

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

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

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

Agenda

For the full agenda packet, please contact Patricia@havenmgt.com

- I. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- II. Vendor & Professional Reports**
 - A. Stantec – Project Manager Greg Woodcock
 1. Status Update on Clubhouse Project *(to be distributed)* [EXHIBIT 1](#)
 - B. Steadfast Environmental Report
 1. Conservation Area Inspection Report [EXHIBIT 2](#)
 2. Waterway Inspection Report [EXHIBIT 3](#)
 - C. Steadfast Maintenance Division
 1. Presentation & Discussion of Maintenance Report [EXHIBIT 4A](#)
 2. Consideration of Steadfast Proposals:
 - Ratification of Cycle Stop Proposal - \$2,500 [EXHIBIT 4B](#)
 - D. Amenity & General Maintenance Manager
 1. Presentation of Amenity Center Report & Task List [EXHIBIT 5A](#)
 2. Consideration of Any Maintenance Proposals
 - Consideration of Ceiling Fan Proposals [EXHIBIT 5B](#)
 - Consideration of Gator Seat Proposal - \$167.99 [EXHIBIT 5C](#)
 - Consideration of Lumber Proposal - \$90.32 [EXHIBIT 5D](#)
 - Bench Proposal -\$575 [EXHIBIT 5E](#)

III. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held June 11, 2026 [EXHIBIT 6](#)
2. Consideration for Approval: The May Unaudited Financial Statements [EXHIBIT 7](#)
3. Presentation of Ballantrae Approval Listing *(to be distributed)* [EXHIBIT 8](#)
4. Consideration for Acceptance: The FY 2025 Audited Financial Statements *(to be distributed)* [EXHIBIT 9](#)
5. Presentation of Communication with Those Charged with Governance [EXHIBIT 10](#)

IV. District Manager

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

EXHIBIT 1

[RETURN TO AGENDA](#)

EXHIBIT 2

[RETURN TO AGENDA](#)



Ballantrae CDD Conservation Areas

Inspection Date:

7/7/2026 11:05 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:

Mild emergent growth in the buffer zone, mostly *Sesbania*. This is the time of year for *Sesbania* to grow rapidly so technicians are well prepared and always on the lookout.

<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	<input checked="" type="checkbox"/> Other: Sesbania	

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Emergent growth present throughout the buffer. A heavy treatment was just done Friday, effects should become evident in another few days. Applications will be done again if needed.

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

Inspection Report

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Nuisance growth present among desirable ferns. Targeted treatments will be done during growing season to clear and prevent more of this 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: Caesarweed	

SITE: 7

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Heavy nuisance growth in the buffer. Fortunately it's just dogfennel which responds well to herbicide treatments. If it has not decayed from last week's treatment by later this week, a technician will re-apply.

<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: Dogfennel	

Inspection Report

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Brazilian Peppers have almost completely choked out all other growth in this area. A cutback would be beneficial to re-establish a proper buffer. Let me know if you are interested, in the meantime we will continue to maintain as best we can.

<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:	

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No nuisance growth observed in the buffer. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very early Sesbania growth. Technicians will continue to treat until growth has cleared.

<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	<input checked="" type="checkbox"/> Other: Sesbania	

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No nuisance growth observed in the buffer. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

More early signs of Sesbania. Much of it has been previously treated and is decaying. Technicians will continue to treat until growth has cleared.

<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: Sesbania	

SITE: 13

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Good progress so far on clearing broadleaves in the buffer. Technicians will continue efforts until conditions improve.

<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:	

MANAGEMENT SUMMARY



Now that summer has officially begun, vegetative growth will be at its peak for the next few months. Daytime highs in the 90's and more frequent rain will drive this pattern in native and invasive plants. There are several conservation buffers in the conditions we want; little to no emergent growth and good native coverage. The others will need more attention through the summer. Technicians have been avoiding pre-emergents as they have had negative effect on native trees in the past. This means a more reactive approach to treatment in current conditions.

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:

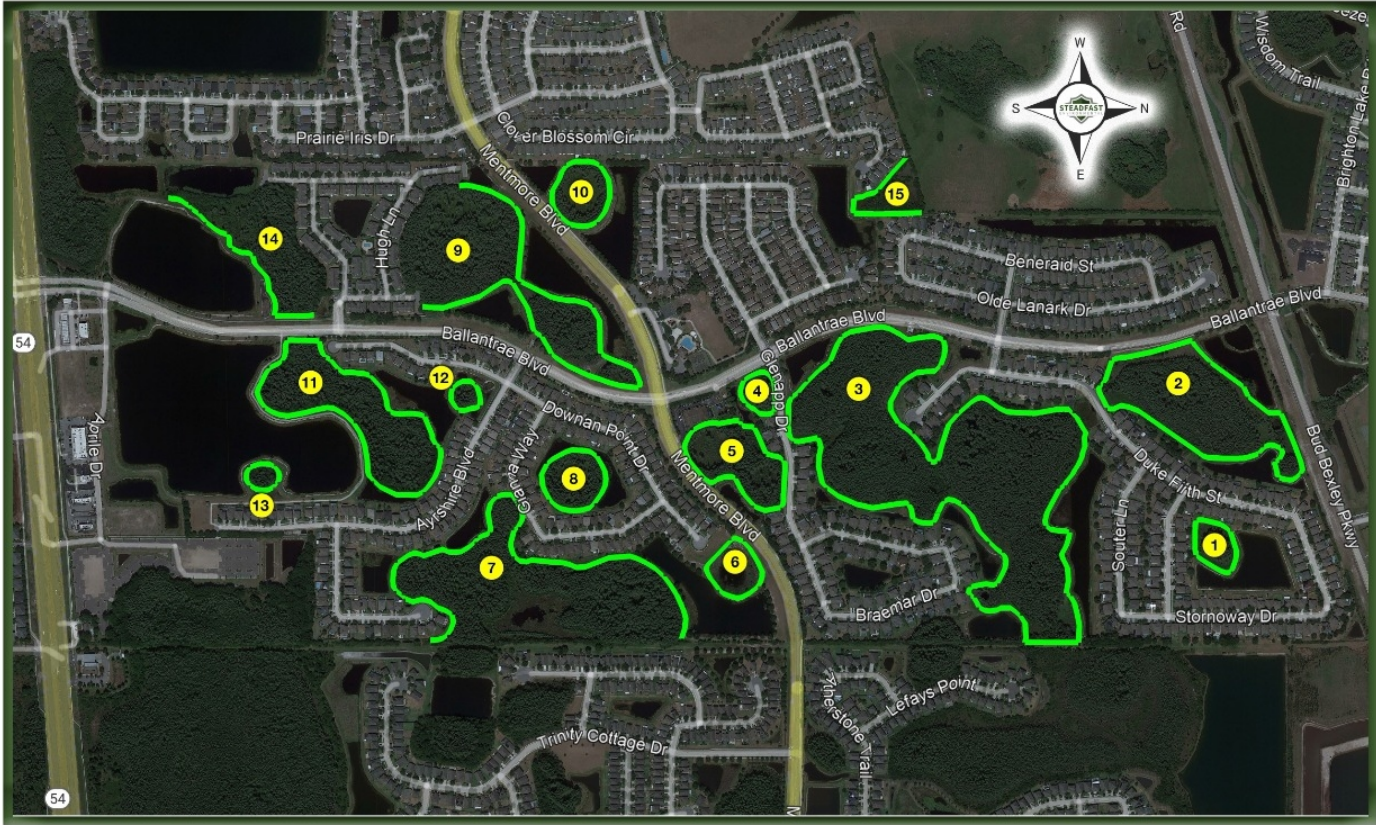


EXHIBIT 3

[RETURN TO AGENDA](#)



