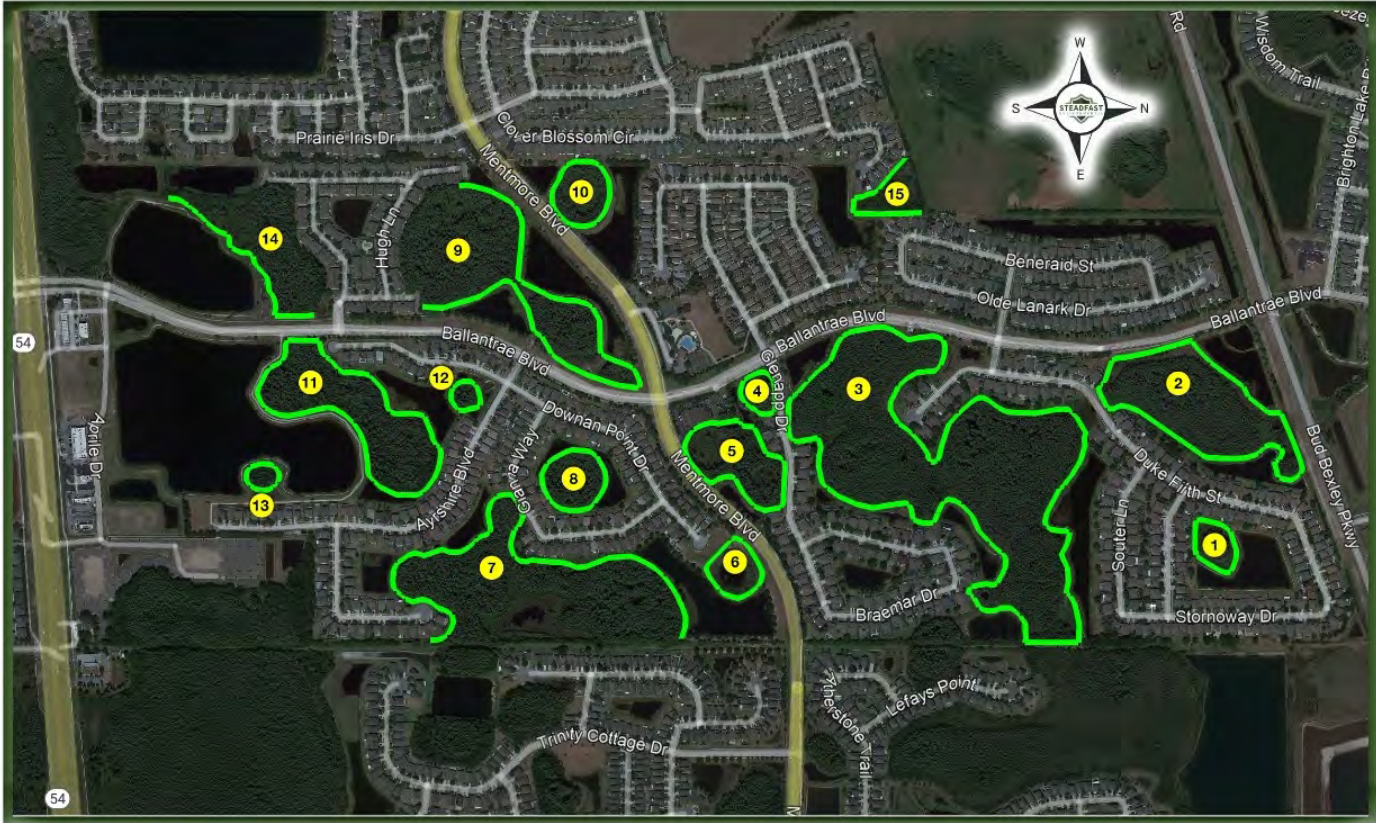


EXHIBIT 3

[RETURN TO AGENDA](#)



Ballantrae CDD Aquatics

Inspection Date:

6/9/2026 12:47 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance growth present amid beneficial plants. It's pretty thick, so a few beneficials may be collateral damage during treatment. Care will still be taken. Any algae present is decaying.

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

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The only growth present is terrestrial weeds on the exposed banks. These will not survive one water levels return. No algae observed.

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

Inspection Report

SITE: 13

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"/> Chara

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The filamentous algae appears to be decaying, but a follow up won't hurt. I'll ask the technician to inspect and treat if needed. Mild nuisance gasses present amid beneficials. More carefully targeted treatments will be done here.

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

Inspection Report

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses present on the shelf. The water appears shallow enough to be walkable. If not, technicians will address from the shore.
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: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Another case of nuisance grass within the beneficals. More collateral may occur here during treatment. Technicians will do everything they can to avoid loss of beneficals.
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: 17

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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 18

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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild algal growth present. A technician will address during service later this week. 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: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mixed aquatic and terrestrial vegetation on the exposed bed. Heavy herbicide treatments this week will handle both before water returns and allows the torpedo grass to spread.

<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>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Terrestrial	

MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree. More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

Growing season conditions are evident today. Nuisance grass growth rates have picked up and are mostly present in areas with thick beneficial growth. Personally, I'd rather see these grasses cleared at the expense of a few beneficials, but that is ultimately up to the board. We're happy to do whatever they request us to. Algal activity is still surprisingly low. The alum treatments have been exceedingly effective in established ponds like those here. I'm curious what a full-fledged rainy season will bring.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD

Ballantrae Blvd, Land O' Lakes, FL

Gate Code:



EXHIBIT 4

[RETURN TO AGENDA](#)



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE 6/12/2026 DUE 7/12/2026 ESTIMATE # EST-SCA1717

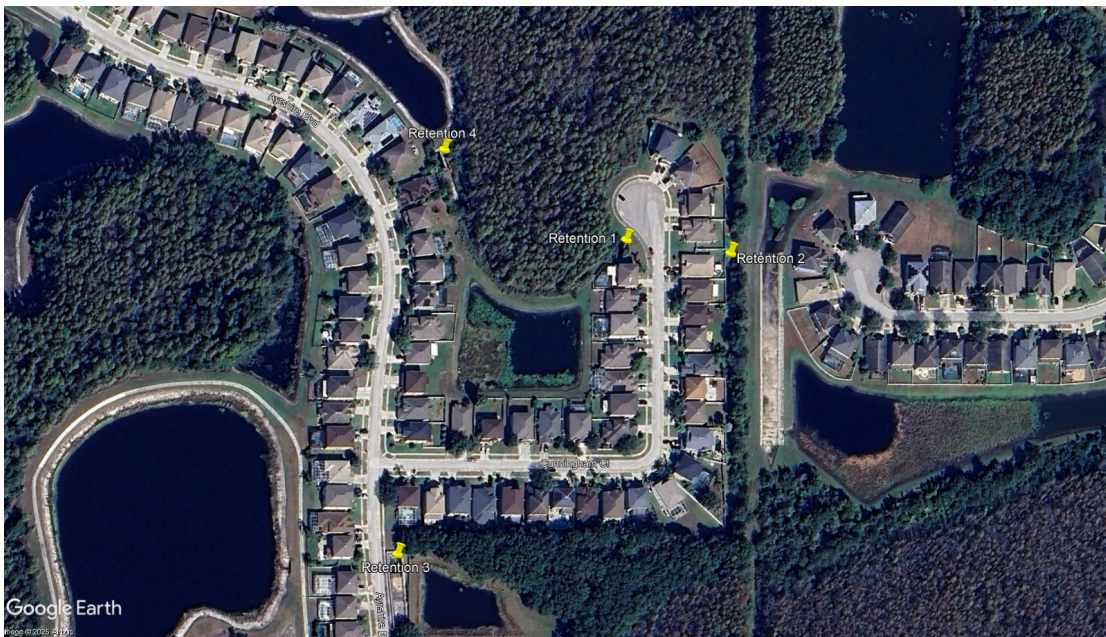
BILL TO

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

SHIP TO

Ballantrae CDD
 17611 Mentmore Blvd
 Land O' Lakes FL 34638 USA

DESCRIPTION	QTY	RATE	AMOUNT
Water retention area cleanup.			
- Steadfast will clear vegetation and debris from 4 water retention areas.			
- Areas to be cleared will only include what is contained inside the fenced sections.			
- Any removed material will be disposed of off-site.			
- Once cleared, all areas will be treated with herbicides at no additional cost during the following aquatic maintenance event to prevent future growth.			
- See included map for locations.			
	1.00	3,480.00	3,480.00



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 3,480.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 5

[RETURN TO AGENDA](#)



Daily Logs List

May 21, 2026

Job: SM1152 Ballantrae CDD

Title: Emergency service call

Added By: Jeanette Cordero

Log Notes:

On site with Brian to repair leak at well #6.

