

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, August 20, 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: +13052241968

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. Discussion of Encroachment Impacts
2. 17844 Ayrshire Erosion Review
3. Discussion of Ballantrae Amenity Center
4. O&M Reports and Proposals - \$31,250.00

[**EXHIBIT 1**](#)

[**EXHIBIT 2**](#)

[**EXHIBIT 3**](#)

B. Steadfast Environmental Report – Matt Goldrick

1. Conservation Area Inspection Report
2. Waterway Inspection Report

[**EXHIBIT 4**](#)

[**EXHIBIT 5**](#)

C. Steadfast Maintenance Division – Kevin Hiller

1. Presentation & Discussion of Maintenance Report *(to be distributed)*
2. Consideration of Steadfast Proposals:
 - Holly Tree Removal - \$1,750.00

[**EXHIBIT 6A**](#)

[**EXHIBIT 6B**](#)

D. Amenity & General Maintenance Manager

1. Presentation of Amenity Center Report & Task List [EXHIBIT 7A](#)
2. Pool Operations Assistant Checklist [EXHIBIT 7B](#)
3. Consideration of Maintenance Proposals
 - Gator Service Quote - \$379.16 [EXHIBIT 7C](#)
 - Gator Service Quote 2 - \$272.29 [EXHIBIT 7D](#)
 - Kubota Service Quote - \$958.57 [EXHIBIT 7E](#)
4. Consideration of Exterior Furniture Quotes:
 - Coated Outdoor Furniture 8 ft Bench - \$643.90 [EXHIBIT 8A](#)
 - Barco Square Picnic Table - \$989.00 [EXHIBIT 8B](#)
 - Uline Square Picnic Table - \$1070.00 [EXHIBIT 8C](#)
 - Belson Square Picnic Table - \$1,280.00 [EXHIBIT 8D](#)

IV. Public Hearings for the FY 2026-2027 Operating Budget

- A. Open the Public Hearing on the FY 2026-2027 Operating Budget
 - 1. Presentation of the FY 2026-2027 Operating Budget [EXHIBIT 9](#)
 - 2. Public Comments on the FY 2026-2027 Operating Budget
 - 3. Close the Public Hearing
- B. Consideration for Adoption Resolution 2026-06, Annual Appropriation Resolution & Adopting [EXHIBIT 10](#)
- C. Open the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget
 - 1. Open the Public Hearing
 - 2. Presentation of the FY 2026-2027 Assessments [EXHIBIT 11](#)
 - 3. Public Comments on the FY 2026-2027 Assessments
 - 4. Close the Public Hearing
- D. Consideration for Adoption Resolution 2026-07, Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget [EXHIBIT 12](#)

V. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held July 16, 2026 [EXHIBIT 13](#)
2. Consideration for Approval: The June Unaudited Financial Statements [EXHIBIT 14](#)
3. Presentation of Ballantrae Approval Listing (*to be distributed*) [EXHIBIT 15](#)

VI. District Manager

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

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)

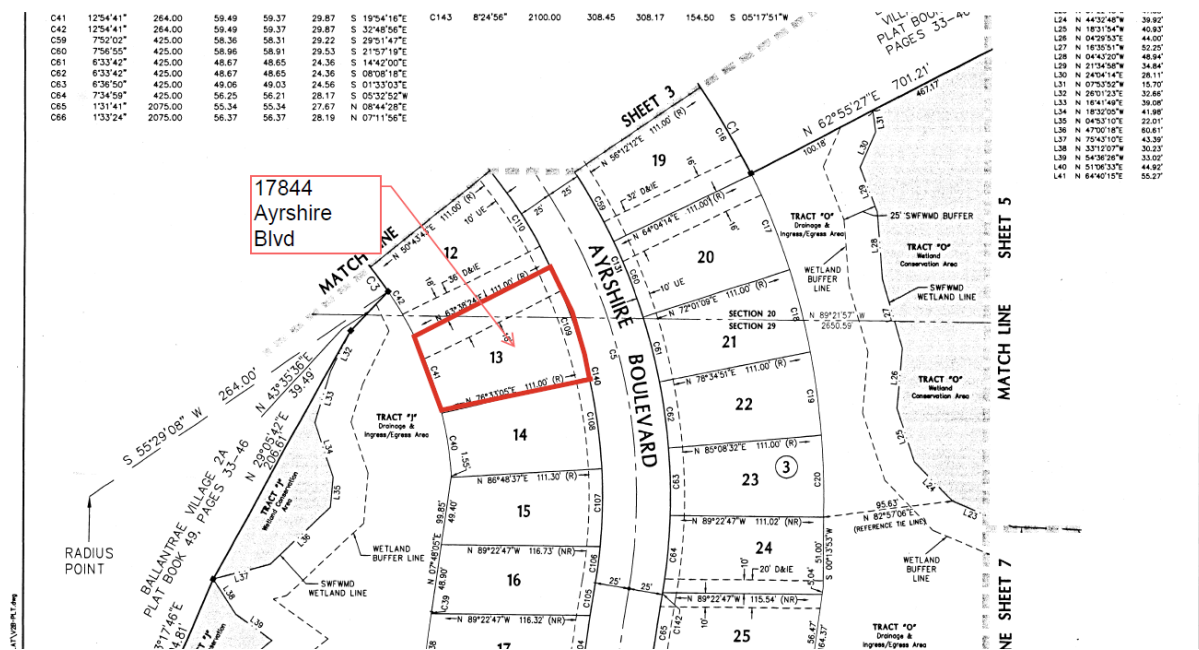
Field Observation Report

Location: Ballantrae (CDD)
Date/Time: July 14, 2026 /10:00 AM
Personnel: Braydon Woodcock, Greg Woodcock Updated 7-20-2026 due to additional erosion
Weather: Low 90's , Partly cloudy

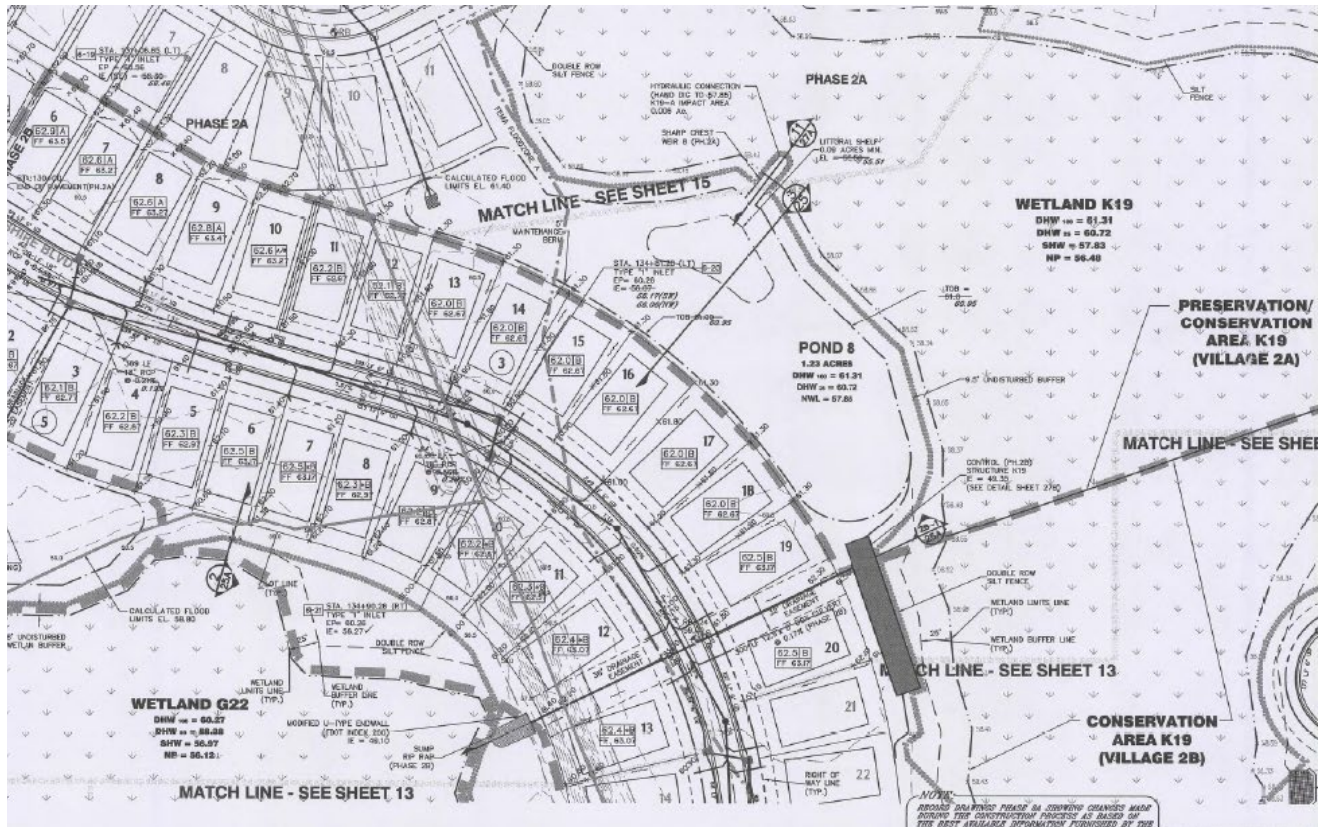
Stantec visited Ballantrae CDD to review reports of an eroded pond bank behind Ayrshire. During our review we found erosion due to channelized water runoff from between the homes. There is a 36' wide easement that runs between 17844 and 17832 Ayrshire Blvd. A 12.5'x6' box culvert connects the drainage system on the east side of Ayrshire Blvd. to the west side of Ayrshire Blvd. Also, the resident in 17832 has a fence installed within the easement and we do not have an encroachment agreement on file.

Prior to installing rip rap we recommend the contractor unearth the end of the box culvert to assess joint or blockage issues and make repairs if needed to the joint or eliminate any blockage from the structure.

A pipe discharging water from the resident's property into pond may be contributing to the erosion. It is unknown what the pipe connects to. Based on our review of the permitted drainage plans the pipe was not shown on the plans. We recommend removal of the non-permitted drainage pipe by resident. Stantec staff will be onsite during inspections of joint and box culvert and will determine if additional repairs are necessary to the pipe. All disturbed areas are to be sodded to match adjacent turf type.



Drainage Plan showing 12.5'x6' box culvert



July 14, 2026 Photos Location 1: Homeowner without fence discharging into the pond causing erosion over time.



July 20, 2026, Photos showing box culvert joint and concrete on top of joint. This indicates a possible previous repair. Contractor is to unearth the joint and inspect for visual separation or joint gasket issue.



EXHIBIT 2

[RETURN TO AGENDA](#)









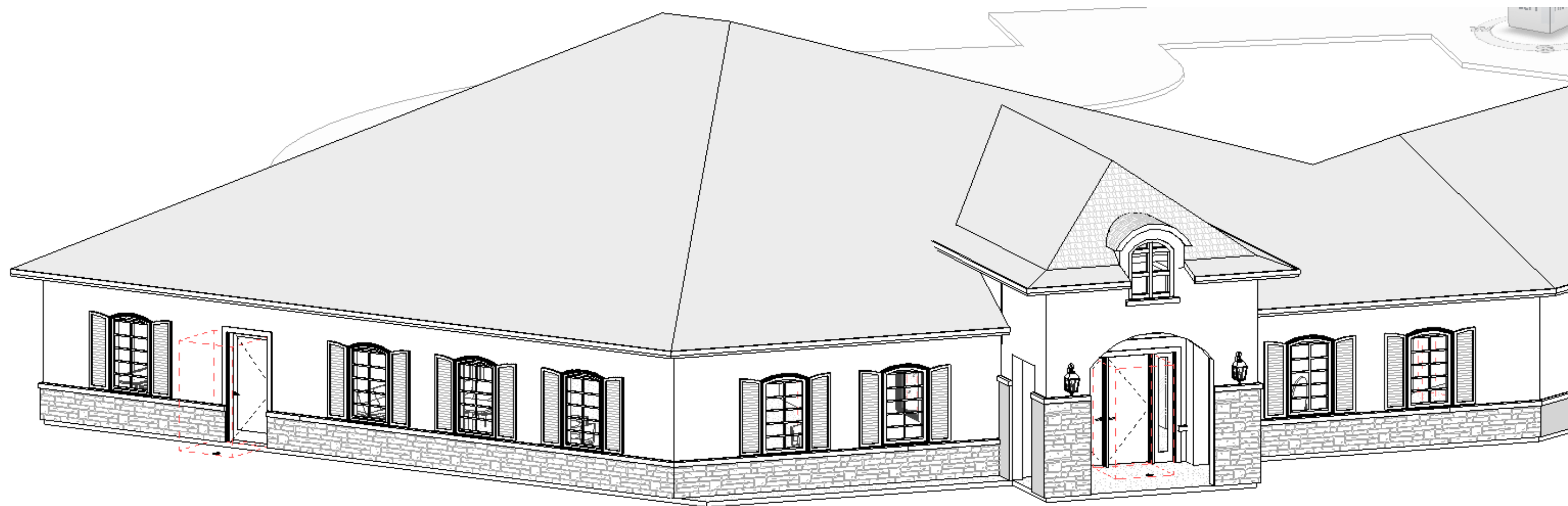


EXHIBIT 3

[RETURN TO AGENDA](#)



Contractor	Cost	Notes
Finn Outdoor		
Permit 002	\$31,250	
Permit 004	\$22,050	
TOTAL FINN OUTDOOR	\$53,300	
Advanced Drainage Solutions		
Permit 002	\$29,635	
Permit 004	\$23,340	
TOTAL ADS	\$52,975	

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



Bill to
Ballantrae CDD

Ship to
Ballantrae CDD

Estimate details

Estimate no.: 2554

Estimate date: 07/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	1890.002 Location 1 -- Add #57 stone with compacted fill beneath eroded areas at mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end	1	\$1,250.00	\$1,250.00
2.		O and M Items	1890.002 Location 2 -- Add #57 stone with compacted fill beneath eroded areas at mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end	1	\$1,250.00	\$1,250.00
3.		O and M Items	1890.002 Location 3 -- Remove invasive vegetation from control structure (Approximately 6' around the structure)	1	\$800.00	\$800.00
4.		O and M Items	1890.002 Location 4 -- Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Limits of rip rap and filter fabric to be a minimum of 5' outside existing eroded area encompassing the wing wall of the structure. Both sides to match.	1	\$3,800.00	\$3,800.00
5.		O and M Items	1890.002 Location 5/6 -- Monitoring and landscape recommendation; No work needed	1	\$0.00	\$0.00

6.	O and M Items	1890.002 Location 6 -- Remove dirt and vegetation below each skimmer 6" minimum.	1	\$400.00	\$400.00
7.	O and M Items	1890.002 Location 7 -- Remove 6' vegetation in all directions around mitered end section to allow positive discharge of stormwater; Remove the turbidity barrier.	1	\$500.00	\$500.00
8.	O and M Items	1890.002 Location 8 -- Add compacted fill to both ends of weir to match original design elevation and sod all disturbed areas. Remove 6' radius of vegetation within and around skimmer.	1	\$1,200.00	\$1,200.00
9.	O and M Items	1890.002 Location 9 -- Restore 100 linear feet of pond bank with geotextile, fill soil, and sod per the Pond Erosion Repair Detail.	1	\$9,000.00	\$9,000.00
10.	O and M Items	1890.002 Location 10 -- Add compacted fill to both ends of weir to match original design elevation and sod all disturbed areas. Remove 6' radius of vegetation within and around skimmer.	1	\$1,200.00	\$1,200.00
11.	O and M Items	1890.002 Location 11 -- Remove vegetation 6' in all directions around and on mitered end section to allow positive discharge of stormwater. Sod all disturbed areas.	1	\$250.00	\$250.00
12.	O and M Items	1890.002 Location 12 -- Monitoring and landscape recommendation; No work needed	1	\$0.00	\$0.00
13.	O and M Items	1890.002 Location 13 -- Restore 45 linear feet of pond bank with geotextile, fill soil, and sod per the Pond Erosion Repair Detail.	1	\$4,050.00	\$4,050.00
14.	O and M Items	1890.002 Location 14 -- Restore 40 linear feet of pond bank with geotextile, fill soil, and sod per the Pond Erosion Repair Detail.	1	\$3,600.00	\$3,600.00
15.	O and M Items	1890.002 Location 15 -- Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	\$1,250.00	\$1,250.00
16.	O and M Items	1890.002 Location 16 -- Restore 30 linear feet of pond bank with geotextile, fill soil, and sod per the Pond Erosion Repair Detail.	1	\$2,700.00	\$2,700.00

Total

\$31,250.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Ballantrae CDD

Ship to
Ballantrae CDD

Estimate details
Estimate no.: 2553
Estimate date: 07/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	1890.004 Location 1 -- Restore 65 linear feet of pond bank per Pond Erosion Repair Detail	1	\$5,200.00	\$5,200.00
2.		O and M Items	1890.004 Location 2 -- Restore approximately 15 linear feet of pond bank per Rip Rap Restoration Detail	1	\$1,650.00	\$1,650.00
3.		O and M Items	1890.004 Location 3 -- Restore approximately 30 linear feet of pond bank per Rip Rap Restoration Detail	1	\$3,300.00	\$3,300.00
4.		O and M Items	1890.004 Location 4 -- Restore approximately 30 linear feet of pond bank per Rip Rap Restoration Detail	1	\$3,300.00	\$3,300.00
5.		O and M Items	1890.004 Location 5 -- Add compacted fill to displaced areas. Place filter fabric and rip rap around sides and upstream side to protect from future erosion and lack of turf. Sod disturbed areas.	1	\$2,800.00	\$2,800.00
6.		O and M Items	1890.004 Location 6 -- Remove tree stumps and root systems surrounding the stormwater control structure and add compacted fill and Rip-rap to maintain the structures integrity.	1	\$1,750.00	\$1,750.00
7.		O and M Items	1890.004 Location 7 -- Restore approximately 20 linear feet of bank with rip rap, geotextile, fill and sod	1	\$2,800.00	\$2,800.00
8.		O and M Items	1890.004 Location 8 -- Monitoring, no action needed	1	\$0.00	\$0.00

9.	O and M Items	1890.004 Location 8 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	\$1,250.00	\$1,250.00
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Total

\$22,050.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Proposal for Stormwater Infrastructure Repairs, Erosion Control Improvements, and Site Restoration

Prepared For: Ballantrae CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 07/30/2026

Proposal No. : 1291

Project Location: Ballantrae

Permit #: 1890.002

Project Overview

This project includes stormwater infrastructure repairs, erosion control improvements, vegetation removal, control structure restoration, mitered end section repairs, and turf restoration. Work will address areas of erosion, restore proper drainage functionality, stabilize pond banks, and improve the overall condition of the stormwater management system.

Scope of Work

Location 1 – Mitered End Section (MES) Repair

Repair the undermined mitered end section by installing compacted fill, FDOT #57 stone, Mirafi filter fabric, Class II riprap, and restore disturbed areas with sod.

\$1,450.00

Location 2 – Mitered End Section (MES) Repair

Repair the undermined mitered end section by installing compacted fill, FDOT #57 stone, Mirafi filter fabric, Class II riprap, and restore disturbed areas with sod.

\$1,450.00

Location 3 – Vegetation Removal

Remove tree limbs and invasive vegetation surrounding the control structure and spillway to restore proper stormwater functionality.

\$875.00

Location 4 – Control Structure Bank Stabilization

Repair pond bank erosion utilizing compacted fill, Mirafi filter fabric, Class II riprap and sod restoration.

\$2,800.00**Location 5 – Turf Restoration - CDD****Location 6 – Skimmer Cleaning**

Remove sediment and vegetation beneath the skimmer to provide the required clearance.

\$475.00**Location 7 – Control Structure Restoration**

Restore displaced soils, remove vegetation, and existing turbidity barrier around the structure and sod disturbed areas.

\$1,200.00**Location 8 – Control Structure Restoration**

Restore displaced soils around the control structure and sod disturbed areas.

\$1,200.00**Location 9 – Pond Bank Erosion Repair**

Repair pond bank erosion in accordance with the engineer's repair detail. (100 Linear Feet)

\$79.00 per Linear Foot (100 LF = \$7,900.00)**Location 10 – Vegetation Removal**

Remove invasive vegetation within 6 feet of the control structure to maintain positive stormwater discharge. Restore disturbed areas with matching sod.

\$875.00**Location 11 – Vegetation Removal**

Remove invasive vegetation within 6 feet of the mitered end section to maintain positive stormwater discharge. Restore disturbed areas with matching sod.

\$875.00**Location 12 – Turf Restoration - CDD**

Location 13 – Pond Bank Erosion Repair

Repair pond bank erosion in accordance with the engineer's repair detail. (45 Linear Feet)

\$79.00 per Linear Foot (45 LF = \$3,555.00)

Location 14 – Pond Bank Erosion Repair

Repair pond bank erosion in accordance with the engineer's repair detail. (40 Linear Feet)

\$79.00 per Linear Foot (40 LF = \$2,160.00)

Location 15 – Mitered End Section (MES) Repair

Repair the undermined mitered end section utilizing compacted fill, FDOT #57 stone, Mirafi filter fabric, Class II riprap and sod restoration.

\$1,450.00

Location 16 – Pond Bank Erosion Repair

Repair pond bank erosion in accordance with the engineer's repair detail. (30 Linear Feet)

\$79.00 per Linear Foot (30 LF = \$2,370.00)

Project Pricing

Fixed Price Cost: **\$12,650.00**

Unit Price Items:

- Locations 9, 13, 15 & 16: 215 total LF @ \$79.00 per Foot: **\$16,985.00**

Total Project Cost : **\$29,635.00**

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by

Proposal for Stormwater Pond Erosion Repairs and Infrastructure Stabilization

Prepared For: Ballantrae CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 07/30/2026

Proposal No. : 1292

Project Location: Ballantrae

Permit #: 1890.004

Project Overview

This project includes pond bank erosion repairs, stormwater structure stabilization, mitered end section improvements, and site restoration. Work will focus on restoring eroded areas, reinforcing drainage infrastructure, and improving long-term stability through the installation of compacted fill, filter fabric, riprap, and sod restoration.