Ballantrae CDD Aquatics

Inspection Date:

7/7/2026 12:45 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance growth at the water's edge; mixed terrestrial and aquatic. A technician will address 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>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very old filamentous algae present on the surface. It is fully decayed and almost completely cleared. Mild terrestrial growth on the exposed pond bed. This will naturally drown once water levels return.

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

Inspection Report

SITE: 23

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More old algae. It is decayed and needs more time and some rain to fully clear. Technicians will monitor for new growth. 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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 24

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present is in similar condition to others seen today; decayed and clearing. Technicians will monitor for new growth. 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
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 25

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: 26

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Huge improvements in clearing submersed and algal growth. Only one section remains in the deepest part of the pond which will take a bit longer as product concentration will be lower. Treatments will continue until growth has cleared.

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

Inspection Report

SITE: 27

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: 28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

A few small patches of nuisance grass present. A technician will address these next visit.
No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" 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: 29

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Floating vegetation could be thinned here. I'll request the technician start targeted treatments during service. This will likely help prevent algae in the future. Any present will be addressed next visit.

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

SITE: 30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild terrestrial growth on exposed beds. The higher areas can be targeted now as they will be the last to be covered by water in a few months. No other nuisance grass or 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: Terrestrials	

MANAGEMENT SUMMARY



Summer is officially here which means pond conditions will start to turn. The relatively temperate days are behind us and until the drought ends, growing conditions will run wild. Water temperatures are holding above the algae threshold of 85°F which can produce blooms in under 72 hours. No rain to pelt the mats down means decaying algae can remain in ponds far longer than the expected 7-10 days. Expect conditions like these to hold until water levels rise and begin flushing.

I'm finding interesting conditions regarding vegetation. Longer days have been allowing in-water growth (floating and submersed) to boom, but emergent shoreline growth is slow from lack of rain. Most of these in-water plants are affected by the algaecides in our arsenal and can be dealt with simultaneously. The sparse shoreline growth is easily cleared with standard herbicide treatments.

Rainy season is still ahead of us which will add new strain to waterways. All growth will accelerate so technicians are doing everything they can right now to keep conditions manageable before this happens.

Mixed pond conditions today. It appears there were algal blooms across several ponds a few weeks ago, I suspect after the first few heavy rain events of the season. Technicians were quick to respond and it will take more rain like this to clear the remnants.

Grasses have remained quiet for the time. Rain is going to accelerate growth rates, thus we have adjusted scheduling and supply orders for the foreseeable future to accommodate.

Should this be a light rainy season as some climate models are predicting, we will look into methods at controlling terrestrial growth on exposed areas that will not compromise soil integrity.

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:

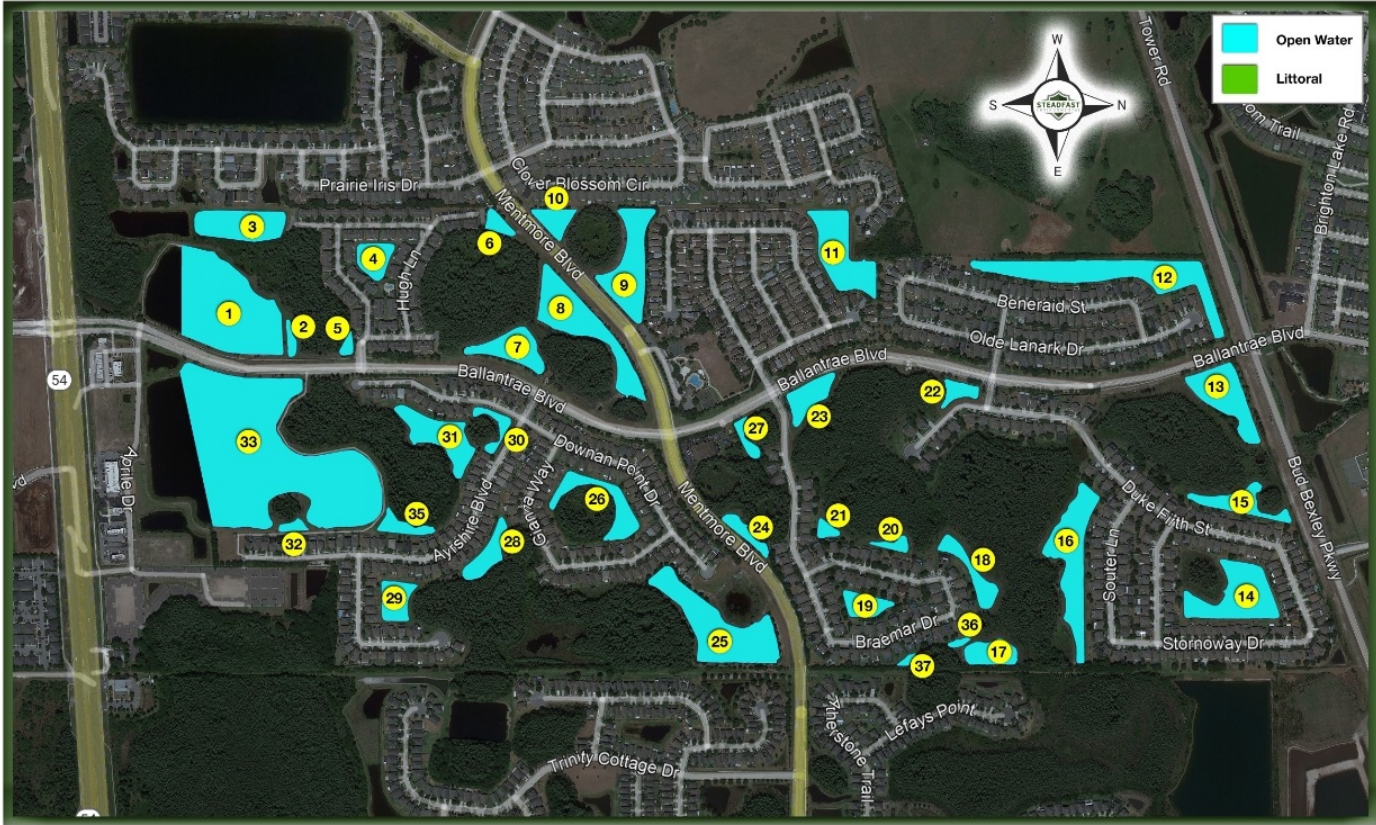


EXHIBIT 4A

[RETURN TO AGENDA](#)