Upon arrival we found the well leaking at the male adapter on the downstream of the meter.

The damaged part was removed and re-built. Well is currently off.

Parts used:

2- 2" elbows / 406-020

1- 2" coupling / 429-020

1- 2" male adapter / 436-020

3ft 2" pipe

Tags:

Billable Work

Weather Conditions:

Partly cloudy with isolated storms Thu, May 21, 2026, 4:04 PM



93°F

72°F

Wind: 7 mph

Humidity: 94%

Total Precip: 0.08"

Attachments: 2





Daily Logs List

May 28, 2026

Job: SM1152 Ballantrae CDD
Title: Restore water for well 5 & well 6.
Added By: Jeanette Cordero

Log Notes:

On site to turn wells 5 & 6 on after repairs.

Well 5 is on. Repair is backfilled.

Well 6 is on. Repair on well was successful.

Weather Conditions:

Partly cloudy with showers Thu, May 28, 2026, 9:04 AM



87°F

75°F

Wind: 7 mph

Humidity: 90%

Total Precip: 0.17"

Attachments: 2










EXHIBIT 6

[RETURN TO AGENDA](#)

Ballantrae CDD Work Order Tracking

Work order #	Description	Requested by	Assigned to	Start Inspection	Due date	% Complete	Status/Remarks
5/21-001	Playground Equipment Loose	BoS	GK	5/28/2026	TBD	0%	Review Scheduled for 5/28 GK Unavailable
5/21-002	Gemstone lights inop @ sign	BoS	GK	5/21/2026	Complete by GK	100%	 Complete
5/21-003	Paint Basketball backboards	BoS	GK	5/21/2026	TBD	0%	Need man lift or scaffolding GK to purchase \$500 budget
5/28-004	R&R Fans (2) at Mentmore Clubhouse	BoS	GK	5/28/2026	ASAP	0%	Poor Condition
5/28-005	Repair or replace bench seat at Mentmore Club House	BoS	GK	5/28/2026	ASAP	0%	Needs Attention
5/28-006	Clean outside fans at pool	BoS	GK	5/28/2026	ASAP	0%	Needs Attention
5/28-007	Clean all trim ledges around pool club house	BoS	GK	5/29/2026	ASAP	0%	Needs Attention
5/28-008	Remove mulch from around all drains around pool deck	BoS	GK	5/29/2026	ASAP	0%	Needs Attention
5/28-009	Vacuum & Brush Pool Daily	BoS	GK	5/29/2026	DAILY	0%	Needs Attention
5/28-010	Clean ledges around pool	BoS	GK/Pool Monitors	5/29/2026	Daily	0%	Needs Attention
5/28-011	Remove weeds from splash pad	BoS	GK	5/29/2026	ASAP	0%	Needs Attention
5/28-012	Repair or replace bench slat at splash pad	BoS	GK	5/29/2026	ASAP	0%	SAFETY ISSUE
5/28-013	Remove sediment from splash pad pop-ups	Bos	GK	5/29/2026	ASAP	0%	Needs Attention
5/28-014	Secure electrical cord for Gemstone lights on side of clubhouse	BoS	GK	5/29/2026	ASAP	0%	SAFETY ISSUE
5/28-015	Clean light fixtures around pool area	BoS	GK	5/29/2026	ASAP	0%	Needs Attention
5/28-016	Clean fans and fan blades pool main clubhouse	BoS	GK	5/29/2026	ASAP	0%	Needs Attention
5/28-017	Spray for weeds at Mentmore Pool Equipment Area	BoS	GK	5/29/2026	ASAP	0%	Steadfast
5/28-018	Main clubhouse Maintain restroom (s) daily	BoS	GK	5/29/2026	DAILY		Maintain excellent conditions daily
5/28-019	Cut back bushes blocking sidewalks along Ballantrae Blvd.	BoS	GK	5/29/2026	As needed	0%	Steadfast
5/28-020	Maintain trip hazards on CDD Sidewalks ASAP	BoS	GK	5/29/2026	ASAP	0%	SAFETY ISSUE
6/01-021	Repair or Replace Seat covers on John Deere Utility Vehicle	BoS	GK	6/1/2026	ASAP	0%	Equipment needs maintenance

Work order #	Description	Requested by	Assigned to	Start Inspection	Due date	% Complete	Status/Remarks
6/01-022	Clean/repaint main door to mtg. room	BoS	GK	6/1/2026	ASAP	0%	Poor Condition
6/01-023	R&R slats on vertical blinds	BoS	GK	6/1/2026	ASAP	0%	Poor Condition
6/01-024	Contact playground equip. mfg. re: additional support at slide	BoS	Gk	6/8/2026	SAP	0%	Safety Issue ?

EXHIBIT 7

[RETURN TO AGENDA](#)

ROBERT DUNCAN

BUILDING ENGINEER

CONTACT

352-296-8021

Robertduncan121163@gmail.com

Brooksville, FL

SUMMARY

Building Engineer adept at maintaining high levels of productivity and efficiency in task completion. Skilled in HVAC systems, electrical troubleshooting, and all preventative maintenance strategies. Excels in problem solving, teamwork, and time management to ensure smooth facility operations and to minimize downtime. Dedicated professional who performs necessary installations, repairs and maintenance for physical infrastructure and equipment. Proactively maintains compliance with regulatory and organizational guidelines, working with professionals to assess critical safety threshold levels and lead preventative maintenance. Hands on oversight completing construction tasks. Detailed management of electrical and mechanical systems and equipment to address mandates.

SKILLS

Systems maintenance

Life Safety Systems

Equipment testing

Building systems knowledge

Work order prioritization

Vendor engagement

Site Inspections

EXPERIENCE

Facilities Manager, Lutz Preparatory School

11/24-Present

- Maintained all building systems including HVAC, plumbing, electrical, all life safety systems including fire pumps.
- Scheduled and supervised the custodial staff.
- Scheduled and escorted all vendors without JLA badges.
- Performed preventative maintenance on all equipment, ensuring optimal operation.

Mobile Building Engineer, CBRE Inc.

1/2011-10/2024

- Maintained building systems including HVAC, plumbing, electrical, all life safety systems including fire pumps.
- Performed preventative maintenance on all equipment, ensuring optimal operation.
- Scheduled and supervised contractors for the project management team.
- Inspected buildings to identify safety hazards and potential areas of improvement.
- Conducted regular inspections of all mechanical, electrical, and plumbing systems.
- Updated records related to maintenance activities and inventory levels.
- Repaired drywall, furniture, doors, windows, locksets, as required by client or management staff.
- Inspected, operated or tested machinery or equipment to diagnose malfunctions.