Scope of Work

Location 1 – Pond Bank Erosion Repair

Repair pond bank erosion caused by sidewalk runoff. Install Mirafi filter fabric, compacted fill, riprap, and sod in accordance with the engineer's final repair limits. (65 Linear Feet)

\$79.00 per Linear Foot (65 LF = \$5,135.00)

Location 2 – Pond Bank Erosion Repair

Install riprap with Mirafi filter fabric, compacted fill, and sod to stabilize. (15 Linear Feet)

\$129.00 per Linear Foot (15 LF = \$1,935.00)

Location 3 – Pond Bank Erosion Repair

Install riprap with Mirafi filter fabric, compacted fill, and sod to stabilize. (30 Linear Feet)

\$129.00 per Linear Foot (30 LF = \$3,870.00)

Location 4 – Pond Bank Erosion Repair

Install riprap with Mirafi filter fabric, compacted fill, and sod. (30 Linear Feet)

\$129.00 per Linear Foot (30 LF = \$3,870.00)

Location 5 – Control Structure Bank Stabilization

Install compacted fill, Mirafi filter fabric, riprap, and approximately 400 SF of St. Augustine sod around the control structure to prevent future erosion.

\$2,250.00

Location 6 – Control Structure Root & Erosion Repair

Remove tree stumps and root systems surrounding the stormwater control structure. Install compacted fill and riprap to restore the structure's integrity.

\$2,250.00

Location 7 – Pond Bank Erosion Repair

Install approximately 20 LF of rip rap stabilization wall with compacted fill, Mirafi filter fabric, and sod restoration.

\$129.00 per Linear Foot (20 LF = \$2,580.00)

Location 8 – Monitoring Only

Minor erosion observed. Monitor for future migration.

Location 9 – Mitered End Section (MES) Stabilization

Stabilize the existing MES by installing compacted fill, #57 stone, Mirafi filter fabric, riprap, and restoring disturbed areas with sod.

\$1,450.00

Project Pricing

Fixed Price Cost: \$5,950.00

Unit Price Items:

- Location 1: 65 total LF @ \$79.00 per Foot: **\$5,135.00**
- Locations 2, 3, 4 & 7: 75 total LF @ \$129.00 per Foot: **\$12,255.00**

Total Project Cost: \$23,340.00

Project Notes

All work will be completed in accordance with Stantec recommendations and include specified materials such as Mirafi filter fabric, FDOT-approved riprap, compacted fill, and sod restoration. Utility locates will be completed prior to excavation. Pricing is based on normal site access and existing water conditions.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by



June 23, 2026

Stantec visited Ballantrae Community Development District on Tuesday, June 23, 2026 to review ponds associated with SWFWMD Operation and Maintenance permit 1890.002 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

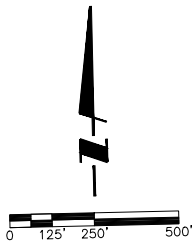
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



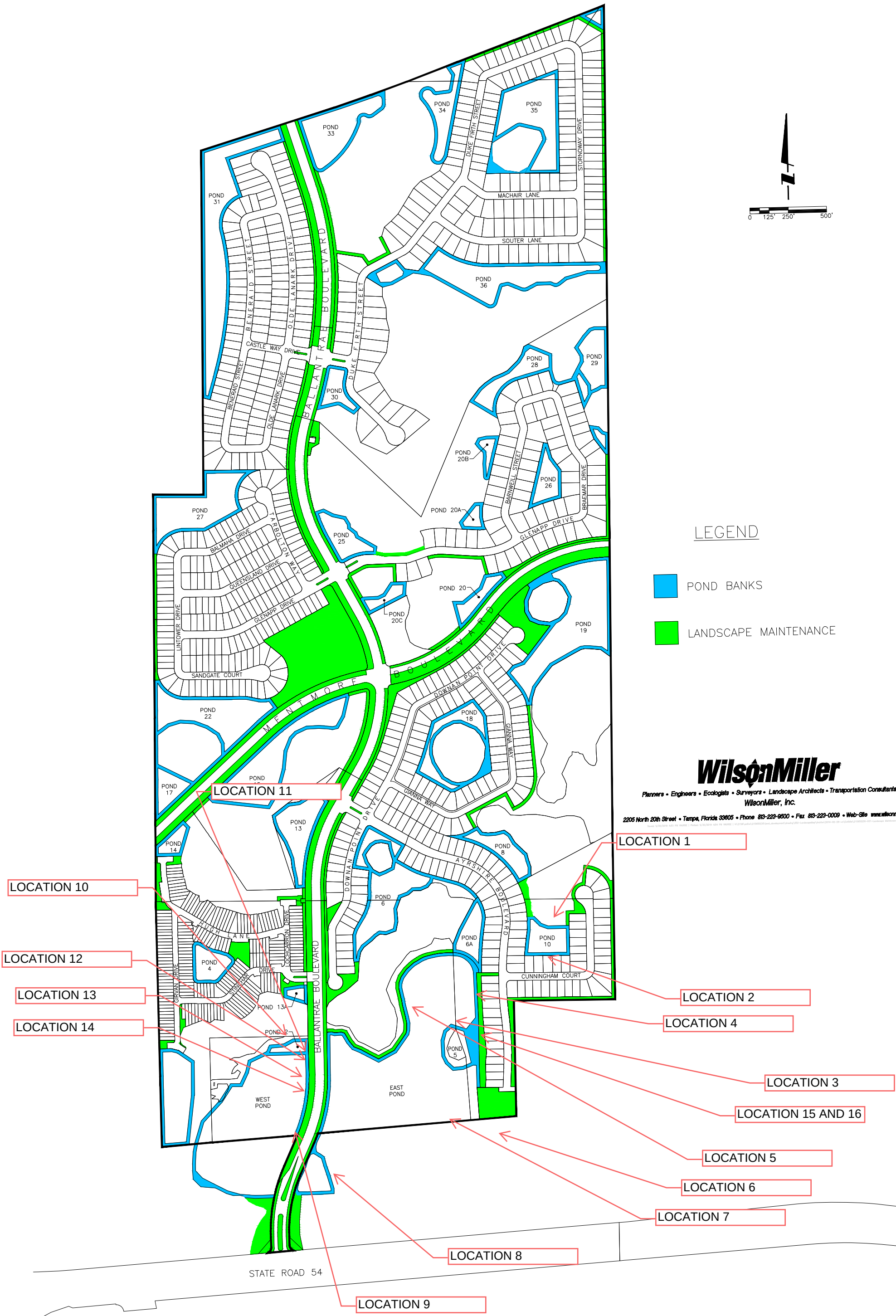
LEGEND

- POND BANKS
- LANDSCAPE MAINTENANCE

WilsonMiller

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

2205 North 20th Street • Tampa, Florida 33605 • Phone 813-223-9200 • Fax 813-223-0009 • Web-Site www.wilsonmiller.com



Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered



Location 2: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered



Location 3: Tree limbs and invasive vegetation encroaching into control structure and spillway. Remove invasive vegetation from control structure (Approximately 6' around the structure)



Location 4: Based on location and historical photographic imagery erosion appears to have been caused by surface water runoff over time as seen near the side of the structure. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Limits of rip rap and filter fabric to be a minimum of 5' outside existing eroded area encompassing the wing wall of the structure. Refer to rip rap detail at the end of this report for additional repair detail.



Location 5: Based on location and historical photographic imagery the minor erosion shown appears to have been caused by lack of turf and runoff from the existing sidewalk. CDD should obtain a recommendation from the landscape company for turf in this area.



Location 6: Remove dirt and vegetation below each skimmer 6" minimum.



Location 7: Tree limbs and invasive vegetation encroaching around the mitered end section. Recommend removing 6' vegetation in all directions around mitered end section to allow positive discharge of stormwater, as well as removing the turbidity barrier.



Location 8: 2 areas of soil displacement adjacent to control structure. Add compacted fill to both ends to match original design elevation and sod all disturbed areas. Remove 6' radius of vegetation within and around skimmer.



Location 9: Based on location and historical photographic imagery erosion appears to have been caused by surface water runoff over time. See pond erosion detail page for recommended repair.



Approx. 100 LF of
pond bank erosion
repair.

Location 10: 2 areas of soil displacement adjacent to control structure. Add compacted fill to both ends to match original design elevation and sod all disturbed areas. Remove 6' radius of vegetation within and around skimmer.



Location 11: Invasive vegetation encroaching around and on the mitered end section. Recommend removing vegetation 6' in all directions around and on mitered end section to allow positive discharge of stormwater. Sod all disturbed areas.



Location 12: Based on location and historical photographic imagery the minor erosion shown appears to have been caused by lack of turf. CDD should obtain a recommendation from the landscape company for turf in this area.



Location 13: Based on location and historical photographic imagery erosion appears to have been caused by surface water runoff over time. See pond erosion detail page for recommended repair.



45 LF spot
repair

Location 14: Based on location and historical photographic imagery erosion appears to have been caused by surface water runoff over time. See pond erosion detail page for recommended repair



40 LF of pond erosion
repair

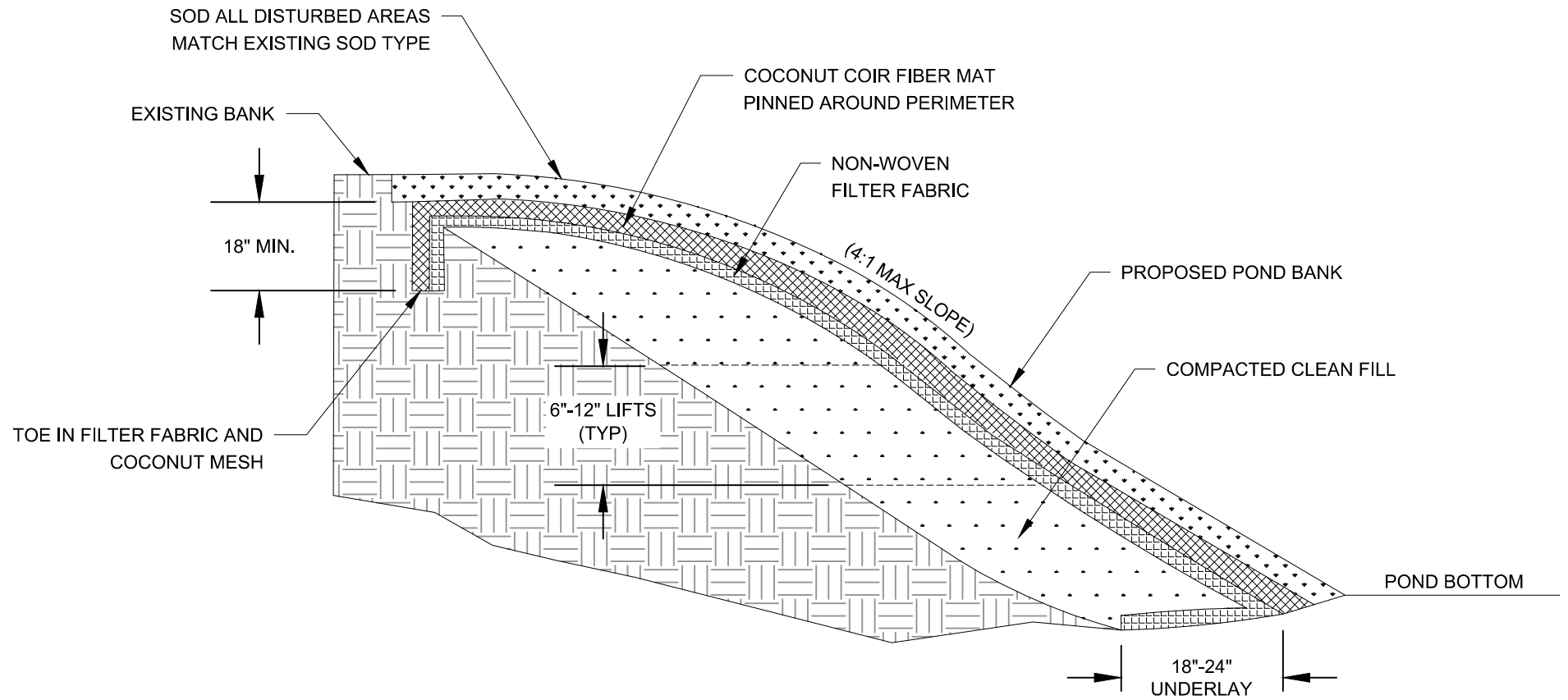
Location 15: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.



Location 16: Based on location and historical photographic imagery erosion appears to have been caused by surface water runoff over time. See pond erosion detail page for recommended repair

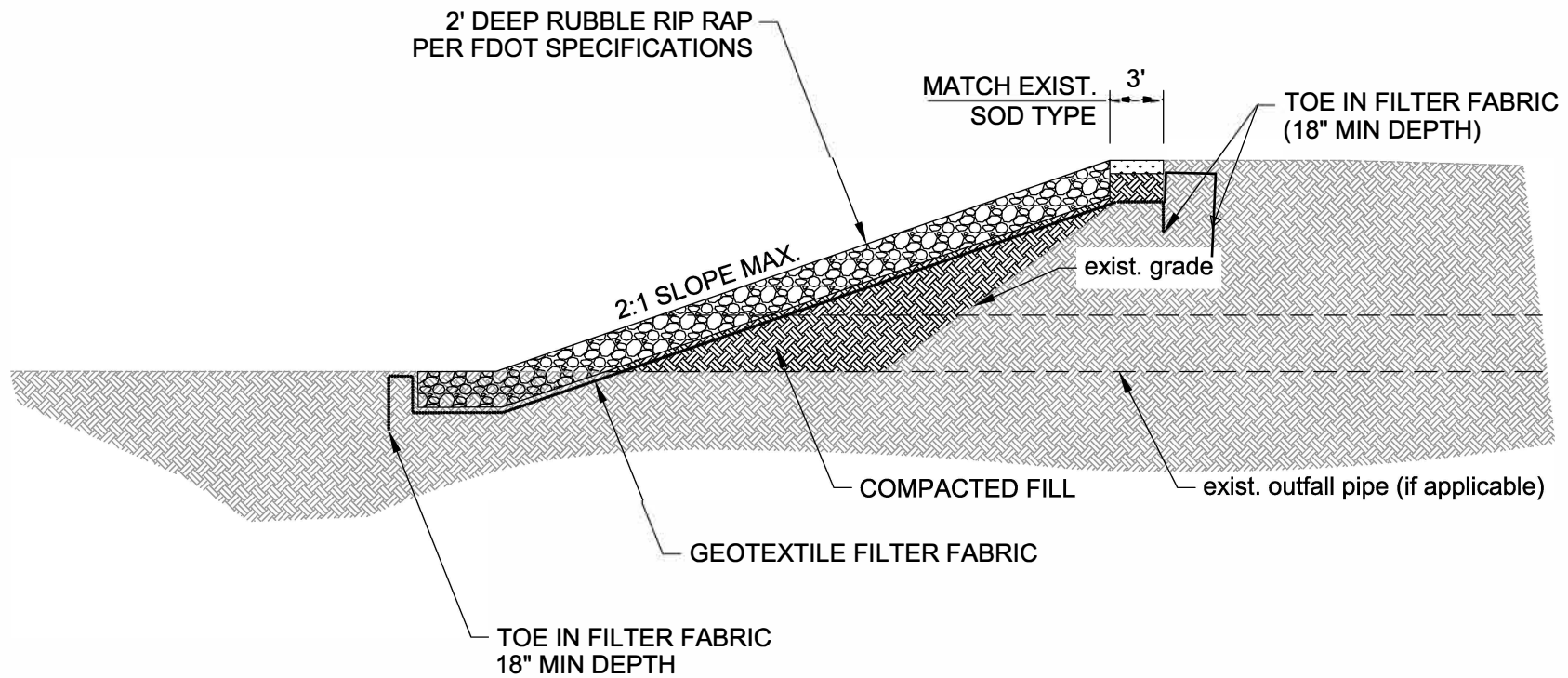


30 LF of pond
bank repair.



POND EROSION REPAIR DETAIL

N.T.S.



RIP RAP RESTORATION DETAIL
N.T.S.

Stantec visited Ballantrae Community Development District on Tuesday June 23, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 1890.004 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

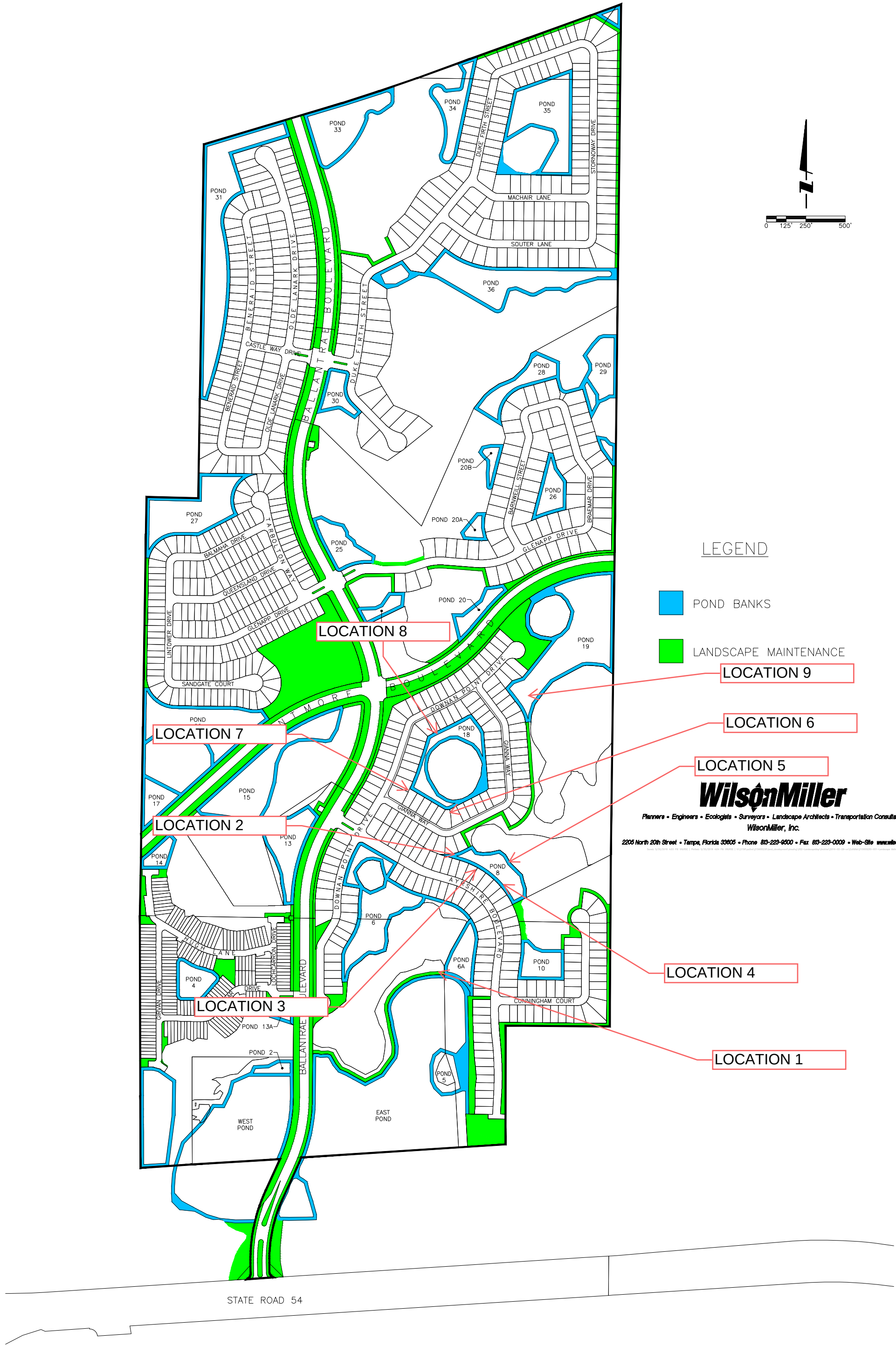
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



LEGEND

- POND BANKS
- LANDSCAPE MAINTENANCE

LOCATION 9

LOCATION 6

LOCATION 5

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
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2205 North 20th Street • Tampa, Florida 33605 • Phone 813-223-9000 • Fax 813-223-0009 • Web-Site www.wilsonmiller.com

LOCATION 4

LOCATION 1

LOCATION 7

LOCATION 2

LOCATION 3

LOCATION 8

June 23, 2026

Location 1: Based on location and historical photographic imagery erosion appears to have been caused by surface water runoff from the adjacent sidewalk over time. See pond erosion detail page for recommended repair.



65 LF of pond bank
repair

Location 2: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Limits of rip rap and filter fabric to be a minimum of 5' outside existing eroded area. Refer to rip rap detail at the end of this report for additional repair detail.



June 23, 2026

Location 3: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Limits of rip rap and filter fabric to be a minimum of 5' outside existing eroded area. Refer to rip rap detail at the end of this report for additional repair detail.



30 LF Rip Rap Point
Repair.

Location 4: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Limits of rip rap and filter fabric to be a minimum of 5' outside existing eroded area. Refer to rip rap detail at the end of this report for additional repair detail.



30 LF Rip Rap Point
Repair.

Location 5: Two areas of soil displacement adjacent to control structure due to lack of ground cover. Add compacted fill to displaced areas. Place filter fabric and rip rap around sides and upstream side to protect from future rerosion and lack of turf. Sod disturbed areas. CDD should obtain a recommendation from the landscape company for this area.



Location 6: Remove tree stumps and root systems surrounding the stormwater control structure and add compacted fill and Rip-rap to maintain the structures integrity.



Location 7: Erosion observed at the pond bank due to stormwater runoff from in-between houses. Add compacted fill and 20ft rip rap wall to stabilize the area and prevent future erosion. Sod all disturbed areas.