Estimate

Date 7/7/2026 **Estimate #** EST-SCA4344

Customer Information		Project Information SM1152 Ballantrae CDD Mainten...	
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: YCORDERO 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 emergency proposal is to replace the cycle stop at well #5. It was inspected by our well specialist and he verified that the cycle stop has gone bad.	2,500.00

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	\$2,500.00
--------------	------------

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 4B

[RETURN TO AGENDA](#)



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

Daily Logs List

Jun 4, 2026

Job: SM1152 Ballantrae CDD

Title:

Added By: Soledad Valencia

Log Notes:

Corte completo sobre el boulevard principal y spray en la entrada principal

Full service on the main boulevard and spraying at the main entrance

Weather Conditions:

Mostly cloudy Thu, Jun 4, 2026, 4:50 PM



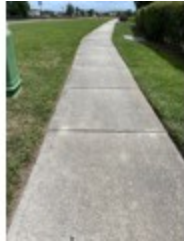
85°F

Wind: 15 mph

Humidity: 68%

70°F

Total Precip: 0"







Daily Logs List

Jun 15, 2026

Job: SM1152 Ballantrae CDD

Title:

Added By: Soledad Valencia

Log Notes:

Full servicio

Corte completo sobre el boulevard/detail

Full service

Full mowing on the boulevard/detail

Weather Conditions:

Partly cloudy with showers Mon, Jun 15, 2026, 3:50 PM



94°F

Wind: 12 mph

75°F

Humidity: 94%

Total Precip: 0"

Attachments: 12





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

Daily Logs List

Jun 25, 2026

Job: SM1152 Ballantrae CDD

Title:

Added By: Soledad Valencia

Log Notes:

Corte completo

Spray y trimer

Full cut

Spray and trimmer

Weather Conditions:

Partly cloudy with showers Thu, Jun 25, 2026, 4:35 PM



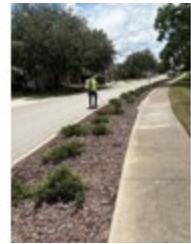
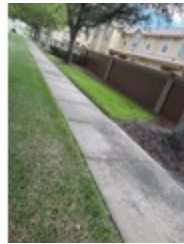
91°F

73°F

Wind: 12 mph

Humidity: 88%

Total Precip: 0.49"





Daily Logs List

Jun 15, 2026

Job: SM1152 Ballantrae CDD

Title:

Added By: Soledad Valencia

Log Notes:

Full servicio

Corte completo sobre el boulevard/detail

Full service

Full mowing on the boulevard/detail

Weather Conditions:

Partly cloudy with showers Mon, Jun 15, 2026, 3:50 PM



94°F

Wind: 12 mph

75°F

Humidity: 94%

Total Precip: 0"

Attachments: 12





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

Daily Logs List

Jun 18, 2026

Job: SM1152 Ballantrae CDD

Title: Ponds

Added By: Jose Ramirez

Log Notes:

Cut and weed eater the ponds

Weather Conditions:

Partly cloudy Thu, Jun 18, 2026, 3:19 PM



98°F

76°F

Wind: 12 mph

Humidity: 95%

Total Precip: 0"

Attachments: 2





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

Daily Logs List

Jun 16, 2026

Job: SM1152 Ballantrae CDD

Title:

Added By: Soledad Valencia

Log Notes:

Se terminó de cortar lo que faltaba y full trimer

The rest of the trimming was finished and full trimmer

Weather Conditions:

Partly cloudy with showers Tue, Jun 16, 2026, 12:00 AM



91°F

Wind: 15 mph

78°F

Humidity: 90%

Total Precip: 0.08"

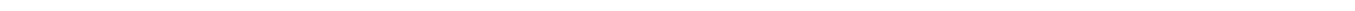


EXHIBIT 5A

[RETURN TO AGENDA](#)

Ballantrae CDD

FIELD SERVICES REPORT

STRATON POOL – Ceiling Fans



**CEILING FANS HAVE EXCEEDED
THEIR LIFE EXPECTANCY**

STRATON SIDEWALK DETECTORS



Handicap Detectors are Worn Down

BALLANTRAE CDD OWNED SIDEWALKS



SIDEWALKS NEED MAINTENANCE

BALLANTRAE CDD OWNED SIGNAGE



COMMUNITY SIGNAGE NEEDS REPAINTING

EXHIBIT 5B

[RETURN TO AGENDA](#)

4.6 ★★★★★ 447

Sponsored

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



Black Outdoor Ceiling Fan, 52 in Ceiling Fans No Light with Remote Control, 3 Blades, 6 Speed Reversible DC Motor Modern for Patios, Living Room, Bedroom, Porch

Visit the Obabala Store
1.5 (168) | Search this page
900+ bought in past month

Business discount
-37% **\$94⁹⁶**

List Price: ~~\$149.99~~

Two-Day
FREE Returns
Buy more, save more

2 units
-40% **\$180.42**
\$90.21/unit

10 units **Lowest price**
-44% **\$835.60**
\$83.56/unit

Click to see full view



7 VIDEOS

Ask Alexa

Does it work with standard ceiling fixtures?

Is the remote control included?

What's the noise level like?

Can it handle outdoor humidity?

How much space does it cool?

Ask something else

Product Energy Guide

Additional shipping fees may apply for items fulfilled directly by selling partners.

Save 5% on 2 select item(s) [Terms](#)

Save 8% on 5 select item(s) [Terms](#)

Savings Buy any 8, Save 10% [Terms](#)

May be available at a lower price from [other sellers](#), potentially without free Prime shipping.

Buying multiple items? Go to multi-select

Color: **Black**

\$94.96
~~\$149.99~~
FREE Delivery Friday

\$139.99
~~\$169.99~~
FREE Delivery Tuesday

\$111.14
~~\$129.99~~
FREE Delivery Tuesday

Size: **52 in**

52 in 60 in

Brand Obabala
Color Black
Electric fan design Ceiling Fan

\$94⁹⁶

Two-Day
FREE Returns

FREE delivery **Friday, July 10.**
Order within 5 hrs 42 mins

Deliver to Ballantrae - Land O ...
34638

In Stock

Quantity: 1

Buying in bulk?