EDUCATION

University of Akron

1982-1988

AS in Business Management

Minor in Electronic Technology

GPA 3.6

Lead Maintenance Technician, Keystone Facilities

4/2005-1/2011

- Coordinated other technicians to ensure timely completion of tasks.
- Responded to emergency repairs from clients
- Ordered necessary parts for repairs and installations.
- Installed new fixtures, appliances, and machinery as needed.
- Provided technical guidance to technicians in the team.
- Supervised installation projects to ensure quality standards were met.
- Trained staff on proper use of tools and equipment related to work.
- Monitored inventory levels for maintenance operations.
- Created and assigned work orders, delegated tasks, and supervised work.
- Inspected, replaced, and repaired defective parts and completed preventative maintenance.
- Enforced compliance with quality standards to maintain production requirements and sustain business operations.

Mobile Repair Technician, Pickett Facilities

2/2003-4/2005

- Promptly responded to emergency service requests from customers in order to prevent further damage or disruption of service.
- Managed quality control and maintained technical expertise and proficiency on applicable equipment.
- Troubleshoot malfunctions and diagnosed issues to service equipment quickly and fully.
- Completed scheduled appointments on time to drive quality standards.
- Provided training sessions for junior technicians on proper use of test equipment and techniques for troubleshooting complex systems.

Store Maintenance Manager, Sterling Jewelers

6/1991-2/2003

- Developed preventative maintenance procedures.
- Established a system to track inventory of parts and tools.
- Drafted budgets for maintenance operations and monitored expenditures.
- Coordinated with vendors on repairs as necessary.
- Supervised installation, repair and upkeep of machinery and mechanical equipment.
- Organized work orders, assigned tasks to staff members and tracked progress of repairs and maintenance projects.
- Maintained records of repairs, service requests and costs.
- Analyzed feedback about services provided by upper management.
- Proposed and approved modifications to project plans.
- Analyzed business performance and forecasted results.
- Implemented quality control measures to uphold company standards.

EXHIBIT 8

[RETURN TO AGENDA](#)

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
April 30, 2026**

Ballantrae CDD
Balance Sheet
April 30, 2026

Ballantrae CDD

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 484,514	\$ -	\$ -	\$ 484,514
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	39,512	-	-	39,512
5 CASH - DEBIT CARD SOUTHSTATE	1,408	-	-	1,408
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	576,164	-	576,164
9 EMERGENCY RESERVE	-	284,775	-	284,775
10 PARK DEVELOPMENT	-	1,143,032	-	1,143,032
11 BILL PAYMENT RESERVE	-	149,021	-	149,021
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	668,950	668,950
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	15,978	-	8,679	24,657
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	-	-	-	-
21 DUE FROM OTHER FUNDS	118,895	154,511	16,322	289,728
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	4,755	-	-	4,755
24 TOTAL ASSETS	\$ 670,510	\$ 2,307,503	\$ 915,313	\$ 3,893,325
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 29,788	\$ -	\$ -	\$ 29,788
27 DUE TO OTHER FUNDS	72,412	118,895	-	191,307
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	-	-	-	-
30 DEFERRED REVENUE ON-ROLL	15,978	-	8,679	24,657
31 <u>FUND BALANCE:</u>				
32 NON SPENDABLE (Deposits & Prepaid)	5,930	-	-	5,930
33 ASSIGNED	-	2,188,609	-	2,188,609
34 RESTRICTED FOR DEBT SERVICE	-	-	906,633	906,633
35 UNASSIGNED	546,401	-	-	546,401
36 TOTAL LIABILITIES & FUND BALANCE	\$ 670,510	\$ 2,307,503	\$ 915,313	\$ 3,893,325

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>
1 O&M REVENUES:					
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,661	\$ 922,195	\$ 1,008,681	\$ 86,487	98%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	118,252	-	-	-	0%
5 OTHER INCOME	-	-	17,743	17,743	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7 O&M TOTAL REVENUES:	1,142,913	922,195	1,026,424	104,229	90%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	8,167	6,385	1,782	46%
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	32,083	32,083	0	58%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	10,500	7,344	3,156	41%
18 DISTRICT COUNSEL	10,000	5,833	4,494	1,339	45%
19 ANNUAL FINANCIAL AUDIT	4,400	2,567	-	2,567	0%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	2,629	-	2,629	0%
22 PROPERTY APPRAISER FEE	150	150	-	150	0%
23 LEGAL ADVERTISING	1,500	875	-	875	0%
24 ARBITRAGE REBATE CALCULATION	475	277	-	277	0%
25 DUES, LISCENSES AND FEES	1,200	700	665	35	55%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
29 O&M ADMINISTRATIVE TOTAL:	114,978	69,527	54,487	15,041	47%

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	23,333	20,891	2,443	52%
36 ELECTRIC UTILITY - RECREATION FACILITIES	20,000	11,667	10,195	1,472	51%
37 ELECTRIC STREET LIGHTING	121,000	70,583	76,406	(5,822)	63%
38 UTILITY - WATER - CLUBHOUSE & POOLS	16,000	9,333	14,997	(5,663)	94%
39 STORMWATER ASSESSMENT	2,400	1,400	1,769	(369)	74%
40 UTILITY SERVICES SUBTOTAL	199,400	116,317	124,257	(7,941)	62%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	22,211	25,012	(2,801)	66%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	9,800	7,000	2,800	42%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	2,042	6,483	(4,441)	185%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	875	-	875	0%
50 LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	2,917	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	159,900	93,275	98,183	(4,908)	61%
53 LANDSCAPE - SECONDARY CONTRACTS	51,200	29,867	40,870	(11,003)	80%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	8,167	9,905	(1,738)	71%
55 REPLACE PLANTS, MULCH & TREES	15,000	8,750	4,800	3,950	32%
56 SOD & SEED REPLACEMENT	10,000	5,833	-	5,833	0%
57 EXTRA MOWINGS DURING RAINY SEASON	1,000	583	-	583	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	7,000	6,715	285	56%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	327,976	191,319	208,442	(17,123)	64%

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	1,167	275	892	14%
63 STREET/DECORATIVE LIGHT MAINTENACE	1,000	583	-	583	0%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	875	-	875	0%
65 EMPLOYEE - SALARIES	152,880	89,180	84,749	4,431	55%
66 EMPLOYEE - P/R TAXES	13,695	7,989	6,761	1,228	49%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	5,620	(1,000)	122%
68 PAYROLL PROCESSING FEES	1,900	1,108	1,260	(152)	66%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	8,400	7,200	1,200	50%
70 MILEAGE	1,000	583	-	583	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	192,995	114,505	105,865	8,641	55%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	7,000	11,992	(4,992)	100%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	3,208	3,018	190	55%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	583	739	(156)	74%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	11,667	12,383	(716)	62%
79 POOL PERMITS	750	750	-	750	0%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	1,550	(1,030)	298%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	5,833	4,216	1,618	42%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	20,417	13,728	6,689	39%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	13,708	392	13,316	2%
87 EMPLOYEE P/R TAXES	2,000	1,167	-	1,167	0%
88 EMPLOYEE WORKER'S COMP	1,300	758	-	758	0%
89 VIDEO SURVEILLANCE	1,300	758	-	758	0%
90 CLUBHOUSE & SAFETY & SECURITY	126,870	80,370	54,644	25,726	43%

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	-	3,616	(3,616)	7%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	50,000	-	3,616	(3,616)	7%
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,040,913	600,733	579,855	20,878	56%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	102,001	321,463	446,570	125,107	438%
109 OTHER FINANCING SOURCES AND (USES)					
110 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
111 EMERGENCY RESERVE	-	-	-	-	0%
112 ASSET RESERVE	82,000	-	-	-	0%
113 BILL PAYMENT RESERVE	-	-	98,421	(98,421)	0%
114 PARK DEVELOPMENT RESERVE	20,000	-	-	-	0%
115 TOTAL OTHER FINANCING SOURCES AND (USES)	102,000	-	98,421	(98,421)	96%
116 O&M TOTAL EXPENDITURES	1,142,913	600,733	678,276	(77,544)	59%
117 NET CHANGE IN FUND BALANCE	-	321,463	348,148	26,686	0%
118 NET CHANGE IN FUND BALANCE	-	321,463	348,148	26,686	0%
119 BEGINNING FUND BALANCE GENERAL FUND			204,184		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			552,332		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 552,332	\$ -	