June 2026:



July 2026:



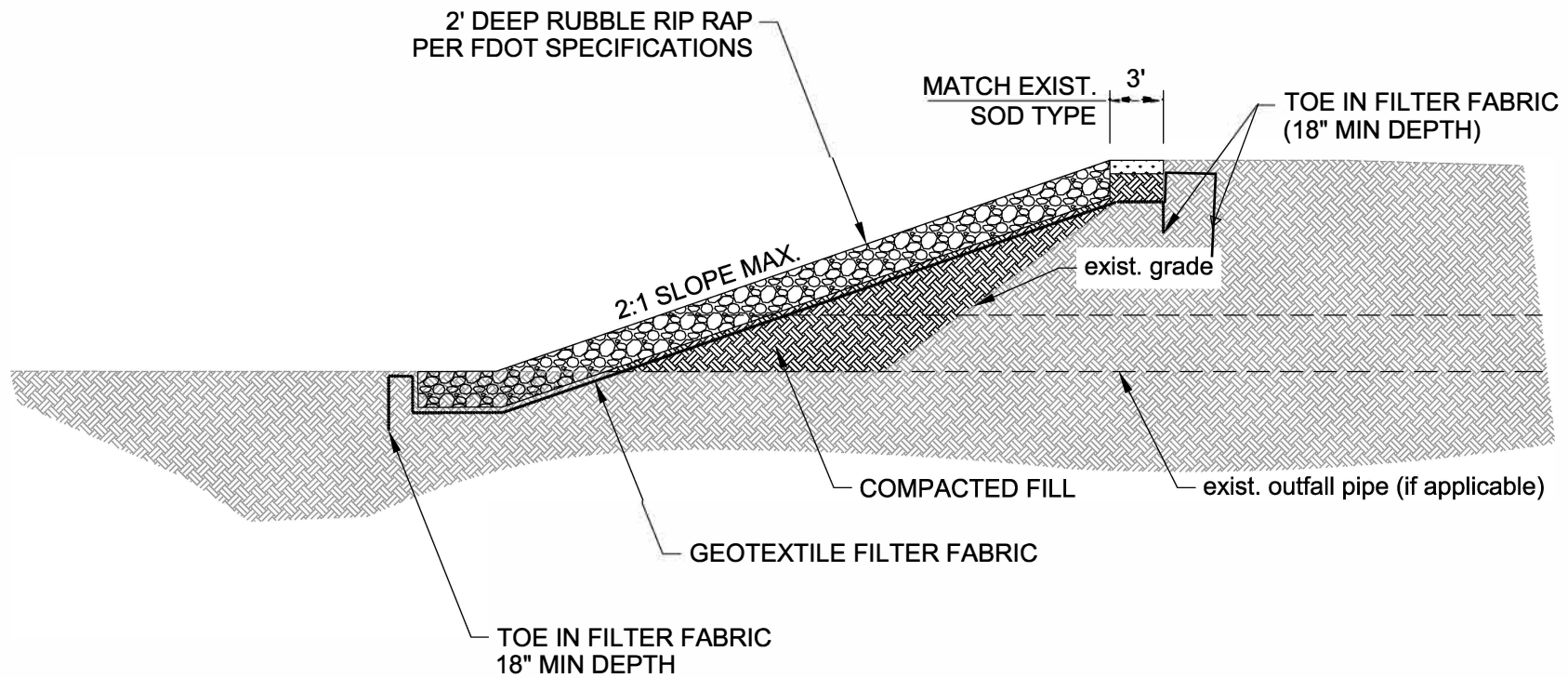
June 23, 2026

Location 8: Minor erosion. Monitor for migration into pond bank.

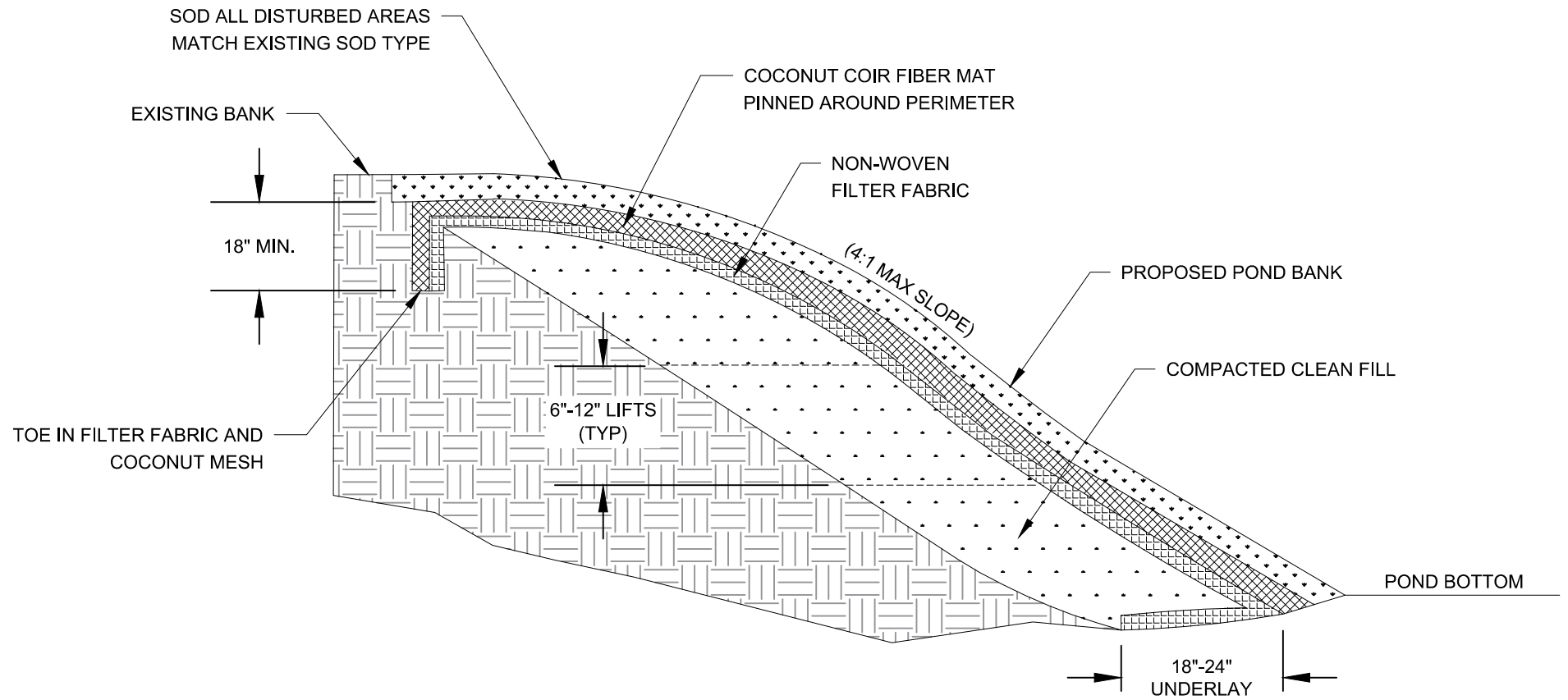


Location 9: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.





RIP RAP RESTORATION DETAIL
N.T.S.



POND EROSION REPAIR DETAIL

N.T.S.

EXHIBIT 4

[RETURN TO AGENDA](#)



Ballantrae CDD Conservation Areas

Inspection Date:

8/10/2026 9:00 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 2

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Notable growth in the buffer zone, mostly grasses and dogfennel. Technicians can target the invasives without harming grasses to allow them to propagate.

The wetland is flowing into pond, rather than the other way around. There doesn't seem to be a weir on this section either. It would be worthwhile to have an engineer check the plans and ensure this is correct or recommend remediation if not. I have a location marked on a map below.

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

SITE: 3

Condition: Excellent Great ✓ Good Poor Mixed Condition Improving



Comments:

Typical seasonal emergent growth in the buffer. Treatments to clear growth will continue.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous 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: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild new growth in the buffer. Continued treatments will make quick work of this.

Residential dumping found in the buffer. A tech will remove this next visit.

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

SITE: 8

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Full coverage of Brazilian Pepper. I know there's hesitation the clear this area due to poor access and minimal overall benefit versus cost. Technicians will continue doing what they can for lower-lying growth.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<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: 9

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:
Very mild emergent growth in the buffer zone. One round of herbicide treatment should clear this quickly.

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

SITE: 10

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:
Similar conditions to area 9. A treatment next visit will help improve it further.

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

Inspection Report

SITE: 11

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

New emergent growth present, mostly Caesarweed that is creeping in from the wetland. This growth is highly receptive to herbicide treatments and will begin clearing after treatment.

<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: 12

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Very little new growth observed. 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: 13

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Great progress since last month. Any nuisance growth is either very new, or further in the wetland. 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:	

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild emergent growth in the buffer. Most of the larger growth is decayed, only low-lying remains. Technicians will treat next visit.

<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



Even with an historic drought, vegetative growth rates are higher than we've seen before. That being said, I'm happy with the progress techs have made in these buffer zones. Most have shown great improvement since last month. Efforts to maintain and further improve conditions will continue through growing season. Almost everything I saw today is fairly new. Larger growth from earlier in the season is well decayed and on its way to collapsing and improving aesthetics.

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.

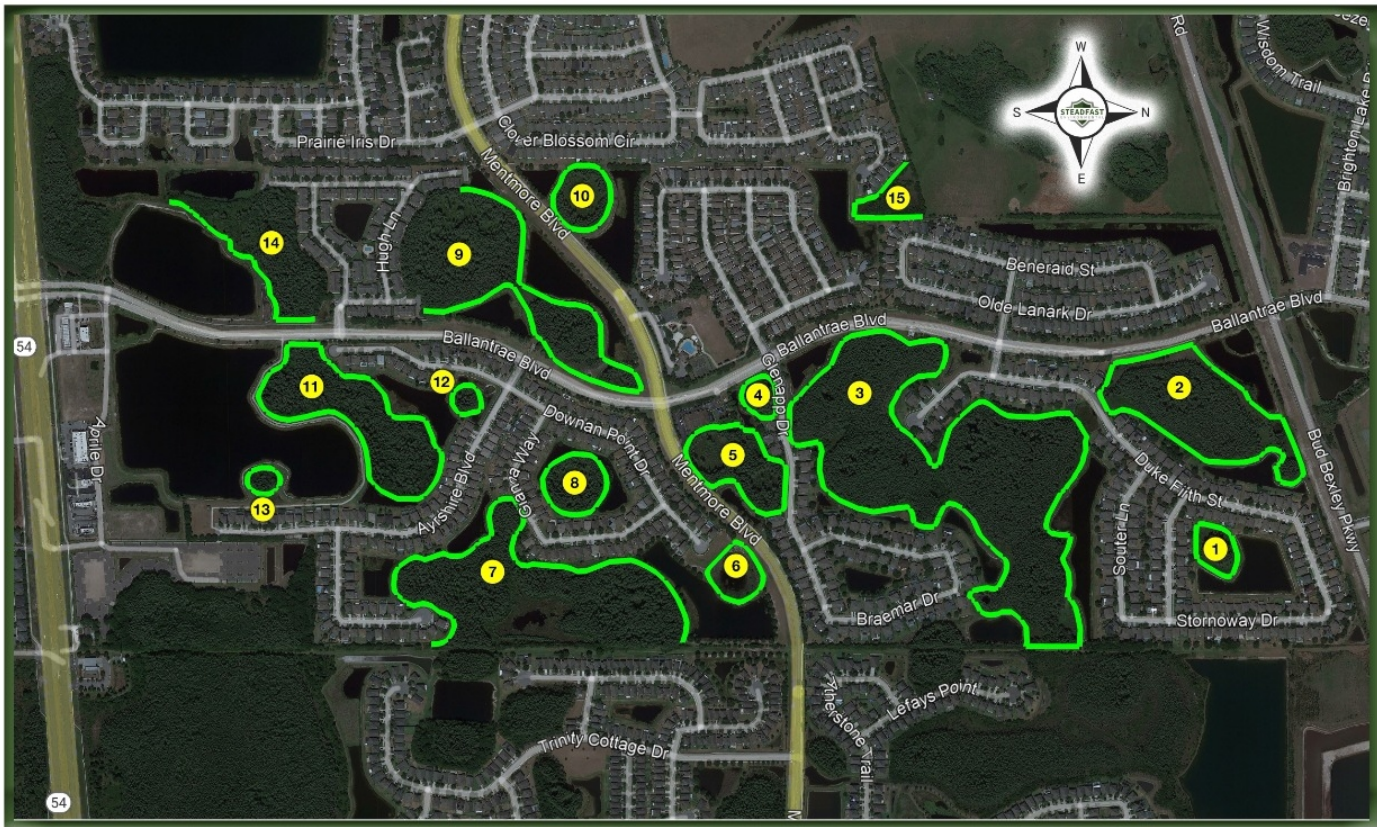
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



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

Gate Code:



Approximate location of wetland flow.



EXHIBIT 5

[RETURN TO AGENDA](#)



Ballantrae CDD Aquatics

Inspection Date:

8/10/2026 1:23 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds present on the exposed banks. I think we're good to start treating these. This pond is graded fine and doesn't have a history of erosion so I'm not concerned with soil displacement. I'll ask techs to start this next visit. No algae observed.

<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
	Hydrilla	Slender Spikerush	☒ Other: Terrestrial

SITE: 2

Condition: Excellent Great Good Poor ☒Mixed Condition Improving



Comments:

Now that this pond is holding water, techs will begin clearing terrestrial weeds from the bed and banks. No algae observed.

<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
	Hydrilla	Slender Spikerush	☒ Other: Terrestrial

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Mixed aquatic and terrestrial growth around the banks. Both will be addressed next visit.

No algae observed.

Pollen buildup on the surface.

<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
	☐ Hydrilla	☐ Slender Spikerush	☒ Other: Terrestrial

SITE: 4

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Filamentous algae present on the surface. Growth like this tends to happen when submersed weeds decay. The submersed here is nearly cleared thanks to ongoing treatment and properly working aerators, so I'm not surprised the algae has appeared. Technicians will address next visit and follow up as needed.

<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
	☐ Hydrilla	☒ Slender Spikerush	☐ Other:

Inspection Report

SITE: 31

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>	☒ 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
	☐ Hydrilla	☐ Slender Spikerush	☐ Other:

SITE: 32

Condition: ☐Excellent ☐Great ☐Good ☐Poor ☒Mixed Condition ☐Improving



Comments:

As with other recently dry ponds, treatments will begin to clear terrestrial growth. I suspect the water will not stay for long. This pond likes to be dry so more terrestrials will likely appear. No algae observed.

<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
	☐ Hydrilla	☐ Slender Spikerush	☒ Other: Terrestrial

Inspection Report

SITE: 33

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Similar to pond 1 across the street, treatments for terrestrial weeds will begin here.
No algae observed.

<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
	Hydrilla	Slender Spikerush	✗ Other: Terrestrial

SITE: 35

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

This pond filled quickly which has allowed lilies to spread. They're a bit too dense for my liking so foliar treatments will begin next visit. Subsurface application will be done if needed.
Any algae present is decayed and clinging to beneficial plants. Time and rain will clear this naturally.

<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
	Hydrilla	Slender Spikerush	✗ Other: Lilies

Inspection Report

SITE: 36

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Terrestrial weed treatments have already begun and will continue until fully cleared.
No algae observed.

<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: Terrestrial	

SITE: 37

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Mixed growth present on the surface. Simultaneous algaecide and herbicide treatments will be done to begin clearing growth. Follow ups will be applied as needed 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



Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds. We have altered every technician's schedule to give them more time at their properties and better combat current growth.

Fair and expected pond conditions today. Terrestrial weeds have continued to be the most pervasive growth, though we've reached a point where many of them can be treated with minimal risk of soil displacement. Nuisance aquatic weeds are still surprisingly minimal, so techs will have more time to focus on weeds. Algae is also staying quiet for now. I can feel it coming. Ponds are hot and have had nutrients added after rain events earlier this month. I think the techs are getting bored of just treating grasses and will appreciate the change.

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:

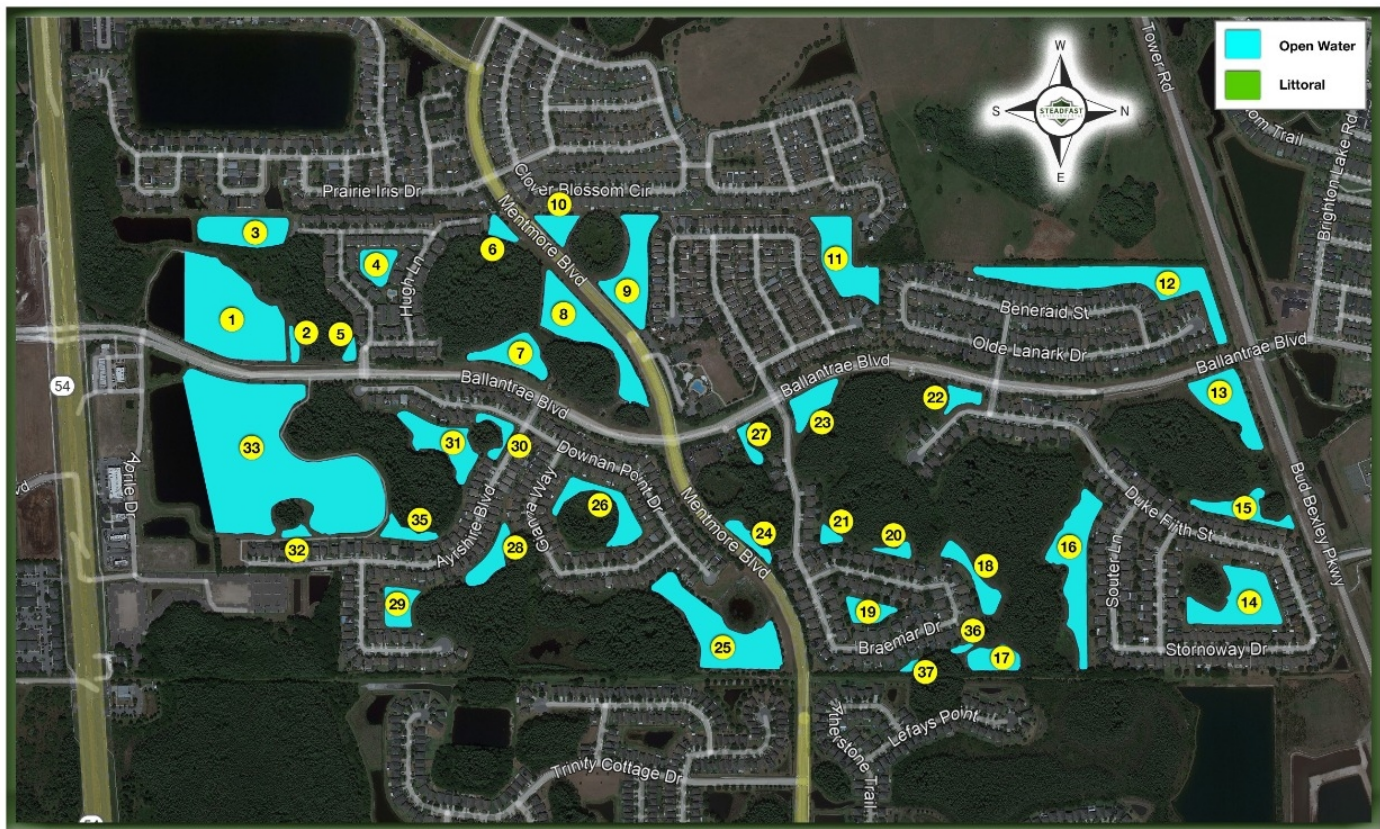


EXHIBIT A

RETURN TO AGENDA

EXHIBIT B

RETURN TO AGENDA



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 7/30/2026 DUE ESTIMATE #

BILL TO

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the removal of 10 Holly trees infested with Witches broom. The trees are located on the pond behind Bereraid St. The trees are dying and should be removed to stop the spread. This is an incurable disease.			
Holly tree removal	1.00	1,600.00	1,600.00
Dump Fees	1.00	150.00	150.00

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

TOTAL 1,750.00

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 7A

[RETURN TO AGENDA](#)

Ballantrae CDD Work Order Tracker as of 08-13-2026

Work order	Description	Requested by	Assigned to	Start Inspection	Due date	Assigned To:	Assigned Date:	% Complete	Date Completed	Status/Remarks
5/21-001	Playground Equipment Loose	BoS	RD	5/28/2026	ASAP	GK	5/21/2026	100%		Complete no issues found
5/21-002	Gemstone lights inop @ sign	BoS	RD	5/21/2026	ASAP	GK	5/21/2026	GK 100%		Complete
5/21-003	Paint Basketball backboards	BoS	RD	5/21/2026	TBD	RD	5/21/2026	RD 100%		Complete
5/28-004	R&R Fans (2) at Mentmore Clubhouse	BoS	RD	5/28/2026	7/27/2026	RD	5//21/2026	100%		Complete Fans installed
5/28-005	Repair or replace bench seat at Straton Pool	BoS	RD	5/28/2026	ASAP	RD	5/28/2026	30%		Pricing for seat in progress
5/28-006	Clean outside ceiling fans at pool	BoS	RD	5/28/2026	ASAP	EC	5/28/2026	on-going		Check weekly
5/28-007	Clean all trim ledges around pool club house	BoS	RD	5/29/2026	ASAP	EC	5/29/2026	on-going		Check weekly
5/28-008	Remove mulch from around all drains around pool deck	BoS	RD	5/29/2026	ASAP	RD	5/29/2026	on-going		Continue to monitor daily
5/28-009	Vacuum & Brush 2 Pools Daily	BoS	RD/EC	5/29/2026	DAILY	RD/GK	5/29/2026	on-going		Continue to monitor daily
5/28-010	Clean ledges around pool	BoS	RD/Pool Monitors	5/29/2026	DAILY	RD/GK	5/29/2026	on-going		Continue to monitor daily
5/28-011	Remove weeds from splash pad	BoS	RD	5/29/2026	ASAP	RD	5/29/2026	RD 100%		Complete Continue to monitor
5/28-012	Repair or replace bench slat at splash pad	BoS	RD	5/29/2026	ASAP	RD	5/28/2026	RD 100%		On-Going
5/28-013	Remove sediment from splash pad pop-ups	BoS	RD	5/29/2026	ASAP	RD	5/28/2026	RD 100%		Complete Continue to monitor
5/28-014	Secure electrical cord for Gemstone lights on side of clubhouse	BoS	RD	5/29/2026	ASAP	RD	8/3/2026	RD 100%		Complete
5/28-015	Clean light fixtures around pool area	BoS	RD	5/29/2026	ASAP	RD	5/29/2026	100%		Complete
5/28-016	Clean fans and fan blades pool deck main clubhouse	BoS	RD	5/29/2026	ASAP	RD	5/29/2026	RD 100%		Complete Continue to monitor
5/28-017	Spray for weeds at Mentmore Pool Equipment Area	BoS	RD	5/29/2026	ASAP	RD	5/29/2026	100%		Complete Continue to monitor
5/28-018	Maintain restrooms (2) daily Main clubhouse	BoS	RD	5/29/2026	DAILY	EC	5/29/2026	on-going		Maintain excellent conditions daily
5/28-019	Cut back bushes blocking sidewalks along Ballantrae BIVd.	BoS	RD	5/29/2026	As needed	Steadfast	5/29/2026	100%		Complete Steadfast
5/28-020	Maintain trip hazards on CDD Sidewalks ASAP	BoS	RD	5/29/2026	ASAP	RD/PSS	5/29/2026	0%		SAFETY ISSUE Proposal requested