Add to cart

Buy Now

Secure transaction

Sold by GHICC US 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 **\$14.99**

4-Year B2B Housewares Protection Plan for **\$19.99**

Add a gift receipt for easy returns

Add to List

4.6 196

Sponsored

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



Click to see full view



Mosley 60"Ceiling Fan Premier Bronze

Visit the Hunter Store
Search this page

List Price: ~~\$349.99~~ Details
Government Price **\$265.99**
You Save: **\$84.00 (24%)**

Buy more, save more

2 units -26% \$521.34 \$260.67/unit	10 units Lowest price -32% \$2,393.90 \$239.39/unit
--	--

Additional shipping fees may apply for items fulfilled directly by selling partners.

Brand	Hunter
Color	Premier Bronze
Electric fan design	Ceiling Fan
Power Source	Corded Electric
Style	Casual
Product	60"D x 60"W x 11.43"H

See more

About this item

- Finish: Premier Bronze
- Material: Metal
- ▶ See more product details

Report an issue with this product or seller

Shop now

Sponsored

\$265.99

FREE delivery **July 16 - 20.**
[Details](#)

Deliver to Ballantrae - Land O ...
34638

In stock
Usually ships within 2 to 3 days.

Quantity: 1

Add to cart

Need more than 38 units?

Request for Quote

Secure transaction

Ships from and sold by 1Stop Lighting.

Seller Credentials:
889 Certification

Return policy:
30-day refund/replacement

Add a protection plan:

- 3-Year B2B Housewares Protection Plan for **\$40.99**
- 4-Year B2B Housewares Protection Plan for **\$52.99**

Add to List

Other sellers on Amazon

New (2) from **\$265.99** & **FREE Shipping**

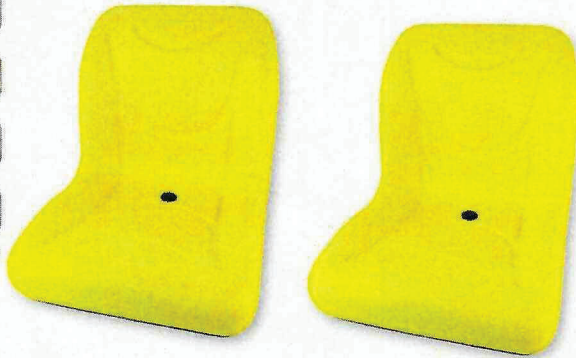
Sponsored

EXHIBIT 5C

[RETURN TO AGENDA](#)

Sponsored

Patio, Lawn & Garden › Farm & Ranch › Agricultural & Construction Machinery › Parts & Accessories › Spare & Replacement Parts



E-VG11696 Two Seats for John Deere Gator (2pcs) for XUV 850D, E GATOR, TURF GATORS Including TE, ELECTRIC & TH, TH 6X4 DIESEL GATOR, TX 4X2 GATOR, F735, F725, F710

++

Visit the Eparts, Inc. Store
4.7 (1,240) | Search this page
500+ bought in past month

\$167⁹⁹

Brand Eparts, Inc.
Color Yellow
Orientation Front
Material Plastic, Vinyl
Vehicle Service Type Gator

About this item

- Package Quantity: 2
- IMPORTANT: WE PROVIDE BOLTS FOR INSTALLATION, PLEASE ONLY USE THESE BOLTS AS YOUR ORIGINAL BOLTS MIGHT BE A DIFFERENT THREAD SIZE (ALSO, DO NOT USE POWER TOOLS TO INSTALL, THIS CAN STRIP OUT THE THREADED INSERTS ON THE BOTTOM OF THE SEAT)
- IMPORTANT INSTALLATION INTRUCTIONS: MOWER MODELS REQUIRE BRACKET # 6003AB
- Compatible with John Deere Mower(s): F735, F725, F710, GX355, GX345, GX325, GX335, GX255, GX235, GT275, GT262, GT245, GT242, GT235E, GT235, GT225, G100, LX172, LX173, LX288, LX289, LX279, LX277, LX266, LX280, LX188, LX255, LX178, LX186, LX176, SST16, X530, X520, X500, X360, X340, X324, X320, X304, X300R, X300
- Compatible with John Deere Utility Vehicle(s): XUV 850D, E GATOR, GATOR TURF, TE GATOR TURF ELECTRIC, TH TURF GATOR, TH 6X4 DIESEL GATOR (SN), TX 4X2 GATOR, XUV GATOR, XUV 620I GATOR, 4X4 TRAIL HPX GATOR, 4X4 TRAIL GATOR, 4X4 HPX GATOR, 4X2 HPX GATOR, 6X4 GATOR (S/N 020789 >), 6X4 DIESEL GATOR (S/N 02298 >)

› See more product details

\$167⁹⁹

FREE delivery July 13 - 14.
[Details](#)

Deliver to Ballantrae - Land O ...
34638

In Stock

Qty: 1

Add to cart

Need more than 60 units?

Request for Quote

Secure transaction

Ships from and sold by Eparts, Inc..

Seller Credentials:
889 Certification, Classified Small Business - SBA Standard

Return policy:
30-day refund/replacement

Add to List

Sponsored

Click to see full view

Ask Alexa

- Are tools required for installation?
- Is it made of weather-resistant material?
- Can it be used on other mower brands?
- Is it comfortable for long hours? [Compare with similar](#)
- Ask something else

EXHIBIT 5D



[RETURN TO AGENDA](#)



SHOPPING
CART

CHECKOUT
DETAILS

ORDER
COMPLETE

PRODUCT	PRICE	QUANTITY	SUBTOTAL
  PREMIUM 2 in x 4 in x 12 ft - Oak	\$78.54	- 1 +	\$78.54

← CONTINUE SHOPPING

UPDATE CART

CART TOTALS

Subtotal	\$78.54
Plastic Lumber Surcharge	\$11.78
Tax	\$0.00
Total	\$90.32

PROCEED TO CHECKOUT

Coupon

Coupon code

Apply coupon

Questions? We are happy to help.

EXHIBIT 5E

RETURN TO AGENDA

Recycled Plastic Bench with Back - 4', Cedar



Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable 2" thick planks pre-drilled for easy assembly.
- Comfortable and durable.
- [Mounting Hardware](#) sold separately.