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	\$ -	\$ -	\$ 34,686	\$ 34,686
3 ASSET RESERVE	-	-	-	-
4 PARK DEVELOPMENT	-	-	-	-
5 EMERGENCY RESERVE	-	-	-	-
6 BILL PAYMENT RESERVE	-	-	-	-
7 TRANSFER IN	-	-	130,481	130,481
8 FUND BALANCE FORWARD - PARK DEVELOPMENT	15,000	-	-	-
TOTAL REVENUE	15,000	-	165,167	165,167
9 RESERVES EXPENDITURES:				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	15,000	15,000	30,805	(15,805)
13 PROJECTS	-	-	192,120	192,120
14 TOTAL RESERVE EXPENDITURES	15,000	15,000	222,925	176,315
15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	(57,758)	341,482
16 OTHER FINANCING SOURCES SOURCES (USES)				
17 TRANSFER IN - PARK DEVELOPMENT	20,000	-	-	-
18 TRANSFER IN (OUT)- ASSET RESERVE	82,000	-	-	-
19 INCREASE IN FUND BALANCE	(102,000)	-	-	-
31 TRANSFER IN (OUT) - EMERGENCY RESERVE	-	-	-	-
32 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	-	-	-	-
33 NET CHANGE IN FUND BALANCE	-	-	(57,758)	
34 FUND BALANCE BEGINNING			2,246,366	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,188,609	

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	\$ 547,932	\$ 492,271
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	8,113	8,113
6 TOTAL REVENUE	556,611	55,661	556,045	500,384
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)	468,384	494,036
13 OTHER FINANCING SOURCES				
14 TRANSFER-IN	-	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
16 NET CHANGE IN FUND BALANCE	4,659	(25,652)	468,384	494,036
17 FUND BALANCE - BEGINNING	-	-	438,249	438,249
18 FUND BALANCE - ENDING	\$ 4,659	\$ (25,652)	\$ 906,633	\$ 932,285

Ballantrae CDD
Bank Reconciliation
April 30, 2026

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 607,925.37
Less: Outstanding Checks	(123,411.55)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u>\$ 484,513.82</u>
Beginning Cash Balance Per Books	\$ 1,153,706.54
Deposits / Transfer	23,300.77
Cash Disbursements	(692,493.49)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u>\$ 484,513.82</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

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10/27/2025	102725ach	Duke Energy	Reference: 17835 State Road 54 9/4-10/2		9,698.44	33,302.96
10/27/2025	10/27/2025	Duke Energy	Duke		43.25	33,259.71
10/28/2025	2736	Bandu LLC	Splash Pad-Cartridge Filter		918.54	32,341.17
10/28/2025	2737	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	27,768.02
10/29/2025	102925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	27,368.02
10/31/2025	103125ach	Engage PEO	PR 10-31-25		5,578.86	21,789.16
10/31/2025			Deposit	35,000.00		56,789.16
10/31/2025				35,000.00	109,121.46	56,789.16
11/1/2025	110125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	56,389.16
11/3/2025	2738	JCS Investigations	Reference: Security Patrol		1,980.00	54,409.16
11/3/2025	2739	Anchor Stone Management, LLC	District Mgt Fees		4,933.33	49,475.83
11/3/2025	2740	Anchor Stone Management, LLC	Temp on site Manager		1,800.00	47,675.83
11/3/2025	2741	Steadfast Alliance, LLC	Landcape Maint		13,325.00	34,350.83
11/3/2025	2742	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	29,777.68
11/6/2025	2743	Arrow Exterminators Inc	Pest Control		35.00	29,742.68
11/6/2025	2744	Arrow Exterminators Inc	Pest Control		50.00	29,692.68
11/6/2025	2745	Arrow Exterminators Inc	Pest Control		90.00	29,602.68
11/6/2025			Deposit	95.56		29,698.24
11/6/2025			Deposit	8,563.16		38,261.40
11/10/2025	2746	Dibartolomeo, McBee, Hartley & Barnes, PA	Services through 9/30/24		4,200.00	34,061.40
11/10/2025			Deposit	0.14		34,061.54
11/14/2025	111425ach	Engage PEO	PR 11-14-25		6,760.07	27,301.47
11/14/2025			Deposit	59,946.33		87,247.80
11/17/2025	2747	Arrow Exterminators Inc	Pest Control		35.00	87,212.80
11/17/2025	2748	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual special district fee 25-26		175.00	87,037.80
11/18/2025	2750	Poolsure	WM-Chem Base-Dec 2025		1,174.43	85,863.37
11/20/2025			Deposit	53,964.62		139,827.99
11/21/2025	112125ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,463.17	138,364.82
11/21/2025	112125ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	138,353.82
11/24/2025	112425ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	138,328.82
11/26/2025	112625ach	Duke Energy	3351 Downan Point Dr		70.46	138,258.36
11/26/2025	112625ach1	Duke Energy	17600 Stinchar Dr		140.38	138,117.98
11/26/2025	112625ach2	Duke Energy	3643 Duke Firth St		30.80	138,087.18
11/26/2025	112625ach3	Duke Energy	2500 Ballantrae Blvd		66.44	138,020.74
11/26/2025	112625ach4	Duke Energy	17626 Glenapp Dr		85.83	137,934.91
11/26/2025	112625ach5	Duke Energy	2131 Ballantrae Blvd		120.13	137,814.78
11/26/2025	112625ach6	Duke Energy	3542 BALLANTRAE BLVD		100.58	137,714.20
11/26/2025	112625ach7	Duke Energy	17650 Ayrshire Blvd		33.67	137,680.53
11/26/2025	112625ach	Duke Energy	2800 Ballantrae Blvd Pump Pond \		1,936.23	135,744.30
11/26/2025	112625ach10	Duke Energy	17700 Glennapp Dr		40.52	135,703.78
11/26/2025	112625ach11	Duke Energy	172524 Hugh Ln		212.94	135,490.84
11/26/2025	112625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,408.03	134,082.81
11/26/2025			Deposit	35,481.97		169,564.78
11/27/2025	11/27/2025	Duke Energy	Duke		47.38	169,517.40
11/28/2025	112825ach	Engage PEO	PR 11-28-25		5,288.67	164,228.73
11/30/2025			Funds Transfer		40,096.95	124,131.78