Work order	Description	Requested by	Assigned to	Start Inspection	Due date	Assigned To:	Assigned Date:	% Complete	Date Completed	Status/Remarks
5/28-033	Ballantrae Community Signs need to be refurbished	BoS	RD	5/28/2026	ASAP	RD	5/29/2026	100%		Complete
6/01-021	Repair or Replace Seat covers on John Deere Utility Vehicle	BoS	RD	6/1/2026	ASAP	RD	6/1/2026	RD 100%		Complete
6/01-022	Clean/repaint main door to mtg. room	BoS	RD	6/1/2026	ASAP	RD	6/1/2026	RD 100%		Complete on-going
6/01-023	R&R slats on vertical blinds	BoS	RD	6/1/2026	ASAP	RD	6/1/2026	RD 100%		Complete
6/01-024	Contact playground equip. mfg. re: additional support at slide	BoS	DE	6/8/2026	ASAP	DE	6/8/2026	100%		Complete No Safety Issue found
7/24-025	Repair chipped pool floor Straton Pool	BoS	RD	8/3/2026	ASAP	RD	8/3/2026	0%	GET QUOTES	SAFETY ISSUE
7/25-026	Straighten or replace signs @Castleway, Cunningham Straton, Ayrshire & Braemar	RJL	RD	7/25/2026	ASAP	RD-7/25	7/25/2026	0%		Call County if in doubt about sign ownership
7/25-027	Remove debris in Pond at Castleway	RJL	RD/EC	7/25/2026	ASAP	7/25 EC	7/25/2026	0%		ASAP
7/25-028	Rake Volley Ball Court	RJL	RD/EC	7/25/2026	Daily	Daily	7/25/2026	on-going		2-3 week
7/25-029	UPS Device for time clock Current device is good for less than 10 minutes 7 devices plugged into it. Need 3000 mva device or just one additional UPS for the time clock only.	RJL	RJL	7/25/2026	ASAP	RJL/RD 7/25	RJL/RD 7/25	100%		Complete
7/20-030	R&R lock on Straton Restroom	RJL	RD	7/20/2026	ASAP	RD	7/20/2026	0%		ASAP
7/20-031	Inspect SW box culverts for blockage behind Ayrshire	RJL	Dist.Eng.	7/20/2026	ASAP	Dist. Engineer		0%		Noted 7/20
7/20-032	Insp.for resident pool drain lines behind Ayrshire	RJL	Dist.Eng.	7/20/2026	ASAP	Dist. Engineer		0%		Noted 7/20
8/3-033	Repair drywall ceiling damage in the clubhouse	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	0%		Poor Condition
8/3-034	Paint baseboards and trim in the clubhouse	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	0%		Poor Condition
8/3-035	Confirm & Schedule maintenance on field vehicles	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	0%		Proposal obtained for John Deers need Proposal for Kubota & BoS Approval
8/3-036	Replace picnic table at Ayrshire Pavillion	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	30%		Requested Proposal
8/3-037	Scrape and re-paint Ayershire Pavalion Soffitt & Roof Need Repair	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	0%		Poor Condition
8/3-038	Review all pond erosion issues	RJL	Dist.Eng.	TBD	ASAP	Dist. Engineer	8/3/2026	25%		Need Report & Resolution
8/11-039	Repair clogged drain at Straton Pool Deck	RJL	RD	7/25/2026	ASAP	RD	8/3/2026	25%		In process Need to find drain outlet

Work order	Description	Requested by	Assigned to	Start Inspection	Due date	Assigned To:	Assigned Date:	% Complete	Date Completed	Status/Remarks
8/11-040	Clean window sills & screens in both Straton restrooms	RJL	RD	8/10/2026	ASAP	EC	8/11/2026	0%		Poor Condition
8/11-041	Replace Chemical Cabinet @ Straton Pool	RJL	RD	8/10/2026	ASAP	RD	8/11/2026	0%		Poor Condition
8/11-042	Contact County re: Pot hole on exit side of Entrance to Braemar	RJL	RD	8/10/2026	ASAP	RD	8/11/2026	0%		Poor Condition
8/11-043	Basketball courts have raised areas creating a tripping hazard	RJL	RD	8/10/2026	ASAP	RD	8/11/2026	0%		SAFETY Issue OBTAIN QUOTES
8/13/-044	Confirm NFPA and GHS Signs for Pool Equipment Chemical Storage Areas	RJL	RJL	8/13/2026	ASAP	RJL/RD	8/11/2026	0%		Safety Issue OBTAIN QUOTES?

SUMMARY
:

Work Orders Total: 44 as of 8/13/2026
Work Orders Completed since 5/21 = 15 (35.7%)
Work Orders On-going: 8 (19%)
Work Not Started: 15 (35.8%)
Work Orders Partially Complete: (9.5%)
NoC Safety Issues:4 (9.1%)

EXHIBIT 7B

[RETURN TO AGENDA](#)

Pool Operations Assistant Daily Checklist

DONE ✓	Time Completed	DAILY & HOURLY TASKS	Notes & Comments
		Monitor Entry Gate & Confirm ID with CDD Issued Cards	
		Verbally Confirm No Alcoholic Beverages are Present	
		Address unsafe conduct as needed	
		Inform residents & guests of weather related closures 15 minutes after thunder and 30 minutes after lighting	
		Communicate contamination related pool closures and post closure when required	
		Advise visitors to leave at dusk except for approved clubhouse events	
		Straighten pool deck furniture hourly	
		Collect and dispose of trash as needed	
		Empty trash receptacle(s)	
		Check/clean restrooms hourly 12:00	
		Check/clean restrooms hourly 1:00	
		Check/clean restrooms hourly 2:00	
		Check/clean restrooms hourly 3:00	
		Check/clean restrooms hourly 4:00	
		Check/clean restrooms hourly 5:00	
		Check/clean restrooms hourly 6:00	
		Check/clean restrooms hourly 7:00	
Pool Operations Assistant Name :			Date :

Pool Operations Assistant Daily Checklist

DONE	WEEKLY CLEANING	NOTES
	Laundry (wash bed sheets, towels)	
	Dust	
	Clean bathroom(s)	
	Vacuum	
	Mop floors	
	Clean kitchen appliances	
	Take out garbage	
	Check refrigerator for spoiled food	
	Water plants	

Pool Operations Assistant Daily Checklist

DONE	MONTHLY CLEANING	NOTES
	Dust ceiling fans	
	Dust ceilings and wall corners	
	Clean walls and light fixtures	
	Clean window coverings	
	Vacuum under furniture and cushions	
	Clean inside of windows, window sills	
	Check smoke detectors	
	Deep clean appliances	
	Clean rangehood and fan filter	
	Defrost freezer	
	Check food in refrigerator and pantry for expiration dates	
	Wash throw rugs	

Pool Operations Assistant Daily Checklist

DONE	SEASONAL CLEANING	NOTES
	Touch up paint on walls	
	Clean outside of windows and window screens	
	Clean gutters	
	Clean grill, patio furniture	
	Clean exterior doors	
	Inspect air conditioner and furnace; replace filters; clean vents	
	Clean fireplace and chimney	
	Clean refrigerator coils and vent	
	Clean and organize closets, drawers	
	Check smoke detectors; replace batteries	
	Clean dryer vent system	

EXHIBIT 7C

[RETURN TO AGENDA](#)



EFFE1963.com

19 Locations Serving Central & South Florida!

Belle Glade | Boynton Beach | Brooksville | Fort Myers | Fort Pierce | Homestead
Immokalee | Largo | Leesburg | Loxahatchee | Naples | North Port | Odessa
Okeechobee | Orlando | Palmetto | Plant City | St. Cloud | Winter Park



Ship to:

IN STORE PICKUP

Invoice to:

Ballantrae Community Development
17611 Mentmore Blvd
Land o Lakes FL 34638

Branch			
10 - Odessa, FL			
Date	Time	Page	
08/03/2026	15:34:50 (O)	1	
Account No.	Phone No.	Estimate No.	
BALLA049	8133458565	007474	
Ship Via		Purchase Order	
		85-8012957614C4	
		Salesperson	
		JV2	

QUOTE EXPIRY DATE: 09/02/2026

SERVICE ESTIMATE - NOT AN INVOICE

Stock #: C058323 PR15 TS TURF MS #: 1M04X2SJLGM110394
Make: JD Model: ALL F
Is to have the following work done by 09/25/2026 (Estimated)

In-Season Enhanced Service - Traditional Gators

ADDITIONAL DESCRIPTION:

HRS

1. In-Season Enhanced Service - Traditional Gators (EGTSE1)

Models: Traditional/Work Series Gators

(TS, TX, HPX, 615E, etc)

In-Season Maintenance Program

Time Frame: JUN - DEC

Total Cost of Service: \$265.25 plus Tax

**MENU PRICE TOTAL OBTAINED THROUGH MISC CHARGES/
QUOTE MATCH**

- *****
- () Completed In-Season Inspection for any additional repairs needed.
 - () Installed all components of Home Maintenance Kit:
 - () Engine Oil Filter & Oil
 - () Fuel Filter
 - () Air Filter
 - () Spark Plug(s)
 - () Full Safety Check & Inspection: Verified all safety features are functional, including brakes and guards.
 - () Inspected for Proper Air Pressures: Ensure tires are properly inflated for optimal performance.

Quantity

=====
x1
=====



EFFE1963.com

19 Locations Serving Central & South Florida!

Belle Glade | Boynton Beach | Brooksville | Fort Myers | Fort Pierce | Homestead
Immokalee | Largo | Leesburg | Loxahatchee | Naples | North Port | Odessa
Okeechobee | Orlando | Palmetto | Plant City | St. Cloud | Winter Park



Ship to:

IN STORE PICKUP

Invoice to:

Ballantrae Community Development
17611 Mentmore Blvd
Land o Lakes FL 34638

Branch			
10 - Odessa, FL			
Date	Time	Page	
08/03/2026	15:34:50 (O)	2	
Account No.	Phone No.	Estimate No.	
BALLA049	8133458565	007474	
Ship Via		Purchase Order	
		85-8012957614C4	
		Salesperson	
		JV2	

QUOTE EXPIRY DATE: 09/02/2026

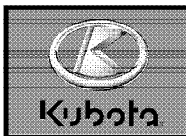
SERVICE ESTIMATE - NOT AN INVOICE

Part#	Description	Qty	Price	Amount
LG259	Filter Kit	1	67.91	67.91
MISCELLANEOUS CHARGES:				
	Description		Price	Amount
	TRANSPORT FEE		75.00	75.00
				Parts: 67.91
				Labor: 236.25
				Miscellaneous: 75.00
				TOTAL: 379.16

Authorization: _____

EXHIBIT 7D

[RETURN TO AGENDA](#)



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 08/06/2026	Time 16:31:05 (O)	Page 1
Account No BALLA014	Phone No	Est No 01 007852
Ship Via		Purchase Order
Tax ID No		
		Salesperson 472

ESTIMATE EXPIRY DATE: 09/05/2026

SERVICE ESTIMATE - NOT AN INVOICE

Stock #: 1068332 JOHN DEERE GATOR MS #: NANA
Make: JD Model: GATOR
Is to have the following work done

SERVICE BY HOURS

COMPLAINT:

Performed scheduled preventive maintenance service on the John Deere Gator. Drained engine oil and replaced the engine oil filter. Installed fresh engine oil to the proper level. Inspected and cleaned the air filter, replacing it if necessary. Checked transmission fluid, front differential fluid (if equipped), and coolant level. Inspected battery condition and cleaned terminals as needed. Greased all applicable lubrication points. Inspected drive belt, CV boots, steering components, suspension, brakes, tires, wheel lug torque, and undercarriage for wear or damage. Checked all lights, safety equipment, and controls for proper operation. Started and test-operated the unit to verify proper engine performance and overall machine operation. No additional concerns were noted at the time of service unless otherwise documented.

ADDITIONAL DESCRIPTION:

Service by hours

Part#	Description	Qty	Price	Amount
LG259	Filter Kit	1	104.48	104.48
FRT	SHIP / HANDLING	1	25.00	25.00
SHIPPING AND HANDLING				
Parts:				129.48
Labor:				125.00
FL STATE TAX				15.27
PASCO County				2.54

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

X

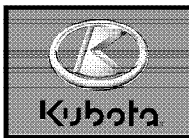
Ordered By

X

Received By

Service Release Policy:

All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.
An express mechanic's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 08/06/2026	Time 16:31:05 (O)	Page 2
Account No BALLA014	Phone No	Est No 01 007852
Ship Via		Purchase Order
Tax ID No		
		Salesperson 472

ESTIMATE EXPIRY DATE: 09/05/2026

SERVICE ESTIMATE - NOT AN INVOICE

Authorization: _____

TOTAL: 272.29

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.

FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.

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X

Ordered By

X

Received By

Service Release Policy:

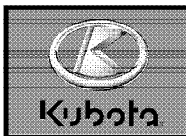
All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.

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By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

EXHIBIT 7

[RETURN TO AGENDA](#)



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 08/04/2026	Time 7:50:58 (O)	Page 1
Account No BALLA014	Phone No	Est No 01 007832
Ship Via		Purchase Order
Tax ID No		
		Salesperson 472

ESTIMATE EXPIRY DATE: 09/03/2026

SERVICE ESTIMATE - NOT AN INVOICE

Stock #: 024266 UTILITY MS #: A5KA1DGAPNG016828
Make: KU Model: RTV520A
Is to have the following work done

SERVICE BY HOURS 500hr service

COMPLAINT:

Performed a 500-hour preventive maintenance (PM) service on the unit in accordance with the manufacturer's recommended schedule. This service is designed to keep the machine operating safely and efficiently while reducing the risk of downtime.

Scope of Work Completed:

Engine: Replace engine oil and oil filter, inspect and clean air filters (replace if necessary), inspect fuel system and replace fuel filter as required.

Cooling System: Inspect coolant level, condition, radiator, hoses, and clamps; clean radiator and oil cooler fins.

Hydraulic System: Inspect hydraulic fluid level and condition, check hoses and fittings for leaks or wear.

Drive Train: Inspect drive belts, adjust tension if needed, inspect axles, couplers, and final drives.

Electrical System: Inspect battery, terminals, and connections, test charging system, inspect all lights and warning indicators.

Chassis & Undercarriage: Lubricate all grease fittings, inspect pins, bushings, tracks, rollers, and sprockets for wear or damage, adjust track tension as needed.

Cab & Safety: Inspect seat belt, safety switches, control levers, pedals, and operator protective structures (ROPS/FOPS). Verify cab glass, mirrors, and safety decals are intact.

General: Check and top off all fluid levels, perform full operational test to ensure proper function, listen for abnormal noises, and check for leaks.

Reason for Service:

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.

FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.

Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Service Release Policy:

All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.

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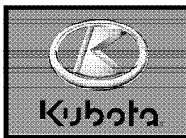
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

X

Ordered By

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Received By



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 08/04/2026	Time 7:50:58 (O)	Page 2
Account No BALLA014	Phone No	Est No 01 007832
Ship Via		Purchase Order
Tax ID No		
		Salesperson 472

ESTIMATE EXPIRY DATE: 09/03/2026

SERVICE ESTIMATE - NOT AN INVOICE

Service performed at 500 hours as part of scheduled maintenance to maintain machine reliability, extend component life, and ensure safe operation.

ADDITIONAL DESCRIPTION:

500hr service

Part#	Description	Qty	Price	Amount
6C060-99414	ASSY ELEMENT	1	43.68	43.68
ASSY ELEMENT *				
32721-58242	ELEMENT, FILTER	1	69.53	69.53
ELEMENT, FILTER AIR INNER				
HHK70-14073	CARTRIDGE,OIL F	1	37.54	37.54
CARTRIDGE,OIL FILTER				
HHK72-14080	CARTRIDGE,FILTE	1	30.77	30.77
CARTRIDGE,FILTER OIL HST (WHITE) *				
HH1J0-32430	"FILTER(OIL, CA	1	17.14	17.14
Sub for HH150-32430. HH150-32430				
Discontinued, sell thru				
70000-20001	OIL,1 GAL UDT F	1	31.31	31.31
OIL,1 GAL UDT FLUID (CASE OF 3)				
70000-10001	OIL,1 GAL 15W-4	1	37.20	37.20
OIL, 1 GAL 15W-40				
W7340	BRAKE CLEAN	1	7.31	7.31
70000-10401	GREASE,MOLY LIT	1	6.38	6.38
GREASE,MOLY LITH COMPLEX #2 (CASE OF 10)				

MISCELLANEOUS CHARGES:	Description	Price	Amount
	SHOP SUPPLIES	100.00	100.00
	HAULING	140.00	140.00

Parts:	280.86
Labor:	375.00
Miscellaneous:	240.00
FL STATE TAX	53.75
PASCO County	8.96

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
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X

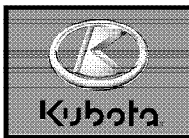
Ordered By

X

Received By

Service Release Policy:

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By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533



Ship To: IN STORE PICKUP

Invoice To: Ballantrae CDD
17611 Mentmore blvd
Land O Lakes FL 34638

Branch 05 - LAND O' LAKES		
Date 08/04/2026	Time 7:50:58 (O)	Page 3
Account No BALLA014	Phone No	Est No 01 007832
Ship Via		Purchase Order
Tax ID No		
		Salesperson 472

ESTIMATE EXPIRY DATE: 09/03/2026

SERVICE ESTIMATE - NOT AN INVOICE

Authorization: _____

TOTAL: 958.57

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.

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X

Ordered By

X

Received By

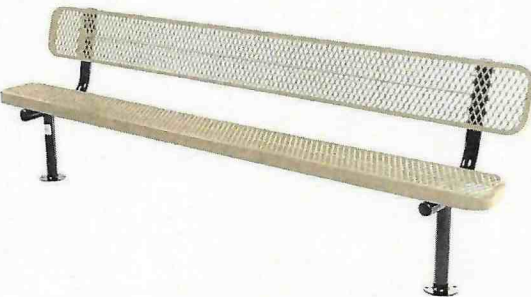
EXHIBIT 8A

[RETURN TO AGENDA](#)

Shop Sunnibety

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Patio, Lawn & Garden • Patio Furniture & Accessories • Patio Seating • Benches



Click to see full view



Ask Alexa

What is the bench made of? Is it weather resistant?

Sponsored Why choose COATEDOUTDOORFURNITURE outdoor benches?

Can this bench be left outside year-round?

Why you might like this

Ask something else

Coated Outdoor Furniture Heavy-Duty Outdoor Bench Thermoplastic Coated, Expanded Metal, Commercial-Grade Seating, Made in America (Surface with Back, 8 Ft, Tan)

Visit the COATEDOUTDOORFURNITURE Store

4.8 (242) | Search this page

\$643⁹⁰

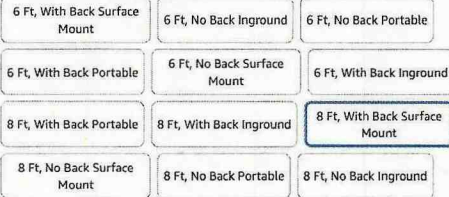
Buying multiple items? Go to multi-select

Color: Tan



< 1 2 3 >

Size: 8 Ft, With Back Surface Mount



Product Dimensions 96"D x 25.5"W x 30.5"H

Material Plastic Coated Metal, Polyethylene Finish

Frame Material Plastic Coated Metal, Polyethylene Finish

Color Tan

Style Heavy Duty

About this item

- CLASSIC OUTDOOR PARK BENCH: 6-Foot & 8-Foot Park Benches come with multiple mounting options depending on your functionality preferences— Portable, Inground & Surface Mount. Whether you prefer a bench with back or without back, our style options have you covered in every color.
- MADE IN CENTRAL TEXAS: Coated Outdoor Furniture is a small business based in America. Alongside our master welders, our skilled craftsman construct durable, easy-to-assemble products that will last a lifetime.
- VERSATILE FOR ALL ACTIVITIES & LOCATIONS: Enjoy outdoor and recreational settings... parks, playgrounds, patios, schools, campgrounds, gyms & beyond! We offer 14 unique color options & 2 coating styles—smooth & glossy, premium textured.
- UNIQUE POLYETHYLENE COATING: We exceed numerous industry standards with our unique coating system that has the highest adhesion rating on the market. Our thick coating is scratch-resistant & won't peel or crack. Our expanded metal & punched steel styles reduce dirt & moisture buildup.
- TOUGH FOR OUTDOORS: Fight against tough outdoor conditions with our non-porous surfaces—impervious to stains, dirt build-up, common acids, salts & seawater. Hassle-free maintenance will make cleanup a breeze if the table gets dirty.

See more product details

Report an issue with this product or seller

Sponsored

Customers also bought

Based on products customers bought together



This item:
COATEDOUTDOORFURNITURE
Coated Outdoor Furniture Heav...
4.8 242

+



Sponsored
ZERO WASTE USA - Rust Proof
Aluminum Dog Waste Station -
Free 400 Waste Roll Bags & 25...
4.6 308

+



Sponsored
Commercial Zone-73290199
PolyTec 42 Gallon Square Waste
Container with Dome Lid Color:...
4.7 372

Total price: \$1,034.38

Add all 3 to Cart

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

Sponsored

EXHIBIT 8B

[RETURN TO AGENDA](#)



20 Years Guaranteed Against Breakage Easy-Assembly

Optional Accessories

Resin Umbrella Base
UM-11



As low as \$185.00

Qty

- 1 +

ADD TO CART

Surface Mount Kit for Picnic Tables & Benches, Fits 1-1/2" to 1-5/8" Frames, Set of 2
07SA2939



\$35.00

Qty

- 1 +

ADD TO CART

Padded Octagon Umbrella
UM-F07



As low as \$509.00

Qty

- 1 +

ADD TO CART

Picnic Table Frame Protectors - Fits 1-5/8" Frames - Set of 8
KTBS118



\$69.00 **Save 34% (105)**

Qty

- 1 +

ADD TO CART

Maverick Umbrellas
UM-03



As low as \$449.00

Qty

- 1 +

ADD TO CART

\$ 989⁰⁰

[Description](#) [Delivery Info](#) [Specifications](#) [Documents and Instructions](#) [Reviews /Q&A](#)

Delivery Info

Usually Ships In 3-5 Days

Description

High quality, low-maintenance tables available in vibrant colors.