[More Images & Video](#)

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	ADD TO CART	
				1	3+			
H-7941C	4' with Back	48 x 25 x 34"	110	\$575	\$550	<input type="checkbox"/> Cedar	1	<input type="button" value="ADD"/>

DROP SHIPS IN 2 DAYS UNASSEMBLED VIA MOTOR FREIGHT

[+ Additional Info](#) [+ Parts](#) [+ Shopping Lists](#) [Request a Catalog](#)

EXHIBIT 6

[RETURN TO AGENDA](#)

**MINUTES OF 06/18/26 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, June 18, 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:

- Richard Levy Board of Supervisors, Vice Chair
- 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 (via virtual means) Steadfast
- Greg Woodcock..... District Project Manager, Stantec
- Robert Donovan Maintenance

It was acknowledged that a quorum was established with Chairman Levy, 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 concept options provided by Sharp Design, noting that in both scenarios they walk into an air-conditioned space. He informed the Board that the second option had the restrooms within the air-conditioned space, while the first had restrooms in an outdoor, screened lanai area. He detailed the square feet of both options, and a positive to choosing the lanai area. The Board discussed the options, noting that the indoor restrooms would be beneficial, but the entryway of option 2 wasted functional space. The Board and Mr. Woodcock discussed the potential layout and square feet of the concepts, including doors, restrooms, tearing down walls, deck space, windows, and including a shower in the back restrooms. They also discussed options for kids to spend time in the center during the day. Mr. Woodcock advised that he would bring back another proposal to workshop with the architect.

B. Steadfast Environmental Report – Matt Goldrick

- Ms. Thibault introduced Robert Donovan as part of the maintenance team.

1. Conservation Area Inspection Report

Mr. Goldrick reported they were experiencing regular growth and were treating the weeds. He noted they will see more algae. The Board discussed the upcoming weather patterns. Ms. Thibault noted a resident concern with trash. Supervisor Milano noted that picking up trash should have been a part of their weekly maintenance rounds. The Board discussed the incident, noting residents from Concord Station complained about growth behind their fence line, which is

45 Ballantrae. Ms. Thibault confirmed that she had informed the resident that they would be discussing the issue during the
46 meeting.

47 **2. Waterway Inspection Report**

48 Mr. Goldrick presented the report.

49 **3. Consideration to Approve Proposal for Retention Cleaning – Steadfast - \$3,480**

50 Mr. Goldrick advised that he would check on this as it was a maintenance responsibility.

51 **C. Steadfast Maintenance Division**

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

53 The Board decided the sod proposal needed to be brought back to the July meeting. Mr. Hiller advised that they
54 could narrow down and focus on the high priority areas, noting that he would send that to the Board. He advised that the
55 cart used to pick up trash in the afternoon was starting to leave tire tracks in the grass, though Mr. Kubler had attended
56 to that issue immediately.

57 Mr. Hiller asked if the Board was ready to move forward with planting the annuals. Ms. Thibault advised that they
58 were waiting for Pasco County to locate their agreement with Ballantrae regarding the maintenance of the curb inlets.
59 He advised that the proposal was still \$8,090.

60 Mr. Hiller asked if the land in Suncoast with the buffer zone was CDD property. Ms. Thibault advised that she would
61 have Mr. Woodcock confirm. A Board member noted he had suggested the maintenance team stay on the sidewalk when
62 picking up trash. Mr. Hiller advised that their irrigation system would be checked regularly once a month, that the Board
63 had hard copies of the irrigation map, and that he would get with Ms. Cordero about sending an electronic copy of the
64 map. He reported on the stance of the Junipers.

65 **D. Amenity Manager**

66 **1. Presentation of Work Order Tracker**

67 Ms. Thibault presented the work order tracker noting that Mr. Lotito designed to track inspections, due dates, etc.
68 Supervisor Milano asked Mr. Lotito to oversee the basketball backboards and scaffolding to ensure it was done safely
69 and properly. He noted any safety issues should be addressed immediately. Supervisor Giacobbe asked about the
70 playground equipment that was mentioned at the last meeting. Ms. Thibault advised that all safety issues be addressed
71 first. Supervisor Milano noted a resident complaint about debris on the volleyball court. Ms. Thibault advised that Mr.
72 Lotito and Mr. Donovan would maintain the list.

73 **District Manager**

74 **E. Reminder: Form 1 – Due July 1**

75 - Ms. Thibault informed the Board there would be a fee if the form was not submitted on time.

76 **IV. Administrative Items**

77 **A. Consideration for Approval: The April 2026 Unaudited Financial Statements**

78 The April 2026 unaudited financial statements were reviewed. Ms. Thibault noted and explained that she reassigned
79 items and the budget was at a \$26,000 positive, though still tight.

80 advised that the statements will change as she had moved funds around to see what could be taken from the reserves.

81 On a MOTION by Supervisor Milano, SECONDED by Chairman Levy, WITH ALL IN FAVOR, the Board Approved
82 the April 2026 Unaudited Financial Statements for the Ballantrae Community Development District.

84 **B. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held May 21,**
85 **2026**

86 On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Accepted
87 the Minutes of the Regular Meeting of Board of Supervisors Held May 21, 2026, for the Ballantrae Community
88 Development District.

89
90 **C. Presentation of Approval Listing**

91
92 **V. Audience Comments New Business Items** *(limited to 3 minutes per individual)*

93 No audience comments.

94 **VI. Supervisor Requests**

95 Supervisor Milano asked Mr. Donovan to make sure the pool monitors were being more active during their shifts,
96 specifically regarding the bathroom spot checks. Ms. Thibault advised that it was on Mr. Lotito's list. She noted her
97 efforts to mitigate certain behaviors on shifts. Supervisor Milano asked that all pool monitors have the storm tracker app
98 on their phones. Ms. Thibault advised that they purchased a burner phone with trackers for Mr. Donovan.

99 The Board discussed Mr. Donovan's access to an emergency credit card. The Board suggested a method to start
100 tracking what was being spent on the credit card. Supervisor Milano asked Mr. Donovan to work on getting a handle on
101 the inventory.

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

104 The Board discussed the pool maintenance certification needed in the next 30 days.

105 **VII. Adjournment**

106 There being no further business, the meeting was adjourned

107 On a MOTION by Chairman Levy, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board adjourned the
108 Meeting for the Ballantrae Community Development District.

109

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

113

114

115

116

117 _____
Signature

117 _____
Signature

118

119

120

121

122

123 _____
Printed Name Secretary Assistant Secretary

123 _____
Printed Name Chairman Vice Chairman

124

125

126

EXHIBIT 7

[RETURN TO AGENDA](#)