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11/30/2025			Funds Transfer	40,096.95		164,228.73
11/30/2025	456		To adjust restricted for DS to correct amount	8,881.89		173,110.62
11/30/2025	456		To adjust restricted for DS to correct amount		8,881.89	164,228.73
11/30/2025				207,030.62	99,591.05	164,228.73
12/1/2025	120125ach	Duke Energy	Reference: 17835 State Road 54		9,698.44	154,530.29
12/4/2025	2752	Steadfast Alliance, LLC	Aquatic Maint		1,207.50	153,322.79
12/4/2025	2753	Arrow Exterminators Inc	Pest Control		90.00	153,232.79
12/4/2025	2754	Bandu LLC	Splash Pad		3,629.97	149,602.82
12/4/2025	2755	Business Observer	Legal Advertisement		72.19	149,530.63
12/4/2025	2756	JCS Investigations	Reference: Security Patrol		1,980.00	147,550.63
12/4/2025	2757	Stantec Consulting Services Inc.	Reference: Engineering Fees 9/30/25		8,809.47	138,741.16
12/4/2025	2758	Stantec Consulting Services Inc.	Reference: Engineering Fees 10/31/25		896.82	137,844.34
12/4/2025	2759	Steadfast Alliance, LLC	Reference: Landscape Service.		2,400.00	135,444.34
12/4/2025	2760	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	130,871.19
12/5/2025	2761	Roof X	Repairs/Maint- Remaining Bal Owed		34,035.00	96,836.19
12/5/2025	120525acj	Engage PEO	BOS MTG		305.90	96,530.29
12/5/2025	180	Christopher Milano	BOS MTG		200.00	96,330.29
12/5/2025	179	Richard Levy	BOS		200.00	96,130.29
12/5/2025	177	Brian Giacobbee	BOS		184.70	95,945.59
12/5/2025			Deposit	1,166,843.48		1,262,789.07
12/7/2025	2762	Illuminations Holiday Lighting, LLC	Holiday lights		6,625.00	1,256,164.07
12/7/2025	2763	Roof X	Repairs/Maint		700.00	1,255,464.07
12/7/2025	2764	Steadfast Alliance, LLC	irrigation maint		160.00	1,255,304.07
12/7/2025	2765	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,241,979.07
12/8/2025	2766	Pasco County Tax Collector-Mike Fasano	Real Estates Taxes 2026180040000000U0		1,769.28	1,240,209.79
12/9/2025	2768	Summit Fire & Security	Reference: Fire Extinguisher Annual Inspection.		120.00	1,240,089.79
12/9/2025	2769	Summit Fire & Security	cabinet/truck		115.00	1,239,974.79
12/9/2025	2770	Summit Fire & Security	Fire Extinguisher installation		266.75	1,239,708.04
12/9/2025	2771	Arrow Exterminators Inc	Pest Control		50.00	1,239,658.04
12/9/2025	2772	Arrow Exterminators Inc	Pest Control		90.00	1,239,568.04
12/9/2025	2773	Arrow Exterminators Inc	Pest Control		35.00	1,239,533.04
12/10/2025	2774	Florida Fountain & Equipment LLC	Fountain Maint		2,808.00	1,236,725.04
12/10/2025	2775	Anchor Stone Management, LLC			1,050.00	1,235,675.04
12/10/2025	2776	Egis Insurance Risk Advisors	Ref: Policy # WC100125657		987.00	1,234,688.04
12/10/2025	2777	Steadfast Alliance, LLC	Paint Facia w/owner supplied paint		1,250.00	1,233,438.04
12/11/2025			Deposit	134,226.54		1,367,664.58
12/12/2025	121225ach	Engage PEO	PR		6,851.53	1,360,813.05
12/14/2025	2779	Signarama	signs		200.00	1,360,613.05
12/14/2025	2780	Anchor Stone Management, LLC	Temp on site Manager		300.00	1,360,313.05
12/15/2025	2781	Illuminations Holiday Lighting, LLC	track lighting repair-clubhouse		2,450.00	1,357,863.05
12/18/2025			Deposit	1,436.05		1,359,299.10
12/18/2025			Deposit	11,108.17		1,370,407.27
12/19/2025	121925acj	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,032.61	1,369,374.66
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,369,363.66
12/21/2025	2782	Florida Fountain & Equipment LLC	Fountain Maint-motor replacement		3,675.00	1,365,688.66
12/21/2025	2783	Steadfast Alliance, LLC	Landscape Service-mulch		21,000.00	1,344,688.66

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12/21/2025	2784	Summit Fire & Security	cabinet/truck		115.00	1,344,573.66
12/21/2025	2785	Summit Fire & Security	Fire Extinguisher installation		266.75	1,344,306.91
12/24/2025	122425ach	Engage PEO	PR		6,295.85	1,338,011.06
12/24/2025	122425ach1	Engage PEO	BOS MTG		295.90	1,337,715.16
12/24/2025	184	Christopher Milano	BOS MTG		200.00	1,337,515.16
12/24/2025	183	Richard Levy	BOS		200.00	1,337,315.16
12/24/2025	181	Brian Giacobbee	BOS		184.70	1,337,130.46
12/24/2025	122425ac15h	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	1,337,105.46
12/26/2025	122625ach	Duke Energy	3351 Downan Point Dr		55.58	1,337,049.88
12/26/2025	122625ach1	Duke Energy	17600 Stinchar Dr		139.52	1,336,910.36
12/26/2025	122625ach2	Duke Energy	3643 Duke Firth St		30.80	1,336,879.56
12/26/2025	122625ach4	Duke Energy	2500 Ballantrae Blvd		165.79	1,336,713.77
12/26/2025	122625ach5	Duke Energy	17626 Glenapp Dr		85.68	1,336,628.09
12/26/2025	122625ach6	Duke Energy	2131 Ballantrae Blvd		148.07	1,336,480.02
12/26/2025	122625ach7	Duke Energy	3542 BALLANTRAE BLVD		89.69	1,336,390.33
12/26/2025	122625ach8	Duke Energy	17835 State Road 54		9,698.44	1,326,691.89
12/26/2025	122625ach9	Duke Energy	17650 Ayrshire Blvd		31.67	1,326,660.22
12/26/2025	122625ach10	Duke Energy	2800 Ballantrae Blvd		1,638.85	1,325,021.37
12/26/2025	122625ach11	Duke Energy	17700 Glenapp Dr Entry Tower		36.84	1,324,984.53
12/26/2025	122625ach12	Duke Energy	172524 Hugh Ln		199.64	1,324,784.89
12/26/2025	122625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,244.10	1,323,540.79
12/28/2025	2786	Keystone Backflow Services Inc	Backflow testing		285.00	1,323,255.79
12/28/2025	2787	Straley Robin Vericker	Prof ServThrough 11/30/25		736.50	1,322,519.29
12/29/2025	12/29/2025	Duke Energy	Duke Energy		43.71	1,322,475.58
12/31/2025	123125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,322,075.58
12/31/2025				1,313,614.24	155,767.39	1,322,075.58
1/6/2026	010626ach	Engage PEO	BOS MTG		1,782.40	1,320,293.18
1/8/2026	2807	Arrow Exterminators Inc	Pest Control		90.00	1,320,203.18
1/9/2026	2789	Steadfast Alliance, LLC	Irrigation Monitoring		120.00	1,320,083.18
1/9/2026	010926ach	Engage PEO	PR		4,785.17	1,315,298.01
1/9/2026	185	Elliot Farmer	PR		1,508.95	1,313,789.06
1/9/2026			Deposit	21,741.95		1,335,531.01
1/11/2026	2790	Steadfast Alliance, LLC	Erosion/Mitigation Pond 28		4,800.00	1,330,731.01
1/12/2026	2791	Florida Coast Equipment	Maint/Repair		499.82	1,330,231.19
1/12/2026	2792	Haven Management Solutions	Billing #10 - Field Services		225.00	1,330,006.19
1/15/2026	2793	Straley Robin Vericker	Prof ServThrough 12/31/25		762.50	1,329,243.69
1/16/2026	011626ach	Florida Dept of Revenue	Sales tax- Conf 920000632111		118.49	1,329,125.20
1/19/2026	2794	Anchor Stone Management, LLC	District Mgt Fees		2,661.29	1,326,463.91
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,363.81	1,325,100.10
1/23/2026	012326achj	Pasco County Utilities Services Branch	0 Ayrshire Blvd -		11.00	1,325,089.10
1/23/2026	012326ach2	Engage PEO	PR		5,633.93	1,319,455.17
1/26/2026	012626ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse jan		25.00	1,319,430.17
1/27/2026	012726ach	Duke Energy	3351 Downan Point Dr		72.18	1,319,357.99
1/27/2026	012726ach1	Duke Energy	17600 Stinchar Dr		142.89	1,319,215.10
1/27/2026	012726ach2	Duke Energy	3643 Duke Firth St		30.80	1,319,184.30
1/27/2026	012726ach4	Duke Energy	2500 Ballantrae Blvd		238.76	1,318,945.54