- Premium, weather-resistant tables popular with malls, schools and restaurants
- Heavy-gauge steel with thermoplastic coating on table and bench tops
- Extra-wide 12" seats for maximum comfort

EXHIBIT 8C

[RETURN TO AGENDA](#)

Search

GO

Metal Picnic Table - 46" Square, Black

IN STOCK SHIPS TODAY



Uline loves these! Attractive, rugged and built to last. Give your corporate office patio an upscale look.

- Thermoplastic coating withstands heat, cold and all weather elements. Rust free.
- High gloss, smooth surface allows for easy spray paint and graffiti removal.
- 9 gauge expanded metal with 2" black steel frame.
- Rounded corners for added safety.
- Mounting hardware included.

More Images & Video

SPECIFY COLOR: ☒ ☐ ☐ ☐

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
				1	3+		
H-10829BL	46" Square	80 x 80 x 31"	185	\$1,070	\$1,045	☒ Black	1 ADD

SHIPS SAME DAY FROM ULINE UNASSEMBLED VIA MOTOR FREIGHT

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

\$ 1,070

EXHIBIT 8D

[RETURN TO AGENDA](#)


Your Outdoor Superstore®
1-800-323-5664
 M-F 8:00am - 4:30pm CT

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QuickShip
 Popular Products, Right Away

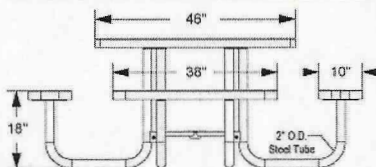
[Click Here to Enable Options](#)

Square Coated Steel Portable Tables


Model TSQ464-EA

Dimensions

4 Seat Models - 76" Sq. x 30"H
3 Seat Models - 76"L x 61"W x 30"H
2 Seat Models - 76"L x 46"W x 30"H
3 Seat UA Models - 76"L x 69"W x 30"H
2 Seat UA Models - 76"L x 62"W x 30"H



Accessories

For extra safeguarding, Surface Mount Clamps and In-ground Mount Posts can be ordered to help protect against undesired movement of the table. The U-Brace bracket offers stabilizing pole support for Umbrellas.

Universal Access models are offered in both single sided overhang and with double sided overhang. These ADA compliant side overhangs allow for complete clearance under the table top providing comfortable wheelchair access.

Universal Access

All wheelchair access rectangular outdoor tables conform to latest ADA specification.


QuickShip > Enable Options

► **Need a Picnic Table Fast?**
 ► [Click Here to Show Models, Colors and Options that are QuickShip Ready.](#)

Popular Style Square Steel Tables

These expanded metal picnic tables are perfect for high-volume seating and dining areas—they are also ideal for parks and recreational applications. The tops and seats allow for good air flow so they stay cooler in the summer and dry off quickly after rainy weather.

Features

- 3/4" #9 Flattened Expanded Metal
- 2" Galvanized Tubing Frame with Powder-Coat Finish
- Optional In-ground or Surface Mount Kit
- Umbrella Hole
- ► [QuickShip Options](#)

Protective thermoplastic coating on the tops and seats provides exceptional UV protection that will keep your tables looking good for years to come. The Advantage Finish is one of the most durable on the market, the Standard Finish is a premium polyethylene comparable to other manufactures in the industry. The 2" O.D. steel tube frames are powder-coated available in matching colors to the thermoplastic (polyethylene) finishes.

Matching Products


Steel Benches with Back

32 Gallon Steel Trash Receptacles

Model TSQ463H-EA

Standard Finish Color Options



Textured (Standard) Finish Color Options



Advantage Finish Color Options



EXHIBIT 9

[RETURN TO AGENDA](#)

BALLANTRAE

COMMUNITY DEVELOPMENT DISTRICT



PROPOSED OPERATING BUDGET
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

BUDGET DEVELOPMENT

FLORIDA STATUTE 189.016

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)

BALLANTRAE

COMMUNITY DEVELOPMENT DISTRICT

BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

BALLANTRAE CDD

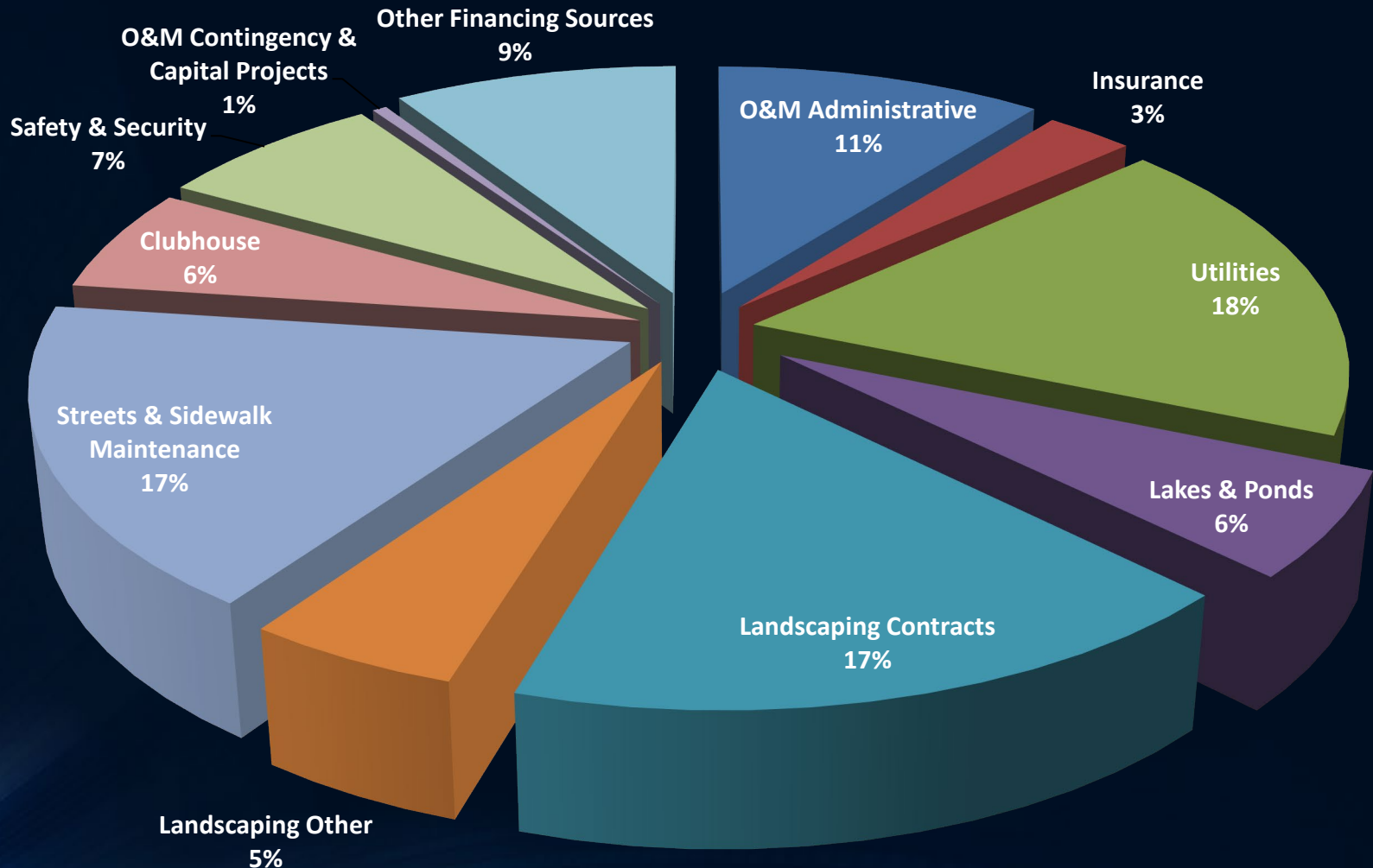
**NO INCREASE IN TOTAL ASSESSMENTS
SINCE 2009!!!!**

Locked down from prior years!



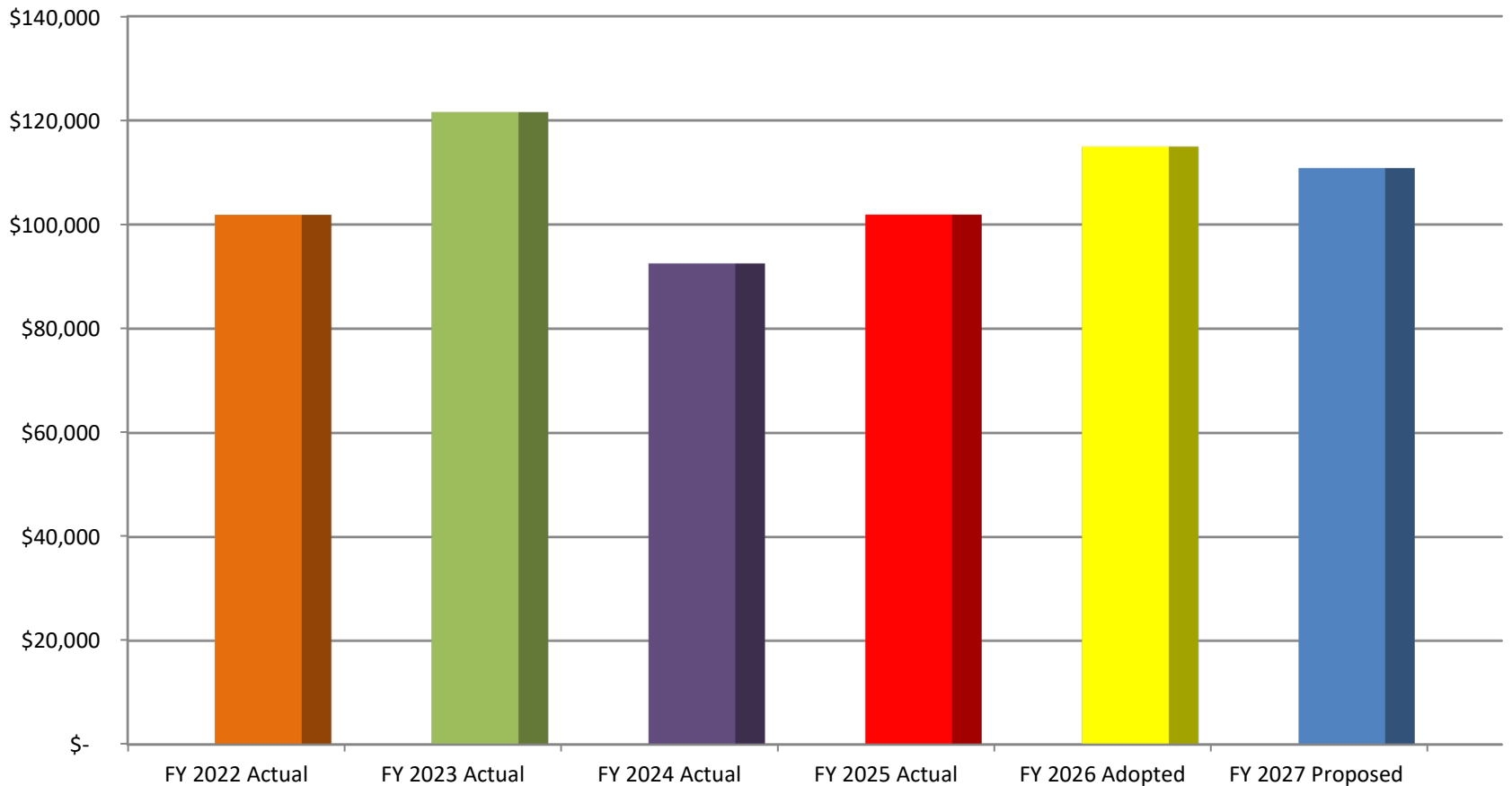
BALLANTRAE CDD

FY 2026 Expenditure Summary: \$1,084,661



BALLANTRAE CDD

O&M Administrative: \$110,848



BALLANTRAE CDD

O&M Administrative: 10%, , \$4,130 Decrease

Major Highlights:

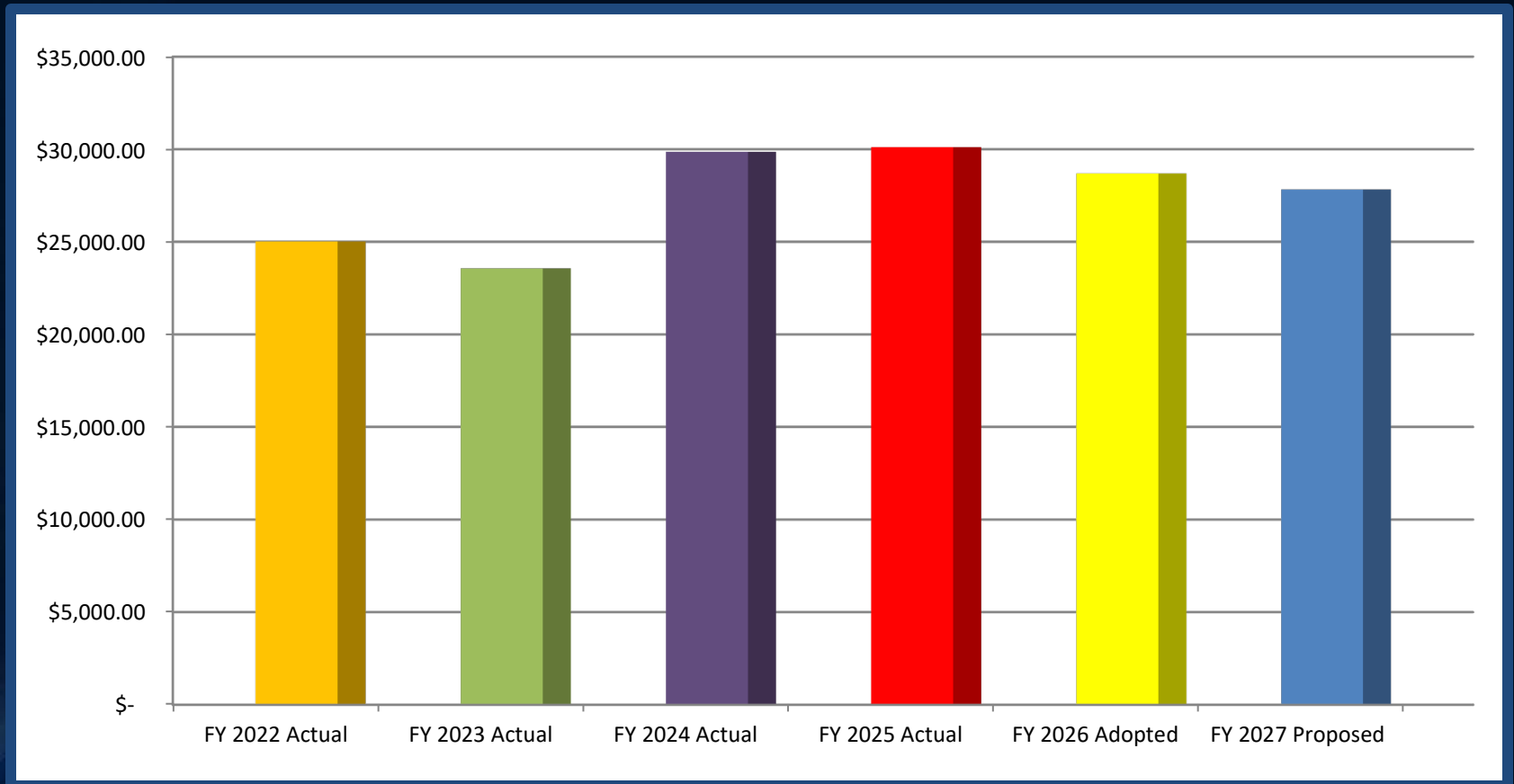
Supervisor Stipends – Decrease of \$1,000 as only 13 meetings are being considered for the Board

Public Officials Insurance – Increase of \$136 as confirmed with insurance carrier

District Engineer – Decrease of \$3,000 for various project oversights. Amenity center oversight will be paid from the park development fund

BALLANTRAE CDD

Insurance \$27,830



BALLANTRAE CDD

Insurance: 2.6%, \$864 Decrease

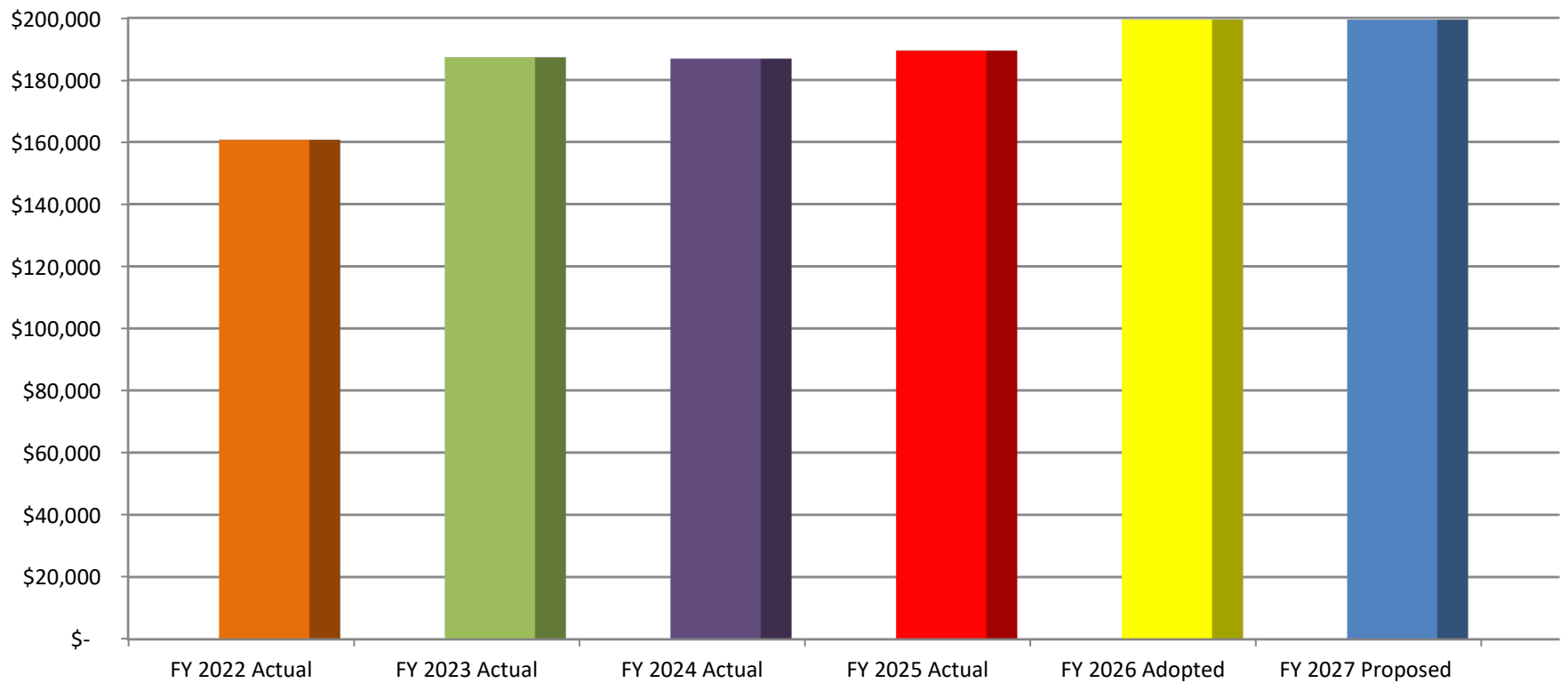
Major Highlights

General Liability Insurance – Increase of \$184 as confirmed with insurance agent

Property & Casualty Insurance – Decrease of \$1,048 as confirmed with insurance agent

BALLANTRAE CDD

Utilities: \$199,400



BALLANTRAE CDD

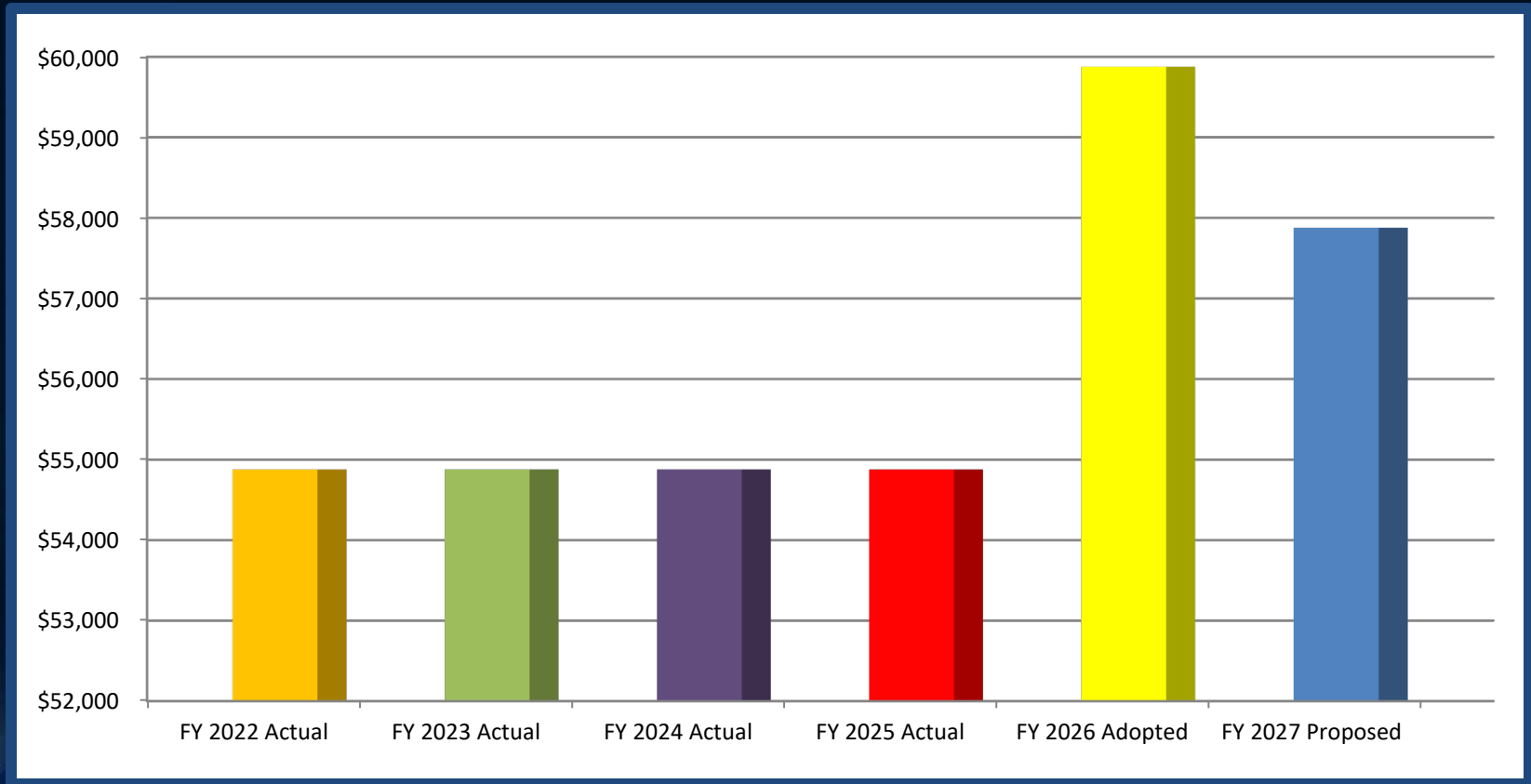
Utilities: 18.4%, No Increase

Major Highlights:

No Increase

BALLANTRAE CDD

Lakes & Ponds: \$57,878



BALLANTRAE CDD

Lakes & Ponds: 5.3% – Decrease \$1,998

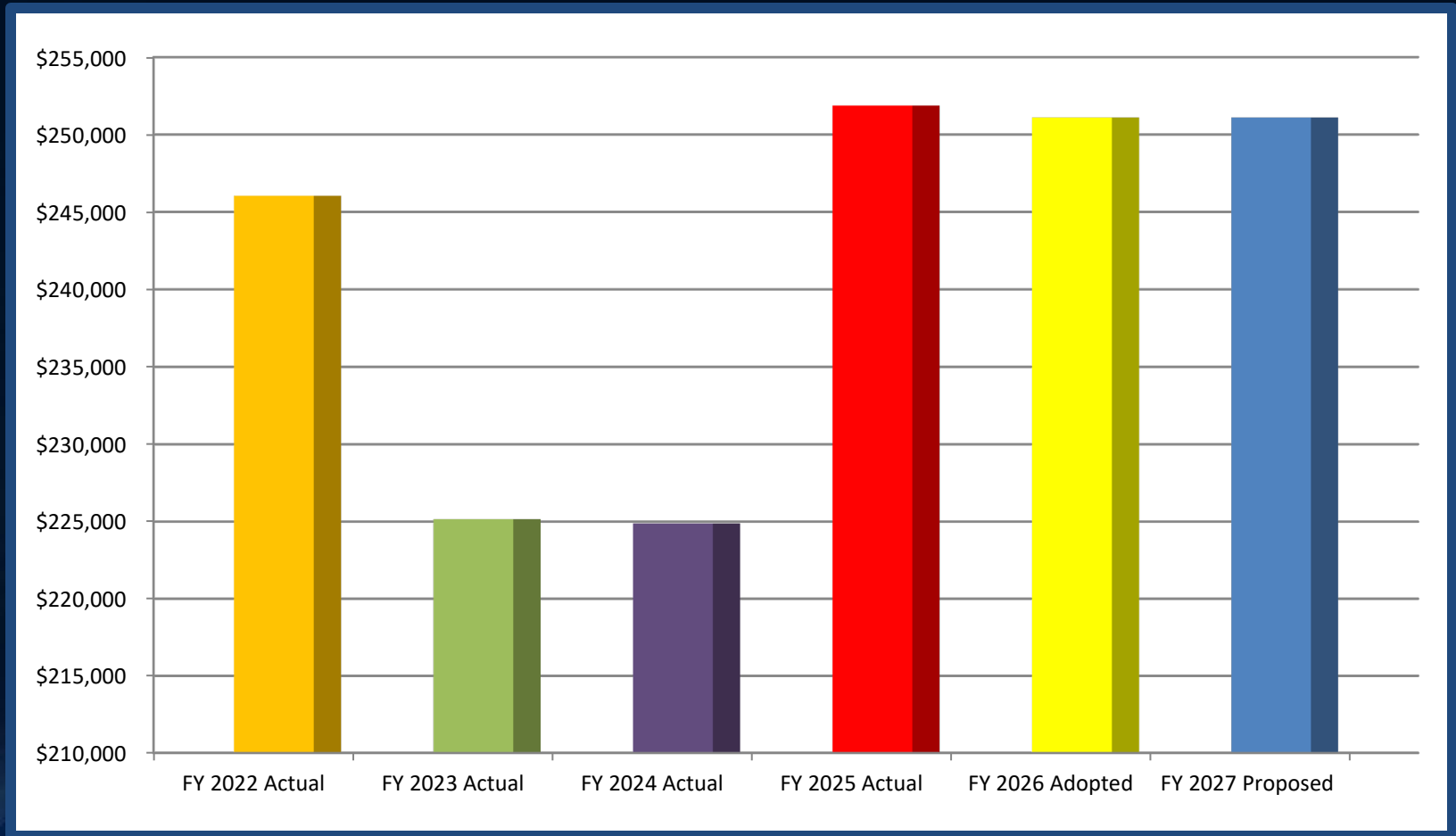
Major Highlights:

Aquatic Contract - Decrease of \$3,454 to true up to actual contract pricing

Replace Aquatic Plants - Decrease of \$2,000 based on historical expenditures

BALLANTRAE CDD

Landscape Contracts: \$251,100



BALLANTRAE CDD

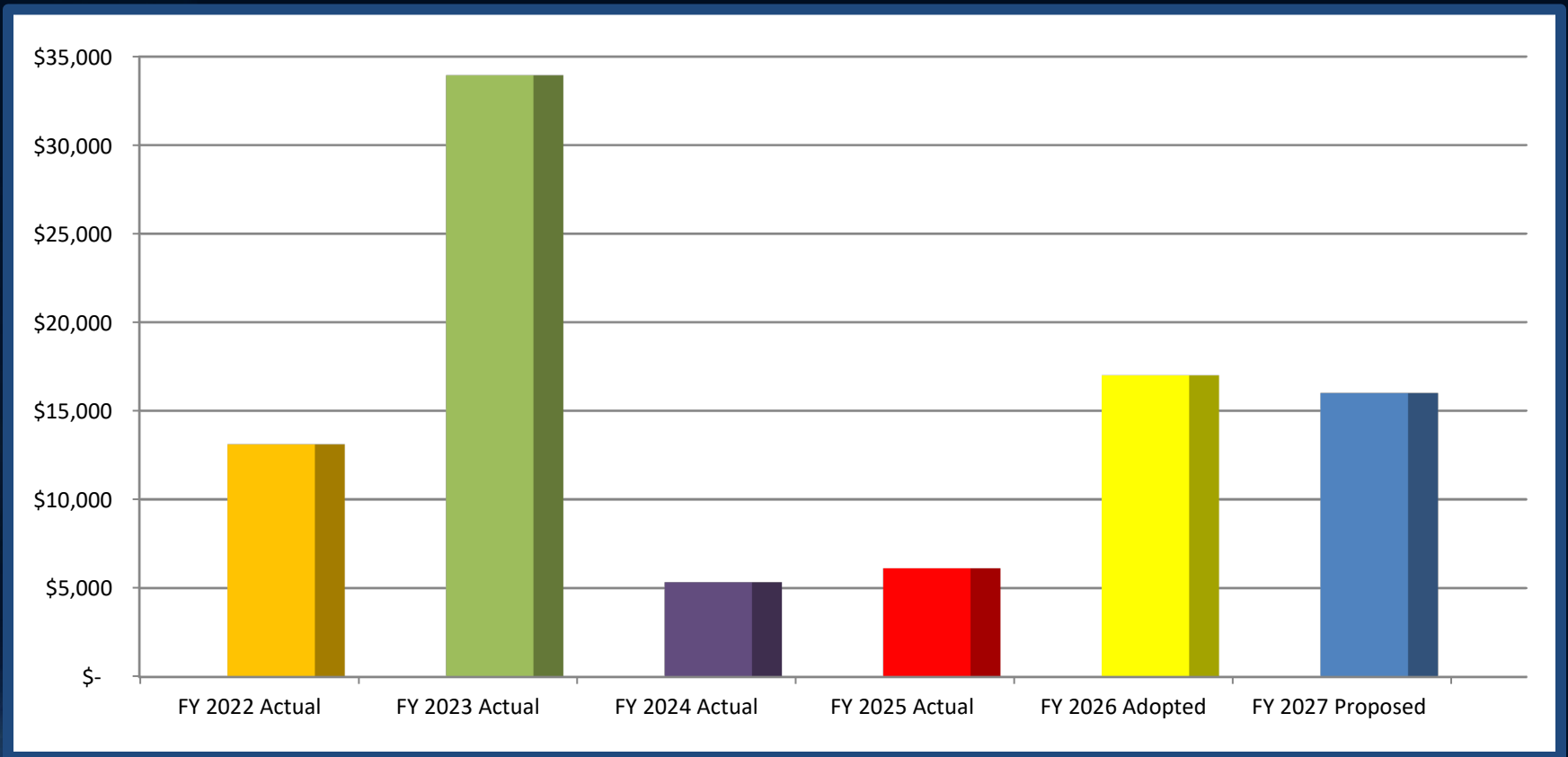
Landscaping Contracts: 23.2%, No Increase

Major Highlights:

No Increase

BALLANTRAE CDD

Landscaping Other: \$16,000



BALLANTRAE CDD

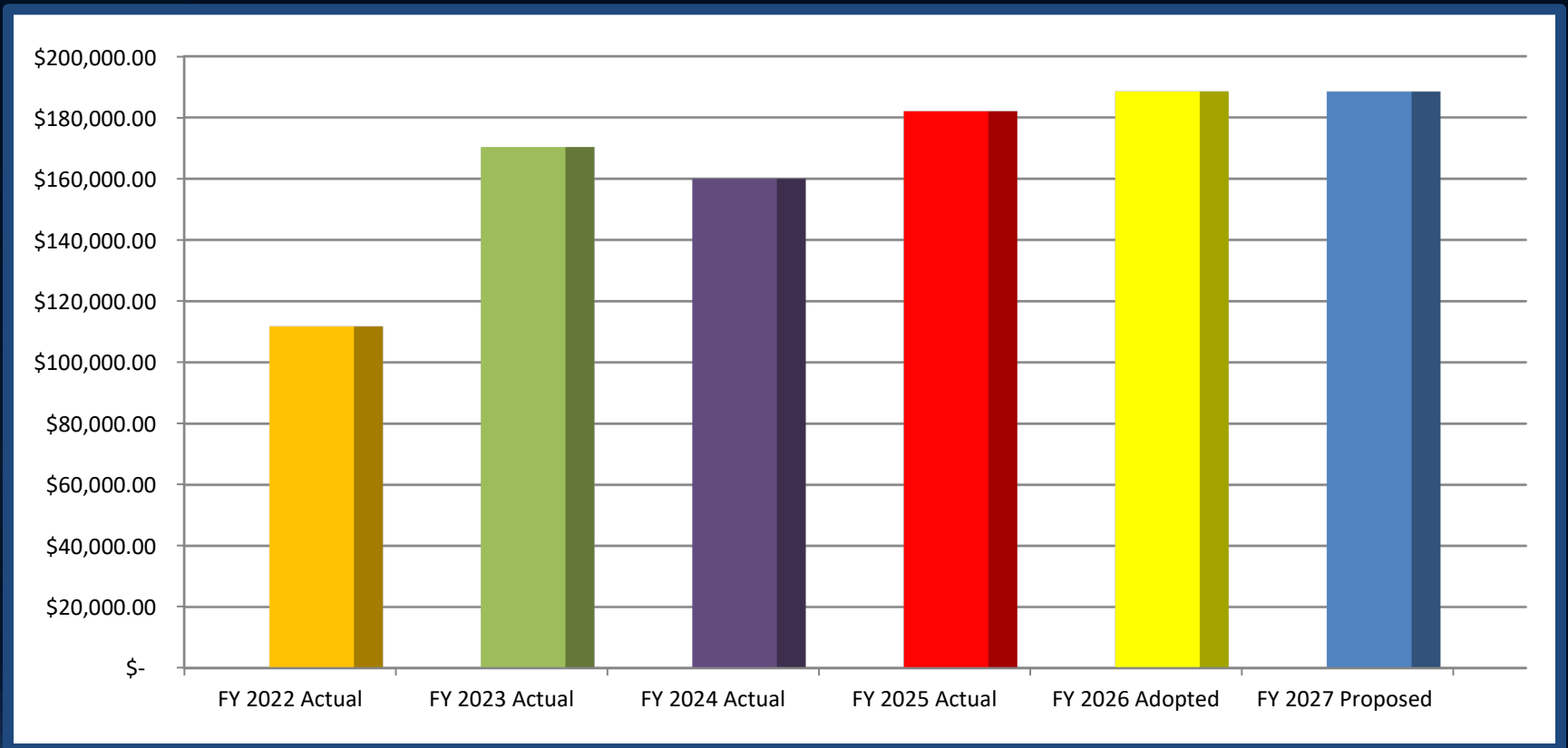
Landscaping Other: 1.5%, Decrease of \$1,000

Major Highlights:

Rust Prevention – True Up to actual contract pricing

BALLANTRAE CDD

Maintenance Team \$188,475



BALLANTRAE CDD

Maintenance Team 17.4%, \$20 Decrease

Major Highlights

Employee Salaries – A decrease of \$2,380 to true up to actual salaries paid

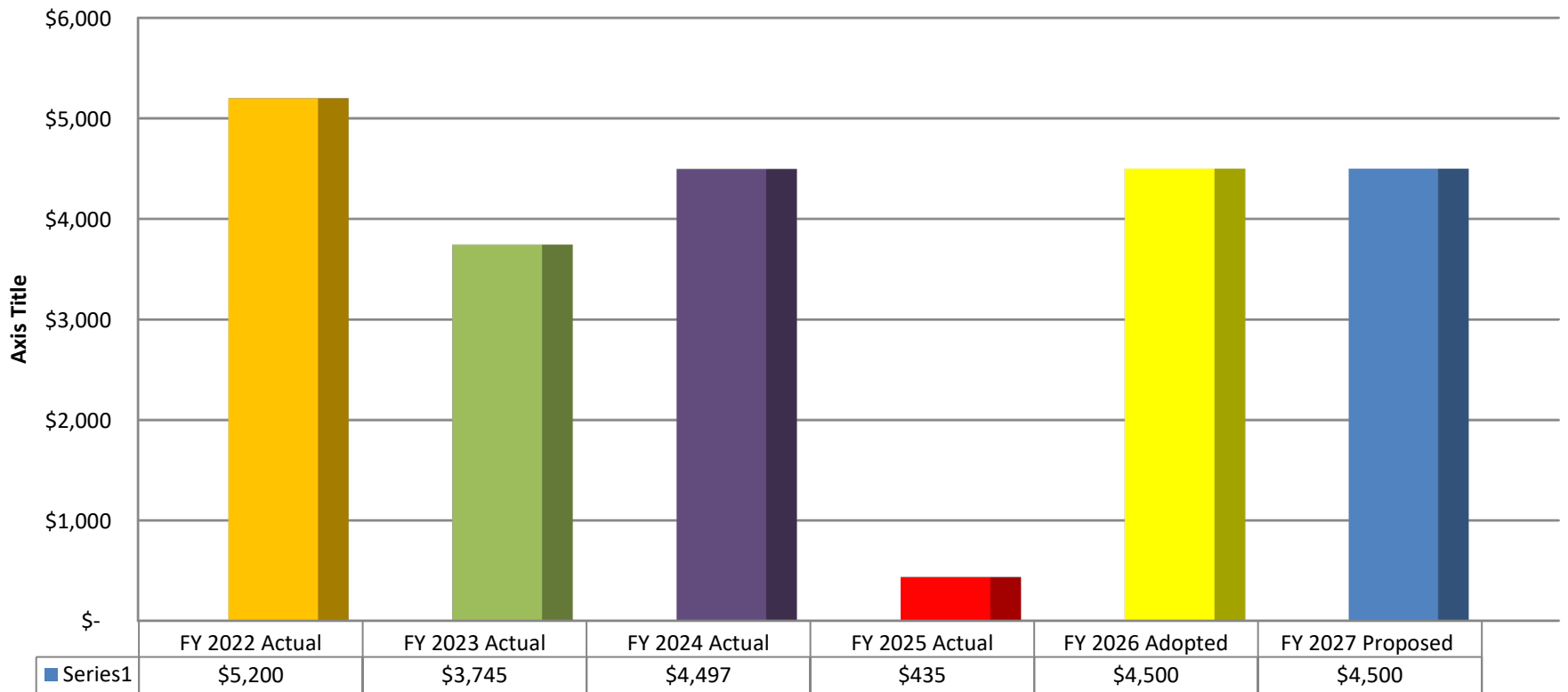
Employee P/R Taxes – an increase of \$1,960 that is related to salaries

Mileage – Decrease of \$500 based on historical expenditures

Payroll Processing - Increase being driven by actual historical expenditures

BALLANTRAE CDD

Streets, Sidewalks & Maintenance: \$4,500



BALLANTRAE CDD

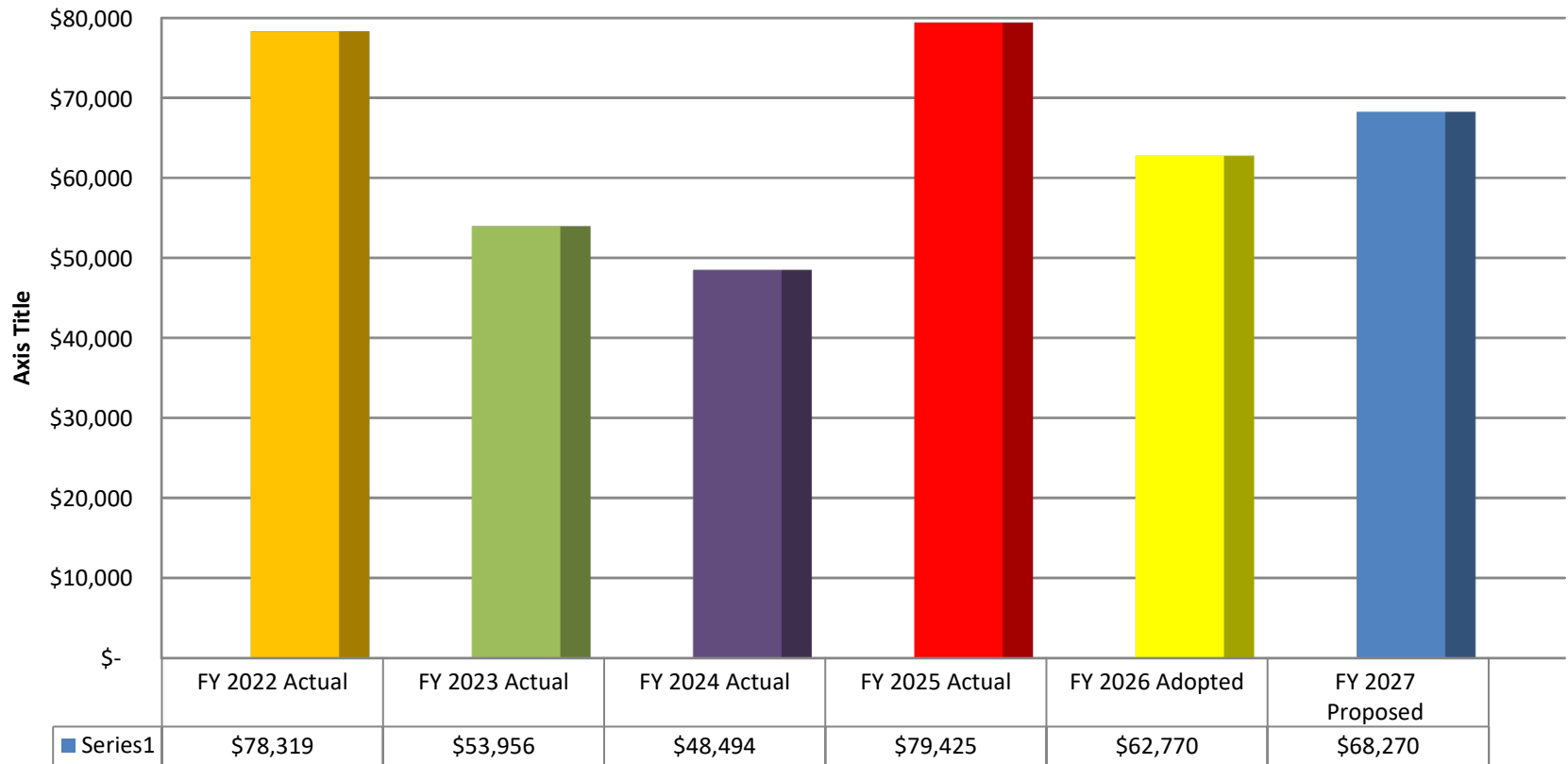
Streets, Sidewalks & Maintenance: 0.4%

No Change

- NO CHANGE FROM PRIOR YEAR

BALLANTRAE CDD

Clubhouse & Miscellaneous - \$68,270



BALLANTRAE CDD

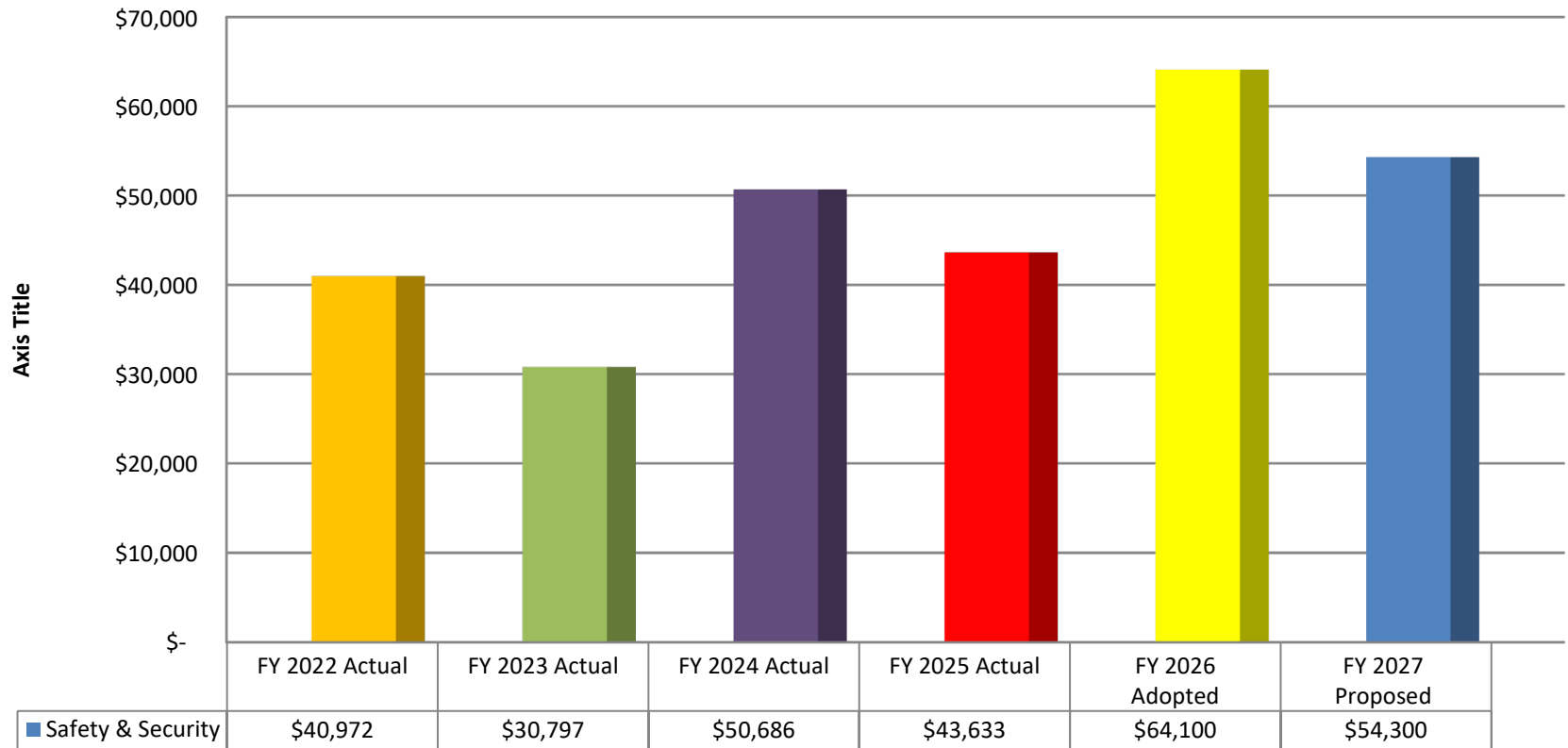
Clubhouse:6.3%, Increase-\$5,500

Major Highlights:

Seasonal Lighting – Increase of \$5,500

BALLANTRAE CDD

Safety & Security: \$54,300



BALLANTRAE CDD

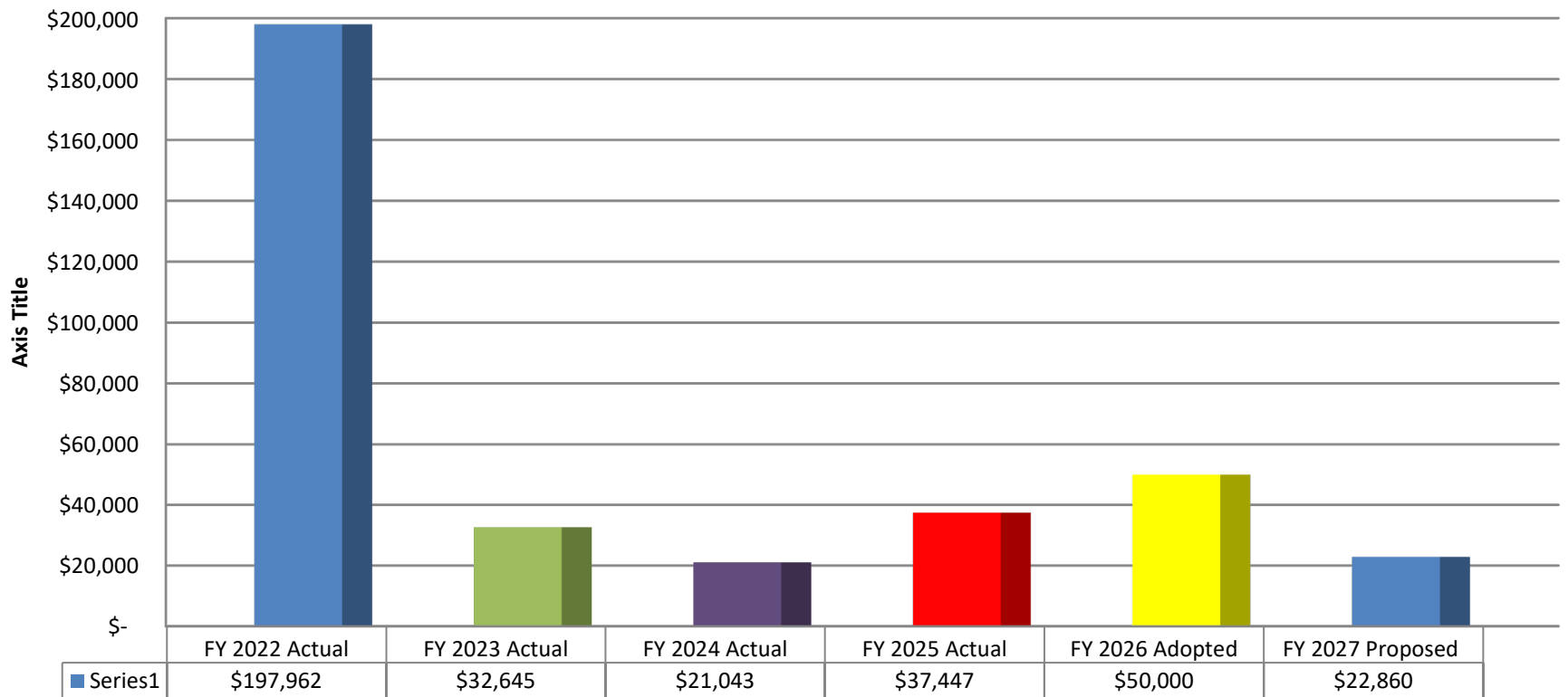
Safety & Security: 5.0%, Decrease of \$9,800

Major Highlights:

Part time Law Enforcement – Decrease related to true up of actual contract and no longer utilizing other law enforcement

BALLANTRAE CDD

O&M Contingency: \$22,860



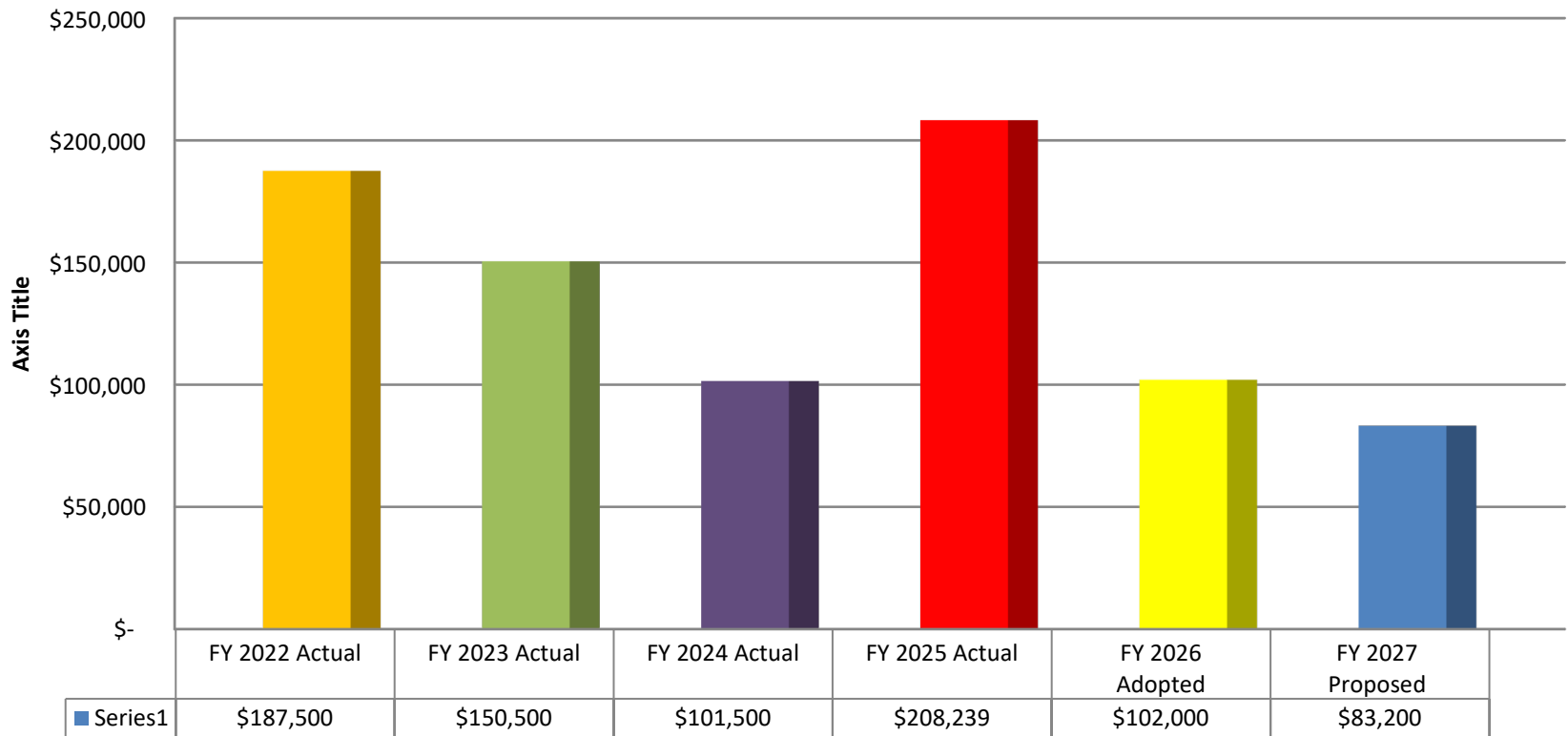
BALLANTRAE CDD

Contingency - 2.1%, Decrease of \$27,140

Decrease of \$27,140 to handle capital projects that are deemed necessary by the Board of Supervisors .

BALLANTRAE CDD

Other Financing Sources: \$83,200



BALLANTRAE CDD

Other Financing Sources: 7.7%,
Decrease: \$18,800

Asset Reserves - Increase in reserves due to the increase from the independent reserve study in the amount of \$1,200

Park Development Reserve – Decrease of \$20,000 to further fund the park development fund in anticipation of the new amenity center and plans being finalized in FY 2027

- QUESTIONS?

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET



STATEMENT 1							
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT							
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)							
	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
0	REVENUE						
1	Operations & Maintenance Revenues						
2	CDD Assessments						
3	Special Assessments (Net)	1,027,504	1,028,141	1,033,828	1,029,139	1,024,661	-
4	Increase in Special Assessment - FY 25	-	-	-	-	-	-
5	CDD Assessments Total	1,027,504	1,028,141	1,033,828	1,029,139	1,024,661	-
6	Other Revenues						
7	Carryover from Previous Years (Fund Balance Forward)	-	-	-	-	118,252	60,000 (58,252)
8	Other Income	783	5,657	7,952	36,302	-	-
9	Transfer in from Reserve Fund	-	-	-	-	-	-
10	Other Revenues Total	783	5,657	7,952	36,302	118,252	60,000 (58,252)
11	Operations & Maintenance Revenues Total	1,028,287	1,033,798	1,041,780	1,065,441	1,142,913	1,084,661 (58,252)
12	REVENUE Total	1,028,287	1,033,798	1,041,780	1,065,441	1,142,913	1,084,661 (58,252)
13	EXPENDITURES						
14	O&M Administrative						
15	Administrative: Other						
16	Website Server & Name	2,015	2,015	1,515	1,515	2,015	1,800 (215)
17	Administrative Contingency	4,313	1,584	-	431	-	-
18	Annual Financial Audit	3,800	3,950	4,100	4,200	4,400	4,600 200
19	Arbitrage Rebate Calculation	-	475	475	-	475	475 -
20	Disclosure Report	-	-	-	-	-	-
21	Dues, Licenses and Fees	205	195	2,475	10,796	1,200	1,200 -
22	Legal Advertising	1,923	1,752	437	596	1,500	1,500 -
23	Misc Services	-	-	-	-	-	-
24	Property Appraiser Fee	150	-	150	150	150	150 -
25	Trustees Fees	3,897	3,897	4,389	4,631	4,507	4,256 (251)
26	Administrative: Other Total	16,303	13,868	13,541	22,319	14,247	13,981 (266)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
27	Board of Supervisors							
28	Public Officials Liability Insurance	-	-	-	3,316	3,731	3,867	136
29	Supervisor Stipends	11,954	11,281	9,043	11,461	14,000	13,000	(1,000)
30	Board of Supervisors Total	11,954	11,281	9,043	14,777	17,731	16,867	(864)
31	Engineering & Legal Services							
32	District Counsel	11,875	5,518	3,338	7,803	10,000	10,000	-
33	District Engineer	5,937	35,920	11,631	14,738	18,000	15,000	(3,000)
34	Engineering & Legal Services Total	17,812	41,438	14,969	22,541	28,000	25,000	(3,000)
35	Management Services							
36	District Management	55,804	54,996	54,996	42,282	55,000	55,000	-
37	Management Services Total	55,804	54,996	54,996	42,282	55,000	55,000	-
38	O&M Administrative Total	101,873	121,583	92,549	101,919	114,978	110,848	(4,130)
39	Insurance							
40	Insurance							
41	General Liability	3,215	6,452	7,283	3,830	5,037	5,221	184
42	Property Casualty	21,804	17,115	22,577	25,081	23,657	22,609	(1,048)
43	Insurance Total	25,019	23,567	29,860	28,911	28,694	27,830	(864)
44	Insurance Total	25,019	23,567	29,860	28,911	28,694	27,830	(864)
45	Utility Services							
46	Electric							
47	Electric Street Lighting	72,852	112,322	117,809	116,578	121,000	121,000	-
48	Electric Utility - Recreation Facilities	14,250	17,448	19,602	18,344	20,000	20,000	-
49	Electric Utility Services	67,405	37,500	41,540	32,166	40,000	40,000	-
50	Electric Total	154,507	167,270	178,951	167,088	181,000	181,000	-
51	Water							
52	Stormwater Assessment	-	-	-	-	2,400	2,400	-
53	Utility - Water - Clubhouse & Pools	6,201	20,003	7,898	22,350	16,000	16,000	-
54	Water Total	6,201	20,003	7,898	22,350	18,400	18,400	-
55	Utility Services Total	160,708	187,273	186,849	189,438	199,400	199,400	-

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
56	Lakes/Ponds & Landscape							
57	Lakes/Ponds: Contract							
58	Wetland Buffer Spray Contract	18,816	16,800	16,800	16,800	16,800	20,256	3,456
59	Aquatic Contract	36,061	38,078	38,078	38,078	38,076	34,622	(3,454)
60	Install/Replace Aquatic Plants	-	-	-	-	5,000	3,000	(2,000)
61	Lakes/Ponds: Contract Total	54,877	54,878	54,878	54,878	59,876	57,878	(1,998)
62	Landscaping: Contracts							
63	Landscape - Secondary Contracts	22,831	32,188	40,378	32,130	51,200	51,200	-
64	Landscape Maintenance Contract	143,366	144,231	144,231	164,094	159,900	159,900	-
65	Irrigation Repairs and Maintenance	6,791	11,343	33,079	8,898	14,000	14,000	-
66	Sod & Seed Replacement	4,874	19,875	-	-	10,000	10,000	-
67	Replace Plants & Trees	67,316	17,525	7,210	46,750	15,000	15,000	-
68	Extra Mowings During Rainy Season	865	-	-	-	1,000	1,000	-
69	Landscaping: Contracts Total	246,043	225,162	224,898	251,872	251,100	251,100	-
70	Pond & Landscaping: Other							
71	Lake/Pond Repairs	-	880	-	-	-	-	-
72	Mitigation Areas: Monitor & Maintain	-	-	-	-	1,500	1,500	-
73	Rust Prevention for Irrigation System	9,725	4,145	-	2,250	12,000	11,000	(1,000)
74	Field Miscellaneous	2,873	20,560	4,225	1,475	-	-	-
75	Fountain Repairs & Maintenance	507	8,362	1,108	2,392	3,500	3,500	-
76	Pond & Landscaping: Other Total	13,105	33,947	5,333	6,117	17,000	16,000	(1,000)
77	Lakes/Ponds & Landscape Total	314,025	313,987	285,109	312,867	327,976	324,978	(2,998)
78	Streets, Sidewalks, Maintenance & Operations							
79	Maintenance Staff							
80	Employee - Health & Phone Stipends	2,400	14,800	14,600	15,600	14,400	14,400	-
81	Employee - P/R Taxes	6,113	12,716	8,491	11,792	13,695	15,655	1,960
82	Employee - Salaries	99,441	135,853	132,290	149,214	152,880	150,500	(2,380)
83	Employee - Workers Comp	2,911	4,979	2,559	3,252	4,620	4,620	-
84	Mileage	-	-	-	-	1,000	500	(500)
85	Payroll Processing Fees	910	1,994	2,020	2,190	1,900	2,800	900
86	Maintenance Staff Total	111,775	170,342	159,960	182,048	188,495	188,475	(20)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
87	Streets & Sidewalks							
88	Entry & Walls Maintenance	1,989	2,175	-	-	2,000	2,000	-
89	Sidewalk Repair & Maintenance	2,975	-	3,287	-	1,500	1,500	-
90	Street/Decorative Light Maintenance	236	1,570	1,210	435	1,000	1,000	-
91	Streets & Sidewalks Total	5,200	3,745	4,497	435	4,500	4,500	-
92	Streets, Sidewalks, Maintenance & Operations Total	116,975	174,087	164,457	182,483	192,995	192,975	(20)
93	Clubhouse & Safety & Security							
94	Clubhouse & Miscellaneous							
95	Clubhouse Facility Maintenance	17,959	3,279	4,326	19,732	12,000	12,000	-
96	Clubhouse Miscellaneous	13,798	6,110	5,373	4,382	10,000	10,000	-
97	Clubhouse Telephone/Internet/Fax	5,070	5,139	5,387	5,092	5,500	5,500	-
98	Park/Field Repairs	10,443	-	-	-	-	-	-
99	Pest Control	320	1,400	-	1,045	520	520	-
100	Pool Permits	705	705	705	705	750	750	-
101	Pool/Fountain/Splash Pad Maintenance	14,699	23,573	19,953	28,594	20,000	20,000	-
102	Seasonal Lighting	15,325	13,750	12,750	19,875	14,000	19,500	5,500
103	Clubhouse & Miscellaneous Total	78,319	53,956	48,494	79,425	62,770	68,270	5,500
104	Safety & Security							
105	Pool Monitor - Employee P/R Taxes	-	868	-	-	2,000	2,000	-
106	Pool Monitor - Employee Worker's Comp	-	1,050	-	-	1,300	1,300	-
107	Part-Time Law Enforcement / Private Security	34,350	20,260	23,628	23,628	35,000	25,200	(9,800)
108	Salary for Pool Monitor at Both Pools	2,199	5,842	23,870	12,127	23,500	23,500	-
109	Security - Other (Gate Service)	4,423	2,777	3,188	7,878	1,000	1,000	-
110	Video Surveillance	-	-	-	-	1,300	1,300	-
111	Safety & Security Total	40,972	30,797	50,686	43,633	64,100	54,300	(9,800)
112	Clubhouse & Safety & Security Total	119,291	84,753	99,180	123,058	126,870	122,570	(4,300)
113	O&M Contingency							
114	O&M Contingency & Capital Projects							
115	O&M Contingency	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)
116	O&M Contingency & Capital Projects Total	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)
117	O&M Contingency Total	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
118	Other Financing Sources and (Uses)							
119	Reserves Transfers Out-Other Financing Uses							
120	Asset Reserve	47,500	50,500	51,500	97,432	82,000	83,200	1,200
121	Emergency Reserve	90,000	-	-	-	-	-	-
122	Park Development Reserve	50,000	100,000	50,000	110,807	20,000	-	(20,000)
123	Reserves Transfers Out-Other Financing Uses Total	187,500	150,500	101,500	208,239	102,000	83,200	(18,800)
124	Other Financing Sources and (Uses) Total	187,500	150,500	101,500	208,239	102,000	83,200	(18,800)
125	EXPENDITURES Total	1,223,353	1,088,395	980,547	1,184,362	1,142,913	1,084,661	(58,252)
126	EXCESS REVENUES OVER/(UNDER) EXPENDITURES	(195,066)	(54,597)	61,233	(118,921)	-	-	-

STATEMENT 2

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
14	EXPENDITURES		
15	O&M Administrative		
16	Administrative: Other		
17	Website Server & Name	SchoolStatus / Anchor Stone Management	
	ADA compliant website to be furnished by SchoolStatus. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 pages. Additionally, allocated \$500 for Anchor Stone Management processing and maintaining the website		1,800
18	Administrative Contingency		
	To be determined as needed		-
19	Annual Financial Audit	Dibartolomeo	
	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter		4,600
20	Arbitrage Rebate Calculation	Gnp Services	
	Fees for the annual calculation of the Rebatable Arbitrage Liability for the Ballantrae CDD Capital Improvement Revenue Refunding Bonds, Series 2015		475
21	Disclosure Report		
	No longer necessary		-
22	Dues, Licenses and Fees		
	Includes \$175 required by State Statute and other misc.		1,200
23	Legal Advertising	Local Newspaper	
	Estimated public notice for 3 public hearings, 1 yearly meeting schedule		1,500
24	Misc Services		
	To be determined as needed		-
25	Property Appraiser & Tax Collector Fee	Pasco County	
	Property Appraiser for the handling of Non-Ad Valorem Assessments, due and payable by June 1		150
26	Trustees Fees	Us Bank Trust, N.A.	
	Confirmed with trustee for fees related to the maintenance of the Ballantrae CDD Capital Improvement Revenue Refunding Bond, Series 2015		4,256
27	Administrative: Other Total		13,981
28	Board of Supervisors		
29	Public officials liability Insurance	Egis Insurance	
	Pursuant to agent confirmation		3,867
30	Supervisor Stipends	Board of Supervisors	
	Assumes 5 Supervisors to be paid for 14 meetings (workshops, etc.) - \$200 per meeting		13,000
31	Board of Supervisors Total		16,867
32	Engineering & Legal Services		
33	District Counsel	Straley & Robin	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager		10,000
34	District Engineer	Stantec-Tonja Stewart	
	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments		15,000
35	Engineering & Legal Services Total		25,000
36	Management Services		
37	District Management	AnchorStone Management	
	Pursuant to new contract dated May 8, 2025 approved by the Board of Supervisors		55,000
38	Management Services Total		55,000
39	O&M Administrative Total		110,848