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
May 31, 2026**

Ballantrae CDD
Balance Sheet
May 31, 2026

Ballantrae CDD

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 ASSETS:				
2 CASH - OPERATING ACCTS	\$ 422,194	\$ -	\$ -	\$ 422,194
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	98,738	-	-	98,738
5 CASH - DEBIT CARD SOUTHSTATE	284	-	-	284
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	540,326	-	540,326
9 EMERGENCY RESERVE	-	285,311	-	285,311
10 PARK DEVELOPMENT	-	1,165,776	-	1,165,776
11 BILL PAYMENT RESERVE	-	173,315	-	173,315
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	194,484	194,484
14 RESERVE-SERIES 2015	-	-	221,289	221,289
15 PREPAYMENT-SERIES 2015	-	-	72	72
16 INTEREST-SERIES 2015	-	-	-	-
17 ACCOUNTS RECEIVABLE	-	-	-	-
18 ALLOWANCE FOR UNCOLLECTED DEBT	-	-	-	-
19 ASSESSMENTS RECEIVABLE -ON ROLL	11,223	-	6,096	17,319
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	(883)	-	(480)	(1,363)
21 DUE FROM OTHER FUNDS	-	-	18,905	18,905
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	5,311	-	-	5,311
24 TOTAL ASSETS	\$ 538,442	\$ 2,164,728	\$ 440,367	\$ 3,143,536
25 LIABILITIES:				
26 ACCOUNTS PAYABLE	\$ 16,785	\$ -	\$ -	\$ 16,785
27 DUE TO OTHER FUNDS	18,905	73,871	-	92,776
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	6,730	-	-	6,730
30 DEFERRED REVENUE ON-ROLL	11,223	-	6,096	17,319
31 FUND BALANCE:				
32 NON SPENDABLE (Deposits & Prepaid)	6,486	-	-	6,486
33 ASSIGNED	-	2,090,857	-	2,090,857
34 RESTRICTED FOR DEBT SERVICE	-	-	434,270	434,270
35 UNASSIGNED	478,313	-	-	478,313
36 TOTAL LIABILITIES & FUND BALANCE	\$ 538,442	\$ 2,164,728	\$ 440,367	\$ 3,143,536

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending May 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	\$ 1,024,661	\$ 1,013,436	\$ (11,225)	99%
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	1,024,661	1,031,179	6,518	90%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	9,333	6,385	2,949	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	36,667	36,667	0	67%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	12,000	7,344	4,656	41%
18 DISTRICT COUNSEL	10,000	6,667	4,494	2,173	45%
19 ANNUAL FINANCIAL AUDIT	4,400	2,933	-	2,933	0%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	3,005	3,950	(945)	88%
22 PROPERTY APPRAISER FEE	150	150	150	-	100%
23 LEGAL ADVERTISING	1,500	1,000	-	1,000	0%
24 ARBITRAGE REBATE CALCULATION	475	317	-	317	0%
25 DUES, LISCENSES AND FEES	1,200	800	857	(57)	71%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
29 O&M ADMINISTRATIVE TOTAL:	114,978	78,617	63,361	15,256	55%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending May 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>
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	26,667	24,309	2,358	61%
36 ELECTRIC UTILITY - RECREATION FACILITIES	20,000	13,333	11,264	2,070	56%
37 ELECTRIC STREET LIGHTING	121,000	80,667	76,406	4,261	63%
38 UTILITY - WATER - CLUBHOUSE & POOLS	16,000	10,667	15,809	(5,143)	99%
39 STORMWATER ASSESSMENT	2,400	1,600	1,769	(169)	74%
40 UTILITY SERVICES SUBTOTAL	199,400	132,933	129,557	3,377	65%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	25,384	25,012	372	66%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	11,200	7,000	4,200	42%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	2,333	10,070	(7,737)	288%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,000	-	1,000	0%
50 LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	3,333	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	159,900	106,600	110,133	(3,533)	69%
53 LANDSCAPE - SECONDARY CONTRACTS	51,200	34,133	40,870	(6,736)	80%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	9,333	12,802	(3,469)	91%
55 REPLACE PLANTS, MULCH & TREES	15,000	10,000	4,800	5,200	32%
56 SOD & SEED REPLACEMENT	10,000	6,667	-	6,667	0%
57 EXTRA MOWINGS DURING RAINY SEASON	1,000	667	-	667	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	8,000	7,610	390	63%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	327,976	218,651	227,772	(9,121)	69%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending May 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	1,333	275	1,058	14%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	667	-	667	0%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,000	-	1,000	0%
65 EMPLOYEE - SALARIES	152,880	101,920	101,265	655	66%
66 EMPLOYEE - P/R TAXES	13,695	9,130	7,563	1,567	55%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	5,620	(1,000)	122%
68 PAYROLL PROCESSING FEES	1,900	1,267	1,410	(143)	74%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	9,600	7,200	2,400	50%
70 MILEAGE	1,000	667	-	667	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	192,995	130,203	123,333	6,870	64%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	8,000	13,089	(5,089)	109%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	3,667	3,463	204	63%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	667	884	(217)	88%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	13,333	14,488	(1,155)	72%
79 POOL PERMITS	750	750	-	750	0%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	1,725	(1,205)	332%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	6,667	4,216	2,451	42%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	23,333	15,708	7,625	45%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	15,667	392	15,275	2%
87 EMPLOYEE P/R TAXES	2,000	1,333	-	1,333	0%
88 EMPLOYEE WORKER'S COMP	1,300	867	-	867	0%
89 VIDEO SURVEILLANCE	1,300	867	-	867	0%
90 CLUBHOUSE & SAFETY & SECURITY	126,870	89,670	60,589	29,081	48%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending May 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	-	3,921	(3,921)	8%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	50,000	-	3,921	(3,921)	8%
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,040,913	678,769	637,078	41,691	61%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	102,001	345,893	394,102	48,209	386%
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	-	-	102,000	(102,000)	0%
114 PARK DEVELOPMENT RESERVE	20,000	-	-	-	0%
115 TOTAL OTHER FINANCING SOURCES AND (USES)	102,000	-	102,000	(102,000)	100%
116 O&M TOTAL EXPENDITURES	1,142,913	678,769	739,078	(60,309)	65%
117 NET CHANGE IN FUND BALANCE	-	345,893	292,101	(53,791)	0%
118 NET CHANGE IN FUND BALANCE	-	345,893	292,101	(53,791)	0%
119 BEGINNING FUND BALANCE GENERAL FUND			192,698		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			484,799		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 484,799	\$ -	

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE	\$ -	\$ -	\$ 39,287	\$ 39,287
3 ASSET RESERVE	-	-	-	-
4 PARK DEVELOPMENT	-	-	-	-
5 EMERGENCY RESERVE	-	-	-	-
6 BILL PAYMENT RESERVE	-	-	-	-
7 TRANSFER IN	-	-	134,060	134,060
8 FUND BALANCE FORWARD - PARK DEVELOPMENT	15,000	-	-	-
TOTAL REVENUE	15,000	-	173,347	173,347
9 RESERVES EXPENDITURES:				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	15,000	15,000	130,785	(115,785)
13 PROJECTS	-	-	92,140	92,140
14 TOTAL RESERVE EXPENDITURES	15,000	15,000	222,925	(23,645)
15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	(49,578)	149,701
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	-	-	(49,578)	
34 FUND BALANCE BEGINNING			2,140,435	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,090,857	