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1/27/2026	012726ach5	Duke Energy	17626 Glenapp Dr		73.06	1,318,872.48
1/27/2026	012726ach6	Duke Energy	2131 Ballantrae Blvd		152.14	1,318,720.34
1/27/2026	012726ach7	Duke Energy	3542 BALLANTRAE BLVD		96.97	1,318,623.37
1/27/2026	012726ach8	Duke Energy	17650 Ayrshire Blvd		34.81	1,318,588.56
1/27/2026	012726ach9	Duke Energy	2800 Ballantrae Blvd		2,638.11	1,315,950.45
1/27/2026	012726ach10	Duke Energy	17700 Glenapp Dr Entry Tower		40.23	1,315,910.22
1/27/2026	012726ach11	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,548.42	1,314,361.80
1/28/2026	2795	Haven Management Solutions	Billing #11 - Field Services		300.00	1,314,061.80
1/28/2026	012826ach	Duke Energy	172524 Hugh Ln		238.48	1,313,823.32
1/29/2026	2796	GK Electrical Solutions Inc	Pond 4 Aertor Pump		4,675.00	1,309,148.32
1/29/2026	012926ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,308,748.32
1/29/2026	012926acj	Duke Energy	17835 State Road 54		9,803.11	1,298,945.21
1/29/2026	012926ach	Duke Energy	3643 Duke Firth St		49.19	1,298,896.02
1/31/2026				21,741.95	44,921.51	1,298,896.02
2/1/2026	2799	Haven Management Solutions	District Management Services - February		4,583.33	1,294,312.69
2/1/2026	020126ach	Engage PEO	PR		7,000.96	1,287,311.73
2/2/2026	2798	Anchor Stone Management, LLC	Settlement		1,922.04	1,285,389.69
2/2/2026	020226ach'	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,284,989.69
2/3/2026	2800	Court Project LLC	Progress Invoice-Tennis Court Resurface		15,000.00	1,269,989.69
2/3/2026	2801	JCS Investigations	Reference: Security Patrol		1,848.00	1,268,141.69
2/9/2026	2802	Stantec Consulting Services Inc.	Engineering Fees		276.55	1,267,865.14
2/9/2026	2803	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,254,540.14
2/10/2026	2804	Haven Management Solutions	Billing #20 - Field Services & Maintenance		300.00	1,254,240.14
2/11/2026			Deposit	25,494.55		1,279,734.69
2/17/2026	2808	Straley Robin Vericker	Prof ServThrough 10/31/25		584.00	1,279,150.69
2/20/2026	022026ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		2,920.45	1,276,230.24
2/20/2026	022026ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,276,219.24
2/20/2026	022026ach	Engage PEO	PR		5,391.96	1,270,827.28
2/24/2026	2806	Haven Management Solutions	Billing #20 - Field Services & Maintenance 2/8-2/21/26		300.00	1,270,527.28
2/24/2026	022426ach1	Bright House Networks	17611 MENTMORE Blvd Clubhouse jan		30.00	1,270,497.28
2/25/2026	2809	Arrow Exterminators Inc	Pest Control		35.00	1,270,462.28
2/25/2026	2810	Arrow Exterminators Inc	Pest Control		50.00	1,270,412.28
2/25/2026	2811	Arrow Exterminators Inc	Pest Control		35.00	1,270,377.28
2/25/2026	2812	Arrow Exterminators Inc	Pest Control		50.00	1,270,327.28
2/25/2026	2813	Arrow Exterminators Inc	Pest Control		90.00	1,270,237.28
2/25/2026	022526ach	Duke Energy	3351 Downan Point Dr		53.20	1,270,184.08
2/25/2026	022526ach2	Duke Energy	17600 Stinchar Dr		90.61	1,270,093.47
2/25/2026	022526ach3	Duke Energy	3643 Duke Firth St		30.80	1,270,062.67
2/25/2026	022526ach4	Duke Energy	2500 Ballantrae Blvd		114.63	1,269,948.04
2/25/2026	022526ach5	Duke Energy	17626 Glenapp Dr		30.80	1,269,917.24
2/25/2026	022526ach6	Duke Energy	2131 Ballantrae Blvd		78.69	1,269,838.55
2/25/2026	022526ach7	Duke Energy	17650 Ayrshire Blvd		31.07	1,269,807.48
2/25/2026	022526ach8	Duke Energy	2800 Ballantrae Blvd		2,721.72	1,267,085.76
2/25/2026	022526ach9	Duke Energy	17700 Glenapp Dr Entry Tower		35.13	1,267,050.63
2/25/2026	022526ach10	Duke Energy	172524 Hugh Ln		205.17	1,266,845.46
2/25/2026	022526ach11	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,299.29	1,265,546.17

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2/25/2026	022526ach13	Engage PEO	elliott farmer-correction pr		223.36	1,265,322.81

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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
4/1/2026	2837	Haven Management Solutions	District Management Services - March		4,583.33	1,149,123.21
4/1/2026	2838	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	1,148,228.21
4/2/2026	2839	Arrow Exterminators Inc	Pest Control		90.00	1,148,138.21
4/2/2026	2840	Arrow Exterminators Inc	Pest Control		35.00	1,148,103.21
4/2/2026	2841	Arrow Exterminators Inc	Pest Control		50.00	1,148,053.21
4/2/2026	2842	Poolsure	WM-Chem Base-Feb 2026		1,221.41	1,146,831.80
4/2/2026	2843	Poolsure	finance charge		22.89	1,146,808.91
4/2/2026	2844	Poolsure	wm water-march 2026		1,221.41	1,145,587.50
4/2/2026	2845	Poolsure	WM-Chem Base-april 2026		2,035.69	1,143,551.81
4/3/2026	4/3/2026	Engage PEO	PR		6,953.94	1,136,597.87
4/6/2026	4/6/2026	Engage PEO	BOS MTG 4/6/26		474.74	1,136,123.13
4/7/2026	2848	Stantec Consulting Services Inc.	Engineering Fees 3.6.26		1,027.88	1,135,095.25
4/8/2026	2846	Haven Management Solutions	Billing #40 - Field Services & Maintenance 3/22-4/5/26		300.00	1,134,795.25
4/9/2026			Deposit	23,300.77		1,158,096.02
4/10/2026	2849	Egis Insurance Risk Advisors	workers comp Policy#WC100124657		987.00	1,157,109.02
4/12/2026	2850	Ballantrae CDD C/O US Bank	Funds for DS Series 2015 May 1 2026 Payment		535,433.26	621,675.76
4/17/2026	2851	Straley Robin Vericker	Prof ServThrough 3/31/26		632.50	621,043.26
4/17/2026	4/17/2026	Engage PEO	PR		6,869.62	614,173.64
4/20/2026	042026ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		645.99	613,527.65
4/20/2026	042026ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	613,516.65
4/21/2026	2852	Haven Management Solutions	Billing #43 - Field Services & Maintenance 4/5-4/18/26		300.00	613,216.65
4/21/2026	2853	Poolsure	WM-Chem Base-May 2026		2,035.69	611,180.96
4/21/2026	4/21/2026	Florida Dept of Revenue	Sales		6.34	611,174.62
4/24/2026	4/24/2026	Bright House Networks	17611 MENTMORE Blvd Clubhouse April		30.00	611,144.62
4/24/2026	4/24/2026	Engage PEO	BOS MTG		495.90	610,648.72
4/24/2026	195	Christopher Milano	BOS MTG		200.00	610,448.72
4/24/2026	194	Richard Levy	BOS		200.00	610,248.72
4/24/2026	193	Brian Giacobbee	BOS		184.70	610,064.02
4/27/2026	2854	Steadfast Alliance, LLC	Landcape Maint		13,325.00	596,739.02
4/27/2026	042726ach	Duke Energy	3643 Duke Firth St		30.80	596,708.22
4/27/2026	042726ach2	Duke Energy	17650 Ayrshire Blvd		30.80	596,677.42
4/27/2026	042726ach3	Duke Energy	17700 Glenapp Dr		33.98	596,643.44