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 545,479	\$ 550,515	\$ 5,036
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	9,872	9,872
6 TOTAL REVENUE	556,611	545,479	560,387	14,908
EXPENDITURES				
7 INTEREST NOV 2025	81,313	81,313	82,660	(1,347)
8 INTEREST MAY 2026	75,639	75,639	81,225	(5,586)
9 PREPAYMENT	-	-	5,000	(5,000)
10 PRINCIPAL PAYMENT MAY 2026	395,000	395,000	395,000	-
11 TOTAL CONTINGENCY	551,952	551,952	563,886	(11,934)
12 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,659	(6,473)	(3,499)	2,975
13 OTHER FINANCING SOURCES				
14 TRANSFER-IN	-	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
16 NET CHANGE IN FUND BALANCE	4,659	(6,473)	(3,499)	2,975
17 FUND BALANCE - BEGINNING	-	-	437,769	437,769
18 FUND BALANCE - ENDING	\$ 4,659	\$ (6,473)	\$ 434,270	\$ 440,744

Ballantrae CDD
Bank Reconciliation
May 31, 2026

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 450,112.12
Less: Outstanding Checks	(27,918.60)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u>\$ 422,193.52</u>
Beginning Cash Balance Per Books	\$ 480,926.42
Deposits / Transfer	7,337.97
Cash Disbursements	(66,070.87)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u>\$ 422,193.52</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

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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
3/17/2026	2896	Florida Fountain & Equipment LLC	Fountain Maint/repairs		3,587.40	1,201,076.88
3/18/2026	2830	SchoolNow	website hosting		1,515.00	1,199,561.88
3/19/2026	031926ach	Duke Energy	3542 BALLANTRAE BLVD		72.11	1,199,489.77
3/20/2026	032026ACH	Engage PEO	PR		5,635.86	1,193,853.91
3/22/2026	2831	Signarama	Deposit		305.28	1,193,548.63
3/23/2026	032326ACH	Duke Energy	3542 BALLANTRAE BLVD		72.11	1,193,476.52
3/24/2026	2833	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,180,151.52
3/24/2026	2832	Haven Management Solutions	Billing #30 - Field Services & Maintenance 3/8-3/21/26		300.00	1,179,851.52
3/24/2026	032426ACJ	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,179,840.52
3/24/2026	032426ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse feb		30.00	1,179,810.52
3/24/2026	3/24/2026	Poolsure	wm water-march 2026		1,221.41	1,178,589.11
3/25/2026	032526ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		6,099.97	1,172,489.14
3/25/2026	032526ACH	Duke Energy	3643 Duke Firth St		30.80	1,172,458.34
3/26/2026	2834	Court Project LLC	Progress Invoice-Tennis Court Resurface		400.00	1,172,058.34
3/26/2026	2835	Straley Robin Vericker	Prof ServThrough 2/28/26		941.50	1,171,116.84
3/26/2026	032626ACH	Duke Energy	17626 Glenapp Dr		30.80	1,171,086.04
3/26/2026	032626ACH2	Duke Energy	17700 Glenapp Dr Entry Tower		30.80	1,171,055.24
3/26/2026	032626ACH4	Duke Energy	17650 Ayrshire Blvd		33.98	1,171,021.26
3/26/2026	032626ACH5	Duke Energy	3643 Duke Firth St		44.31	1,170,976.95
3/26/2026	032626ACH6	Duke Energy	3351 Downan Point Dr		60.62	1,170,916.33

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3/26/2026	032626ACH8	Duke Energy	NEED		70.24	1,170,846.09
3/26/2026	032626ACH9	Duke Energy	NEED		71.97	1,170,774.12
3/26/2026	032626ACH10	Duke Energy	NEED		87.27	1,170,686.85
3/26/2026	032626ACH11	Duke Energy	NEED		187.68	1,170,499.17
3/26/2026	032626ACH12	Duke Energy	NEED		1,162.52	1,169,336.65
3/26/2026	032626ACH13	Duke Energy	NEED		2,463.19	1,166,873.46
3/26/2026	032626ACH15	Duke Energy	NEED		38.34	1,166,835.12
3/26/2026	032626ACH17	Duke Energy	NEED		9,376.18	1,157,458.94
3/27/2026	032726ACH	Engage PEO	BOS MTG		295.90	1,157,163.04
3/27/2026	191	Christopher Milano	BOS MTG		200.00	1,156,963.04
3/27/2026	190	Richard Levy	BOS		200.00	1,156,763.04
3/27/2026	189	Brian Giacobbee	BOS		184.70	1,156,578.34
3/30/2026	2836	Suncoast Rust Control, Inc			6,045.00	1,150,533.34
3/31/2026	033126ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.20	1,150,119.14
3/31/2026				23,068.78	128,803.77	1,150,119.14
4/1/2026	2837	Haven Management Solutions	District Management Services - March		4,583.33	1,145,535.81
4/1/2026	2838	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	1,144,640.81
4/2/2026	2839	Arrow Exterminators Inc	Pest Control		90.00	1,144,550.81
4/2/2026	2840	Arrow Exterminators Inc	Pest Control		35.00	1,144,515.81
4/2/2026	2841	Arrow Exterminators Inc	Pest Control		50.00	1,144,465.81
4/2/2026	2842	Poolsure	WM-Chem Base-Feb 2026		1,221.41	1,143,244.40
4/2/2026	2843	Poolsure	finance charge		22.89	1,143,221.51
4/2/2026	2844	Poolsure	wm water-march 2026		1,221.41	1,142,000.10
4/2/2026	2845	Poolsure	WM-Chem Base-april 2026		2,035.69	1,139,964.41
4/3/2026	4/3/2026	Engage PEO	PR		6,953.94	1,133,010.47
4/6/2026	4/6/2026	Engage PEO	BOS MTG 4/6/26		474.74	1,132,535.73
4/7/2026	2848	Stantec Consulting Services Inc.	Engineering Fees 3.6.26		1,027.88	1,131,507.85
4/8/2026	2846	Haven Management Solutions	Billing #40 - Field Services & Maintenance 3/22-4/5/26		300.00	1,131,207.85
4/9/2026			Deposit	23,300.77		1,154,508.62
4/10/2026	2849	Egis Insurance Risk Advisors	workers comp Policy#WC100124657		987.00	1,153,521.62
4/12/2026	2850	Ballantrae CDD C/O US Bank	Funds for DS Series 2015 May 1 2026 Payment		535,433.26	618,088.36
4/17/2026	2851	Straley Robin Vericker	Prof ServThrough 3/31/26		632.50	617,455.86
4/17/2026	4/17/2026	Engage PEO	PR		6,869.62	610,586.24
4/20/2026	042026ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		645.99	609,940.25
4/20/2026	042026ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	609,929.25
4/21/2026	2852	Haven Management Solutions	Billing #43 - Field Services & Maintenance 4/5-4/18/26		300.00	609,629.25
4/21/2026	2853	Poolsure	WM-Chem Base-May 2026		2,035.69	607,593.56
4/21/2026	4/21/2026	Florida Dept of Revenue	Sales		6.34	607,587.22
4/24/2026	4/24/2026	Bright House Networks	17611 MENTMORE Blvd Clubhouse April		30.00	607,557.22
4/24/2026	4/24/2026	Engage PEO	BOS MTG		495.90	607,061.32
4/24/2026	195	Christopher Milano	BOS MTG		200.00	606,861.32
4/24/2026	194	Richard Levy	BOS		200.00	606,661.32
4/24/2026	193	Brian Giacobbee	BOS		184.70	606,476.62
4/27/2026	2854	Steadfast Alliance, LLC	Landcape Maint		13,325.00	593,151.62
4/27/2026	042726ach	Duke Energy	3643 Duke Firth St		30.80	593,120.82
4/27/2026	042726ach2	Duke Energy	17650 Ayrshire Blvd		30.80	593,090.02