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
4/27/2026	042726ach4	Duke Energy	17626 Glenapp Dr		39.51	596,603.93
4/27/2026	042726ach5	Duke Energy	3351 Downan Pt Dr		42.28	596,561.65
4/27/2026	042726ach6	Duke Energy	3542 BALLANTRAE BLVD		72.11	596,489.54
4/27/2026	042726ach7	Duke Energy	2500 Ballantrae Blvd		96.28	596,393.26
4/27/2026	042726ach8	Duke Energy	2131Ballantrae Blvd		97.45	596,295.81
4/27/2026	042726ach9	Duke Energy	17600 Stinchar Dr		104.57	596,191.24
4/27/2026	042726ach10	Duke Energy	17524 Hugh Lane		189.98	596,001.26
4/27/2026	042726ach12	Duke Energy	17611 Mentmore Blvd		1,156.45	594,844.81
4/27/2026	042726ac	Duke Energy	2800 Ballantrae Blvd Pump Pond		2,495.09	592,349.72
4/28/2026	042826ach	Duke Energy	17835 State Rd 54 Lite		9,376.18	582,973.54
4/29/2026	2855	Ballantrae CDD.	To transfer funds from GF to Asset Reserve - Funds incorrectly transferred to GF from Asset Reserve		98,421.25	484,552.29
4/29/2026	4/29/2026	Duke Energy	3643 Duke First Irrig		38.47	484,513.82
4/30/2026				23,300.77	692,493.49	484,513.82

EXHIBIT 9

[RETURN TO AGENDA](#)

**MINUTES OF 05/21/26 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, May 21, 2026, at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O’Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

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

Also present were:

- Patricia Thibault District Manager, Haven Management Solutions
- Ray Lotito Field Manager, Haven Management Solutions
- Matt Goldrick Account Manager, Steadfast
- Kevin Hiller..... Steadfast
- Yovanni Cordero..... Steadfast
- Joey Hodge..... Irrigation Field Manager, Steadfast
- Greg Woodcock (via virtual means)..... District Project Manager, Stantec
- Garry Kubler..... Maintenance

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

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

- No audience members were present.

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

1. Discussion of Ballantrae Concept

Mr. Woodcock presented the concepts included in the agenda, noting that they were revisions based on the comments provided to Sharp Design. He explained that the second concept had a smaller lanai area, but more accessible restrooms, and that the other modifications were largely related to the restroom and office sizes. The Board decided to push the concept plan to the June meeting. Supervisor Milano asked if the county had responded to messages regarding the start date for the summer crosswalk plans. Ms. Thibault and Mr. Woodcock confirmed they had not heard anything. Supervisor Milano asked Mr. Woodcock to send the tentative plans to the supervisors’ emails. Ms. Thibault noted there might be an issue with the county records regarding the ownership of the streetlights by the crosswalk. Mr. Woodcock advised that they would need to relocate some irrigation out of the project area. He estimated that it likely wouldn’t cost more than \$3,000 to \$4,000. Mr. Woodcock commented that, according to his knowledge, they should not have to move any of the power sources, but they should move whatever they do not want destroyed. He advised that the County did not say anything about removing the lights, but they had mentioned moving the irrigation.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Agreed to a NTE Amount of \$4,000 to Move Irrigation Lines if Necessary for the Ballantrae Community Development District.

B. Steadfast Environmental Report

45 Ms. Cordero introduced Mr. Hodge.

46 **1. Conservation Area Inspection Report**

47 Mr. Goldrick reported the larger conservation areas, such as 3 and 11, were looking good and clear. He noted the
48 smaller conservation areas were not looking as good.

49 **2. Waterway Inspection Report**

50 Mr. Goldrick reported on the ponds as well, noting that in some of the older, well-established communities, the
51 ponds there were largely stagnant, and weren't receiving a nutrient influx, so nothing grew. He advised that they were
52 doing preemptive nutrient abatement in all of the ponds to remove anything that could have been harming the algae. He
53 noted there could be an issue with fish deaths due to the water levels.

54 **C. Steadfast Maintenance Division**

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

56 The maintenance report was presented.

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

58 ○ **SM1152 Mainline Proposal Well #3 - \$975**

59 Ms. Cordero advised that they had already repaired this item and did not require approval.

60 ○ **SM1152 Mainline Proposal – \$1,500**

61 Ms. Cordero advised that this would be a labor-intensive project on Lintower and Cunningham. She explained
62 the issue with the valve box to the Board, noting that the root system from a nearby tree made it impossible to
63 get the valve up. She advised the Board to remove the valve, though she mentioned that she had to leave the
64 water on because of the plant material that had been planted before the leak.

65 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board
66 Approved the SM1152 Mainline Proposal for \$1,500 for the Ballantrae Community Development District.

67 Mr. Hiller suggested the Board wait another 30 days on the sod replacement proposal until it rained more
68 consistently. He commented that the flowers were due to be changed next month, though he noted they still
69 looked good and could wait until the following month. Ms. Cordero remarked that they try to take care of the
70 annuals because they are the focal point of the entrances but have to be careful of the fines. Mr. Hiller confirmed
71 he would send Ms. Thibault a proposal to be addressed at the next meeting.

72 ○ **Ballantrae CDD Wetland Maintenance Proposal – \$20,256.00**

73 Ms. Thibault presented the proposals, noting that there had been no increase in the combined proposal amount.
74 Steadfast noted that the biggest change in the aquatic side of the proposal was the exclusion of pond dye. They noted
75 they had removed Conservation 15 from the proposal, so the Board wasn't paying for something that didn't belong
76 to them.

77 On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board
78 Approved the Ballantrae CDD Wetland Maintenance Proposal for \$20,256.00 Annually for the Ballantrae Community
79 Development District.

80 ○ **Ballantrae CDD Aquatic Maintenance Proposal - \$34,621.80**

81 On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved
82 the Ballantrae CDD Aquatic Maintenance Proposal for \$34,621.80 Annually for the Ballantrae Community Development
83 District.

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

85 Ms. Thibault reported that they had sent a termination letter to a member of the amenity team, and though they had
86 interviewed someone for the role, the position remained open. She explained the role they had posted to Indeed was for
87 a supervisor and noted that Mr. Lotito would be on-site 6 hours a week, acting in that role until they could fill that
88 position.

89 **1. Consideration to Approve DCSI Inc Proposals – Estimate #12415 Tennis Court Access Control - \$1,399**

90 Mr. Kubler presented the proposal, noting the magnets currently at the tennis court gate don't hold when shaken.
91 The Board noted it would be good to have the pool monitors walk to the pickleball courts and check for authorized
92 access. Ms. Thibault informed the Board that the funding would come from the security line for maintenance and repair.
93 She reminded the Board that they were running over budget.

94 On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved
95 the DCSI Inc Proposal for Tennis Court Access Control for \$1,399 for the Ballantrae Community Development District.