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4/27/2026	042726ach3	Duke Energy	17700 Glenapp Dr		33.98	593,056.04
4/27/2026	042726ach4	Duke Energy	17626 Glenapp Dr		39.51	593,016.53
4/27/2026	042726ach5	Duke Energy	3351 Downan Pt Dr		42.28	592,974.25
4/27/2026	042726ach6	Duke Energy	3542 BALLANTRAE BLVD		72.11	592,902.14
4/27/2026	042726ach7	Duke Energy	2500 Ballantrae Blvd		96.28	592,805.86
4/27/2026	042726ach8	Duke Energy	2131Ballantrae Blvd		97.45	592,708.41
4/27/2026	042726ach9	Duke Energy	17600 Stinchar Dr		104.57	592,603.84
4/27/2026	042726ach10	Duke Energy	17524 Hugh Lane		189.98	592,413.86
4/27/2026	042726ach12	Duke Energy	17611 Mentmore Blvd		1,156.45	591,257.41
4/27/2026	042726ac	Duke Energy	2800 Ballantrae Blvd Pump Pond		2,495.09	588,762.32
4/28/2026	042826ach	Duke Energy	17835 State Rd 54 Lite		9,376.18	579,386.14
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	480,964.89
4/29/2026	4/29/2026	Duke Energy	3643 Duke First Irrig		38.47	480,926.42
4/30/2026				23,300.77	692,493.49	480,926.42
5/1/2026	2856	JCS Investigations	Reference: Security Patrol		1,980.00	478,946.42
5/1/2026	2857	Haven Management Solutions	District Management Services - April		4,583.33	474,363.09
5/1/2026	5/1/2026	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.12	473,948.97
5/1/2026	5/1/26 PR	Engage PEO	PR		6,885.64	467,063.33
5/5/2026	2858	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	466,168.33
5/7/2026	2859	Poolsure	finance charge		18.67	466,149.66
5/10/2026	2860	Florida Patio Furniture	Deposit-50%		305.50	465,844.16
5/12/2026	2861	DCSI, Inc	access control cards-gate parts		449.00	465,395.16
5/12/2026	2862	DCSI, Inc	desk phone		145.00	465,250.16
5/12/2026	2863	DCSI, Inc	camera		145.00	465,105.16
5/12/2026			Deposit	7,337.97		472,443.13
5/15/2026	5/15/2026	Engage PEO	PR		5,748.00	466,695.13
5/19/2026	2866	Poolsure	WM-Chem Base		2,086.58	464,608.55
5/19/2026	2867	Steadfast Alliance, LLC	aquatic maint		4,573.15	460,035.40
5/19/2026	2868	Steadfast Alliance, LLC	aquatic maint		4,573.15	455,462.25
5/19/2026	2869	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	450,889.10
5/19/2026	2870	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	446,315.95
5/19/2026	051926ach	Florida Dept of Revenue	Sales		163.20	446,152.75
5/20/2026	2865	Haven Management Solutions	Billing #43 - Field Services & Maintenance 5/3-5/16/26		200.00	445,952.75
5/20/2026	2871	Arrow Exterminators Inc	Pest Control		90.00	445,862.75
5/20/2026	2872	Arrow Exterminators Inc	Pest Control		50.00	445,812.75
5/20/2026	2873	Arrow Exterminators Inc	Pest Control		35.00	445,777.75
5/20/2026	2874	DCSI, Inc	access gate svc		145.00	445,632.75
5/21/2026	2875	Pasco Cnty Property Appraiser-Mike Wells	Annual Renewal Fee		150.00	445,482.75
5/24/2026	052426ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		801.53	444,681.22
5/24/2026	052426ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	444,670.22
5/26/2026	5/26/2026	Bright House Networks	17611 MENTMORE Blvd Clubhouse April		30.00	444,640.22
5/27/2026	2876	Steadfast Alliance, LLC	Landcape Maint		13,325.00	431,315.22
5/28/2026	5/28/2026	Duke Energy	3643 Duke Firth St		30.80	431,284.42
5/28/2026	5/28/2026	Duke Energy	17650 Ayrshire Blvd		30.80	431,253.62
5/28/2026	5/28/2026	Duke Energy	17700 Glenapp Dr		33.68	431,219.94
5/28/2026	5/28/2026	Duke Energy	17626 Glenapp Dr		37.77	431,182.17

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
5/28/2026	5/28/2026	Duke Energy	3351 Downan Pt Dr		53.63	431,128.54
5/28/2026	5/28/2026	Duke Energy	3542 BALLANTRAE BLVD		59.73	431,068.81
5/28/2026	5/28/2026	Duke Energy	2500 Ballantrae Blvd		67.46	431,001.35
5/28/2026	5/28/2026	Duke Energy	2131Ballantrae Blvd		89.75	430,911.60
5/28/2026	5/28/2026	Duke Energy	17600 Stinchar Dr		92.93	430,818.67
5/28/2026	5/28/2026	Duke Energy	17600 Stinchar Dr		116.25	430,702.42
5/28/2026	5/28/2026	Duke Energy	17524 Hugh Lane		181.92	430,520.50
5/28/2026	5/28/2026	Duke Energy	17611 Mentmore Blvd		1,068.67	429,451.83
5/28/2026	5/28/2026	Duke Energy	2800 Ballantrae Blvd Pump Pond		2,623.50	426,828.33
5/29/2026	5/29/2026	Engage PEO	PR		4,634.81	422,193.52
5/31/2026				7,337.97	66,070.87	422,193.52

EXHIBIT 8

[RETURN TO AGENDA](#)

EXHIBIT 9

[RETURN TO AGENDA](#)

EXHIBIT 10

[RETURN TO AGENDA](#)

Communication with Those Charged with Governance

Ballantrae Community Development District

We have audited the financial statements of Ballantrae Community Development District, for the year ended September 30, 2025, and have issued our report thereon dated June 26, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Ballantrae Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Ballantrae Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 26, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Ballantrae Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
June 26, 2026