96 **2. Consideration to Approve Fan Proposals:**

97 Mr. Kubler reminded the Board of the \$975 they had authorized for the tennis courts, and the \$3,500 with Union
98 Concrete that had yet to be utilized. He noted the \$3,500 was for the grinding and replacement of the sidewalks, and that
99 he had not heard from the guy he was interacting with in months. Ms. Thibault asked if they were looking at a liability
100 issue. Mr. Kubler confirmed that some of them would be an issue. Ms. Thibault explained what the district engineer had
101 informed her regarding the sidewalks. She suggested bringing this back next month. Mr. Kubler noted areas with
102 troublesome concrete. Ms. Thibault confirmed she would send Mr. Kubler and Mr. Lotito contractors she had used
103 previously.

104 Mr. Kubler noted the fans that needed to be replaced. Supervisor Milano remarked that the Board had discussed
105 replacing the blades of the fans, though he noted that with the advanced age of the motors, it would be an expensive fix
106 that might not be long term regardless. The Board discussed the fan options, noting the brands and the blades. Mr. Kubler
107 confirmed that all of the fans still work. The Board decided to wait until they break.

108 **3. Consideration for Approval of Poolsure Proposal**

109 On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved
110 the Poolsure Proposal for the Ballantrae Community Development District.

111 **4. Discussion on Square Payments**

112 Ms. Thibault presented the Square metrics, noting a Bill on the Governor's desk that would make it mandatory for
113 districts to accept credit card payments would go into effect on July 1st. She asked if the Board would like to wait until
114 the Bill passed. The Board discussed their current payment options, possible issues with the manual system, and the
115 various processing rates offered by Square. Ms. Thibault advised that a public hearing would be needed if the Board
116 wished to increase the processing charge above 2.5%, noting that would incur legal fees.

117 On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board
118 Approved the Square Proposal for the Ballantrae Community Development District.

119 **E. District Counsel**

120 **1. Discussion on PTO and Overtime**

121 Ms. Thibault reminded the Board that they had approved a new employee manual. She asked that they include a rule
122 that would reduce the PTO amount to 7 hours to reduce the amount of overtime being paid out. She also asked that the
123 Board consider amending the rules to limit employees clocking in early because it accumulates overtime. The Board
124 discussed the time-clock system and potential clock-in and out times, ultimately deciding that employees who arrive 5
125 minutes early can leave 5 minutes early, but they cannot clock in earlier than 5 minutes before their shift starts. Ms.
126 Thibault explained the issue with paying out the overtime. The Board discussed methods to track clock-in and out times.

127 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board
128 Approved the Change to the Handbook Regarding PTO Reduction and Appropriate Clock-In and Out Times for the
129 Ballantrae Community Development District.

130 Mr. Lotito confirmed he would discuss this item with the team. The Board discussed PTO further.

131 **IV. District Manager**

132 **A. Presentation of District Qualified Electors for Ballantrae Community Development District – 1,888**

133 Ms. Thibault presented the Ballantrae voter count.

134 **B. Consideration to Approve Ballantrae CDD Arbitrage Proposal – Arbitrage Rebate Counselors - \$475**
135 *(addressed after items C and D)*

136 Ms. Thibault informed the Board that this item was required for the bond.

137 On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Adopted
138 the Arbitrage Proposal for \$475 for the Ballantrae Community Development District.

139 **C. Presentation of FY 2026-2027 Proposed Budget**

140 Ms. Thibault advised that the budget not consider an increase and explained how they were able to maintain a flat
141 budget. She noted that if they were to go over budget next year, they could draw from the emergency reserve account for
142 funding. The Board discussed the emergency fund, noting it would be nice to have the fund in case of an emergency. Ms.
143 Thibault and the Board discussed the major projects they had completed. Ms. Thibault advised that they do have some
144 money in their reserve fund. Supervisor Milano noted that they don't have any big projects that need to be completed.
145 He suggested that after a good rain, the grass and neighborhood would look green and well-manicured. The Board asked
146 for a proposal for Top Choice for the ants in the field. Ms. Thibault explained the high watermark budget.

147 **D. Consideration to Adopt Resolution 2026-05 Fiscal Year 2026-2027 Proposed Budget and Setting a Public**
148 **Hearing**

149 On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board
150 Adopted Resolution 2026-05 for Fiscal Year 2026-2027 for the Proposed Budget and Setting a Public Hearing for the
151 Ballantrae Community Development District.

152 **V. Administrative Items**

153 **A. Consideration for Approval: The March 2026 Unaudited Financial Statements**

154 The March 2026 unaudited financial statements were reviewed. Ms. Thibault advised that the statements will change
155 as she had moved funds around to see what could be taken from the reserves.

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157

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

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B. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held April 16, 2026

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On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Regular Meeting of Board of Supervisors Held April 16, 2026, for the Ballantrae Community Development District.

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C. Presentation of Approval Listing

D. Reminder: Form 1 Due July 1

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Supervisor Giacobbe noted that he did not have access. Ms. Thibault explained how to register with the Supervisor of Elections.

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

171 No audience comments.

172 **VII. Supervisor Requests**

173 A supervisor asked about changing the lights through the app. The Board discussed painting the backboards on the
174 basketball courts and possible safety devices to ensure no one gets hurt during the process.

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On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved a NTE for \$500 for Scaffolding for Maintenance Jobs for the Ballantrae Community Development District.

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Mr. Kubler explained the pool monitoring. The Board discussed advertising for the pool monitor position, noting that the position was 18 plus. Ms. Thibault noted they can advertise the position for 3 days without charge on Indeed. She advised that if that was unsuccessful, she would post it on Facebook Marketplace, and the rate of pay would be \$15 an hour. The Board discussed an unstable slide on the playground. Ms. Thibault asked Mr. Lotito to take a look at the slide and its lack of support. Ms. Thibault confirmed the Board would not meet on June 8.

182 **VIII. Adjournment**

183 There being no further business, the meeting was adjourned

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

186

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

190

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194 _____
Signature

194 _____
Signature

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200 _____
Printed Name Secretary Assistant Secretary

200 _____
Printed Name Chairman Vice Chairman

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202

- 203 - Board Agreed to a NTE Amount of \$4,000 to Move Irrigation Lines if Necessary
- 204 - Board Approved the SM1152 Mainline Proposal for \$1,500
- 205 - Board Approved the Ballantrae CDD Wetland Maintenance Proposal for \$20,256.00
- 206 - Board Approved the DCSI Inc Proposal for Tennis Court Access Control for \$1,399
- 207 - Board Adopted the Arbitrage Proposal for \$475
- 208 - Board Approved a NTE for \$500 for Scaffolding for Maintenance Jobs

EXHIBIT 10

[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
2/19/2026	Florida Fountains & Equipment	\$3,587.40	This is proposal is to Ballantrae CDD for the purchase and installation of (1) RGBW controller, (1) 12V power supply, (1) 250V fuse, (2) driver brackets and potting box assemblies, (2) heat sink and light engine assemblies, (2) lens gasket replacement kits for the East Entry Fountain in Ballantrae CDD from Florida Fountains & Equipment.	Emergency Reserves Fund
2/19/2026	Lintower & Clubhouse	\$9,668.06	motor for pump	General Fund
2/19/2026	Amazon	\$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	TBD		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
5/21/2026	Steadfast	\$20,256	Weland Maintenance Proposal	General Fund
5/21/2026	Steadfast	34621.8 Annually	Aquatic Maintenance Proposal	General Fund
5/21/2026	Steadfast	\$1,500	SM1152 Mainline Proposal	General Fund
5/21/2026	Steadfast	\$975	SM1152 Mainline Proposal Well #3	General Fund
5/21/2026	DCI	\$1,399	12415 Tennis Court Access Control	General Fund
5/21/2026	Steadfast	NTE \$4,000	Move Irrigation Lines	General Fund
5/21/2026	Arbitrage Rebate Counselors, LLC	\$475	Arbitrage Proposal	General Fund
5/21/2026		NTE for \$500	Scaffolding Maintenance	General Fund