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
40	Insurance		
41	Insurance		
42	General Liability	Egis Insurance	
	Pursuant to agent		5,221
43	Property Casualty	Egis Insurance	
	Pursuant to agent		22,609
44	Insurance Total		27,830
45	Insurance Total		27,830
46	Utility Services		
47	Electric		
48	Electric Street Lighting	Duke Energy	
	Average billing		121,000
49	Electric Utility - Recreation Facilities	Duke Energy	
	Average billing		20,000
50	Electric Utility Services	Duke Energy	
	Average billing		40,000
51	Electric Total		181,000
52	Water		
53	Stormwater Assessment	Pasco County Tax Collector	
	To account for increase		2,400
54	Utility - Water - Clubhouse & Pools	Pasco County	
	Average billing		16,000
55	Water Total		18,400
56	Utility Services Total		199,400
57	Lakes/Ponds & Landscape		
58	Lakes/Ponds: Contract		
59	Wetland Buffer Spray Contract - Confirmed no increase with vendor for FY 2026	Steadfast Environmental	
	Wetland Buffer Spraying		20,256
60	Aquatic Contract - Confirmed no increase with vendor for FY 2026	Steadfast Environmental	
	Pursuant to contract for maintenance of District waterways and ponds		34,622
61	Install/Replace Aquatic Plants	Steadfast Environmental	
	Install plants as needed		3,000
62	Lakes/Ponds: Contract Total		57,878
63	Landscaping: Contracts		
64	Landscape - Secondary Contracts	Steadfast Environmental	
	1x yearly mulch – \$18,000 annuals; \$8,300 per rotation (4 rotations); mulch and annuals		51,200
65	Landscape Maintenance Contract	Steadfast Environmental	
	Pursuant to contract addendum - \$13,325 monthly		159,900
66	Irrigation Repairs and Maintenance	Steadfast Environmental	
	As needed		14,000
67	Sod & Seed Replacement	Steadfast Environmental	
	As needed		10,000
68	Replace Plants & Trees	Steadfast Environmental	
	Misc. replacement as needed and care as needed		15,000
69	Extra Mowings During Rainy Season	Steadfast Environmental	
	As needed		1,000
70	Landscaping: Contracts Total		251,100
71	Pond & Landscaping: Other		
72	Lake/Pond Repairs	Misc	
	Earmarked as needed for minor erosion repairs, etc.		-
73	Mitigation Areas: Monitor & Maintain	Misc	
	Estimated, as needed		1,500
74	Rust Prevention for Irrigation System	Suncast Rust	
	Contract increased in FY 2023		11,000
75	Field Miscellaneous		
	Estimated, as needed		-
76	Fountain Repairs & Maintenance	Misc	
	Estimated, as needed		3,500
77	Pond & Landscaping: Other Total		16,000
78	Lakes/Ponds & Landscape Total		324,978

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
79	Streets, Sidewalks, Maintenance & Operations		
80	Maintenance Staff		
81	Employee - Health & Phone Stipends		
	Monthly stipends provided to maintenance staff to support personal health insurance and mobile phone usage necessary for work-related communication.		14,400
82	Employee - P/R Taxes		
	7.65% of payroll, additional amounts address FUTA and SUTA		15,655
83	Employee - Salaries		
	Maintenance supervisor and TWO Assistant maintenance. Full-time at 40 hrs/week. Includes overtime and 3% COLA		150,500
84	Employee - Workers Comp	Egis Insurance	
	Confirmed with EGIS		4,620
85	Mileage	Various	
	Estimated, as needed		500
86	Payroll processing fees	Innovations	
	Payroll and year-end processing		2,800
87	Maintenance Staff Total		188,475
88	Streets & Sidewalks		
89	Entry & Walls Maintenance	Various	
	Estimated, as needed		2,000
90	Sidewalk Repair & Maintenance	Various	
	Estimated, as needed		1,500
91	Street/Decorative Light Maintenance	Various	
	Estimated, as needed		1,000
92	Streets & Sidewalks Total		4,500
93	Streets, Sidewalks, Maintenance & Operations Total		192,975
94	Clubhouse & Safety & Security		
95	Clubhouse & Miscellaneous		
96	Clubhouse Facility Maintenance	Various	
	Estimated, as needed (includes swipe cards, signage, pest control, etc.)		12,000
97	Clubhouse Miscellaneous	To Be Determined	
	Additional misc. expenditures as needed		10,000
98	Clubhouse Telephone/Internet/Fax	Spectrum	
	Estimated, as needed		5,500
99	Park/Field Repairs		
	Estimated, as needed		-
100	Pest Control	Tropicare Termite	
	\$40 monthly		520
101	Pool Permits		
	As required by Statute		750
102	Pool/Fountain/Splash Pad Maintenance	Poolsure	
	Base Rate of \$1,882.10 (Apr-Sep) and \$1,129.26 (Oct-Mar); plus additional amounts for unknown repairs		20,000
103	Seasonal Lighting		
	Regular payment of \$13,750		19,500
104	Clubhouse & Miscellaneous Total		68,270
105	Safety & Security		
106	Pool Monitor - Employee P/R Taxes		
	7.65% of gross payroll		2,000
107	Pool Monitor - Employee Worker's Comp		
	Insurance coverage required by law to protect pool monitor employees in the event of work-related injuries or illnesses incurred while performing their duties at community pool facilities.		1,300
108	Part-Time Law Enforcement / Private Security	JCS	
	JCS contracted for \$2,100 per month. Remaining is for additional needs		25,200
109	Salary for Pool Monitor at Both Pools		
	The Board considers a salary review annually based on minimum wage requirements from the State of Florida. The State has required \$10 per hour and the Board has approved \$12 per hour		23,500

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
110	Security - Other (Gate Service)		
	Expenses related to contracted personnel or systems that manage gate access, monitor visitor entry, or provide after-hours coverage to supplement standard security measures.		1,000
111	Video Surveillance		
	Installation, maintenance, or monitoring of security cameras positioned around community facilities to enhance safety and deter unauthorized activity.		1,300
112	Safety & Security Total		54,300
113	Clubhouse & Safety & Security Total		122,570
114	O&M Contingency		
115	O&M Contingency & Capital Projects		
116	O&M Contingency		
	To be utilized based on the Board's direction		22,860
117	O&M Contingency & Capital Projects Total		22,860
118	O&M Contingency Total		22,860
119	Other Financing Sources and (Uses)		
120	Reserves Transfers Out-Other Financing Uses		
121	Asset Reserve		
	Based on Custom Reserves Study		83,200
122	Emergency Reserve		
	Amounts borrowed in 2019 have been reimbursed		-
123	Park Development Reserve		
	The amenity project		-
124	Reserves Transfers Out-Other Financing Uses Total		83,200
125	Other Financing Sources and (Uses) Total		83,200
126	EXPENDITURES Total		1,084,661

**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 3
FISCAL YEAR 2027 DEBT SERVICE BUDGET**

SERIES 2015

REVENUES

Expected Net Debt Service Revenue	\$556,611.28
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TOTAL REVENUES

\$556,611.28

EXPENDITURES (1)

May 1, 2027 Interest	\$74,318.10
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May 1, 2027 Scheduled Principal Payment	\$410,000.00
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November 1, 2027 Interest	\$68,261.55
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TOTAL EXPENDITURES

\$552,579.65

EXCESS REVENUE OVER EXPENDITURES

\$4,031.63

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 4, 2026.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 4
FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TRIM NOTICE

TOTAL PROPOSED FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,024,661.00
PLUS: INCREASE FOR TRIM NOTICE @	0.00%	\$0.00
TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,024,661.00
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @	6.00%	\$65,403.89
TOTAL GROSS FY 2027 O&M ASSESSMENT		\$1,090,064.89

LOT SIZE REFERENCE	LOT SIZE	TOTAL # OF UNITS ASSESSED		EAU/UNIT	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2015 DEBT SERVICE REVENUE COLLECTED	PER UNIT ANNUAL ASSESSMENTS		
		O&M	SERIES 2015 DEBT SERVICE		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		SERIES 2015 DEBT SERVICE (1)	FY 2027 O&M	TOTAL (2)
COMM	Commercial	1	1	2.26	2.26	0.25%	\$2,698.62	\$1,469.36	\$1,469.36	\$2,698.62	\$4,167.98
TH	Townhome	182	182	0.56	101.92	11.16%	\$121,700.77	\$66,264.38	\$364.09	\$668.69	\$1,032.78
40	Single Family 40' Lot	179	179	1.00	179.00	19.61%	\$213,740.56	\$116,378.64	\$650.16	\$1,194.08	\$1,844.24
45	Single Family 45' Lot	139	139	1.00	139.00	15.23%	\$165,977.30	\$90,372.24	\$650.16	\$1,194.08	\$1,844.24
50	Single Family 50' Lot	302	301	1.00	302.00	33.08%	\$360,612.56	\$195,698.16	\$650.16	\$1,194.08	\$1,844.24
65	Single Family 65' Lot	158	157	1.13	178.54	19.56%	\$213,191.28	\$115,344.76	\$734.68	\$1,349.31	\$2,083.99
70	Single Family 70' Lot	9	9	1.13	10.17	1.11%	\$12,143.81	\$6,612.12	\$734.68	\$1,349.31	\$2,083.99
TOTAL		970	968		912.89	100.00%	\$1,090,064.89	\$592,139.66			
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)							(\$65,403.89)	(\$35,528.38)			
NET REVENUE TO BE COLLECTED							\$1,024,661.00	\$556,611.28			

(1) Annual debt service assessment per lot adopted in connection with the Ballantrae CDD Series 2015 Refunding bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
Commercial				
Debt Service	\$1,469.36	\$1,469.36	\$0.00	0.00%
Operations & Maintenance	\$2,698.62	\$2,698.62	\$0.00	0.00%
Total	\$4,167.98	\$4,167.98	\$0.00	0.00%
Townhome				
Debt Service	\$364.09	\$364.09	\$0.00	0.00%
Operations & Maintenance	\$668.69	\$668.69	\$0.00	0.00%
Total	\$1,032.78	\$1,032.78	\$0.00	0.00%
Single Family 40' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 45' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 50' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 65' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%
Single Family 70' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%

- (1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

EXHIBIT 10

[RETURN TO AGENDA](#)

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Ballantrae Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Ballantrae Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:

**Ballantrae Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET



STATEMENT 1							
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT							
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)							
	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
0	REVENUE						
1	Operations & Maintenance Revenues						
2	CDD Assessments						
3	Special Assessments (Net)	1,027,504	1,028,141	1,033,828	1,029,139	1,024,661	-
4	Increase in Special Assessment - FY 25	-	-	-	-	-	-
5	CDD Assessments Total	1,027,504	1,028,141	1,033,828	1,029,139	1,024,661	-
6	Other Revenues						
7	Carryover from Previous Years (Fund Balance Forward)	-	-	-	-	118,252	60,000 (58,252)
8	Other Income	783	5,657	7,952	36,302	-	-
9	Transfer in from Reserve Fund	-	-	-	-	-	-
10	Other Revenues Total	783	5,657	7,952	36,302	118,252	60,000 (58,252)
11	Operations & Maintenance Revenues Total	1,028,287	1,033,798	1,041,780	1,065,441	1,142,913	1,084,661 (58,252)
12	REVENUE Total	1,028,287	1,033,798	1,041,780	1,065,441	1,142,913	1,084,661 (58,252)
13	EXPENDITURES						
14	O&M Administrative						
15	Administrative: Other						
16	Website Server & Name	2,015	2,015	1,515	1,515	2,015	1,800 (215)
17	Administrative Contingency	4,313	1,584	-	431	-	-
18	Annual Financial Audit	3,800	3,950	4,100	4,200	4,400	4,600 200
19	Arbitrage Rebate Calculation	-	475	475	-	475	475 -
20	Disclosure Report	-	-	-	-	-	-
21	Dues, Licenses and Fees	205	195	2,475	10,796	1,200	1,200 -
22	Legal Advertising	1,923	1,752	437	596	1,500	1,500 -
23	Misc Services	-	-	-	-	-	-
24	Property Appraiser Fee	150	-	150	150	150	150 -
25	Trustees Fees	3,897	3,897	4,389	4,631	4,507	4,256 (251)
26	Administrative: Other Total	16,303	13,868	13,541	22,319	14,247	13,981 (266)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
27	Board of Supervisors							
28	Public Officials Liability Insurance	-	-	-	3,316	3,731	3,867	136
29	Supervisor Stipends	11,954	11,281	9,043	11,461	14,000	13,000	(1,000)
30	Board of Supervisors Total	11,954	11,281	9,043	14,777	17,731	16,867	(864)
31	Engineering & Legal Services							
32	District Counsel	11,875	5,518	3,338	7,803	10,000	10,000	-
33	District Engineer	5,937	35,920	11,631	14,738	18,000	15,000	(3,000)
34	Engineering & Legal Services Total	17,812	41,438	14,969	22,541	28,000	25,000	(3,000)
35	Management Services							
36	District Management	55,804	54,996	54,996	42,282	55,000	55,000	-
37	Management Services Total	55,804	54,996	54,996	42,282	55,000	55,000	-
38	O&M Administrative Total	101,873	121,583	92,549	101,919	114,978	110,848	(4,130)
39	Insurance							
40	Insurance							
41	General Liability	3,215	6,452	7,283	3,830	5,037	5,221	184
42	Property Casualty	21,804	17,115	22,577	25,081	23,657	22,609	(1,048)
43	Insurance Total	25,019	23,567	29,860	28,911	28,694	27,830	(864)
44	Insurance Total	25,019	23,567	29,860	28,911	28,694	27,830	(864)
45	Utility Services							
46	Electric							
47	Electric Street Lighting	72,852	112,322	117,809	116,578	121,000	121,000	-
48	Electric Utility - Recreation Facilities	14,250	17,448	19,602	18,344	20,000	20,000	-
49	Electric Utility Services	67,405	37,500	41,540	32,166	40,000	40,000	-
50	Electric Total	154,507	167,270	178,951	167,088	181,000	181,000	-
51	Water							
52	Stormwater Assessment	-	-	-	-	2,400	2,400	-
53	Utility - Water - Clubhouse & Pools	6,201	20,003	7,898	22,350	16,000	16,000	-
54	Water Total	6,201	20,003	7,898	22,350	18,400	18,400	-
55	Utility Services Total	160,708	187,273	186,849	189,438	199,400	199,400	-

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
56	Lakes/Ponds & Landscape							
57	Lakes/Ponds: Contract							
58	Wetland Buffer Spray Contract	18,816	16,800	16,800	16,800	16,800	20,256	3,456
59	Aquatic Contract	36,061	38,078	38,078	38,078	38,076	34,622	(3,454)
60	Install/Replace Aquatic Plants	-	-	-	-	5,000	3,000	(2,000)
61	Lakes/Ponds: Contract Total	54,877	54,878	54,878	54,878	59,876	57,878	(1,998)
62	Landscaping: Contracts							
63	Landscape - Secondary Contracts	22,831	32,188	40,378	32,130	51,200	51,200	-
64	Landscape Maintenance Contract	143,366	144,231	144,231	164,094	159,900	159,900	-
65	Irrigation Repairs and Maintenance	6,791	11,343	33,079	8,898	14,000	14,000	-
66	Sod & Seed Replacement	4,874	19,875	-	-	10,000	10,000	-
67	Replace Plants & Trees	67,316	17,525	7,210	46,750	15,000	15,000	-
68	Extra Mowings During Rainy Season	865	-	-	-	1,000	1,000	-
69	Landscaping: Contracts Total	246,043	225,162	224,898	251,872	251,100	251,100	-
70	Pond & Landscaping: Other							
71	Lake/Pond Repairs	-	880	-	-	-	-	-
72	Mitigation Areas: Monitor & Maintain	-	-	-	-	1,500	1,500	-
73	Rust Prevention for Irrigation System	9,725	4,145	-	2,250	12,000	11,000	(1,000)
74	Field Miscellaneous	2,873	20,560	4,225	1,475	-	-	-
75	Fountain Repairs & Maintenance	507	8,362	1,108	2,392	3,500	3,500	-
76	Pond & Landscaping: Other Total	13,105	33,947	5,333	6,117	17,000	16,000	(1,000)
77	Lakes/Ponds & Landscape Total	314,025	313,987	285,109	312,867	327,976	324,978	(2,998)
78	Streets, Sidewalks, Maintenance & Operations							
79	Maintenance Staff							
80	Employee - Health & Phone Stipends	2,400	14,800	14,600	15,600	14,400	14,400	-
81	Employee - P/R Taxes	6,113	12,716	8,491	11,792	13,695	15,655	1,960
82	Employee - Salaries	99,441	135,853	132,290	149,214	152,880	150,500	(2,380)
83	Employee - Workers Comp	2,911	4,979	2,559	3,252	4,620	4,620	-
84	Mileage	-	-	-	-	1,000	500	(500)
85	Payroll Processing Fees	910	1,994	2,020	2,190	1,900	2,800	900
86	Maintenance Staff Total	111,775	170,342	159,960	182,048	188,495	188,475	(20)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
87	Streets & Sidewalks							
88	Entry & Walls Maintenance	1,989	2,175	-	-	2,000	2,000	-
89	Sidewalk Repair & Maintenance	2,975	-	3,287	-	1,500	1,500	-
90	Street/Decorative Light Maintenance	236	1,570	1,210	435	1,000	1,000	-
91	Streets & Sidewalks Total	5,200	3,745	4,497	435	4,500	4,500	-
92	Streets, Sidewalks, Maintenance & Operations Total	116,975	174,087	164,457	182,483	192,995	192,975	(20)
93	Clubhouse & Safety & Security							
94	Clubhouse & Miscellaneous							
95	Clubhouse Facility Maintenance	17,959	3,279	4,326	19,732	12,000	12,000	-
96	Clubhouse Miscellaneous	13,798	6,110	5,373	4,382	10,000	10,000	-
97	Clubhouse Telephone/Internet/Fax	5,070	5,139	5,387	5,092	5,500	5,500	-
98	Park/Field Repairs	10,443	-	-	-	-	-	-
99	Pest Control	320	1,400	-	1,045	520	520	-
100	Pool Permits	705	705	705	705	750	750	-
101	Pool/Fountain/Splash Pad Maintenance	14,699	23,573	19,953	28,594	20,000	20,000	-
102	Seasonal Lighting	15,325	13,750	12,750	19,875	14,000	19,500	5,500
103	Clubhouse & Miscellaneous Total	78,319	53,956	48,494	79,425	62,770	68,270	5,500
104	Safety & Security							
105	Pool Monitor - Employee P/R Taxes	-	868	-	-	2,000	2,000	-
106	Pool Monitor - Employee Worker's Comp	-	1,050	-	-	1,300	1,300	-
107	Part-Time Law Enforcement / Private Security	34,350	20,260	23,628	23,628	35,000	25,200	(9,800)
108	Salary for Pool Monitor at Both Pools	2,199	5,842	23,870	12,127	23,500	23,500	-
109	Security - Other (Gate Service)	4,423	2,777	3,188	7,878	1,000	1,000	-
110	Video Surveillance	-	-	-	-	1,300	1,300	-
111	Safety & Security Total	40,972	30,797	50,686	43,633	64,100	54,300	(9,800)
112	Clubhouse & Safety & Security Total	119,291	84,753	99,180	123,058	126,870	122,570	(4,300)
113	O&M Contingency							
114	O&M Contingency & Capital Projects							
115	O&M Contingency	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)
116	O&M Contingency & Capital Projects Total	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)
117	O&M Contingency Total	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
118	Other Financing Sources and (Uses)							
119	Reserves Transfers Out-Other Financing Uses							
120	Asset Reserve	47,500	50,500	51,500	97,432	82,000	83,200	1,200
121	Emergency Reserve	90,000	-	-	-	-	-	-
122	Park Development Reserve	50,000	100,000	50,000	110,807	20,000	-	(20,000)
123	Reserves Transfers Out-Other Financing Uses Total	187,500	150,500	101,500	208,239	102,000	83,200	(18,800)
124	Other Financing Sources and (Uses) Total	187,500	150,500	101,500	208,239	102,000	83,200	(18,800)
125	EXPENDITURES Total	1,223,353	1,088,395	980,547	1,184,362	1,142,913	1,084,661	(58,252)
126	EXCESS REVENUES OVER/(UNDER) EXPENDITURES	(195,066)	(54,597)	61,233	(118,921)	-	-	-

STATEMENT 2**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT****BUDGET DESCRIPTIONS / CONTRACTS SUMMARY**

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
14	EXPENDITURES		
15	O&M Administrative		
16	Administrative: Other		
17	Website Server & Name	SchoolStatus / Anchor Stone Management	
	ADA compliant website to be furnished by SchoolStatus. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 pages. Additionally, allocated \$500 for Anchor Stone Management processing and maintaining the website		1,800
18	Administrative Contingency		
	To be determined as needed		-
19	Annual Financial Audit	Dibartolomeo	
	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter		4,600
20	Arbitrage Rebate Calculation	Gnp Services	
	Fees for the annual calculation of the Rebatable Arbitrage Liability for the Ballantrae CDD Capital Improvement Revenue Refunding Bonds, Series 2015		475
21	Disclosure Report		
	No longer necessary		-
22	Dues, Licenses and Fees		
	Includes \$175 required by State Statute and other misc.		1,200
23	Legal Advertising	Local Newspaper	
	Estimated public notice for 3 public hearings, 1 yearly meeting schedule		1,500
24	Misc Services		
	To be determined as needed		-
25	Property Appraiser & Tax Collector Fee	Pasco County	
	Property Appraiser for the handling of Non-Ad Valorem Assessments, due and payable by June 1		150
26	Trustees Fees	Us Bank Trust, N.A.	
	Confirmed with trustee for fees related to the maintenance of the Ballantrae CDD Capital Improvement Revenue Refunding Bond, Series 2015		4,256
27	Administrative: Other Total		13,981
28	Board of Supervisors		
29	Public officials liability Insurance	Egis Insurance	
	Pursuant to agent confirmation		3,867
30	Supervisor Stipends	Board of Supervisors	
	Assumes 5 Supervisors to be paid for 14 meetings (workshops, etc.) - \$200 per meeting		13,000
31	Board of Supervisors Total		16,867
32	Engineering & Legal Services		
33	District Counsel	Straley & Robin	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager		10,000
34	District Engineer	Stantec-Tonja Stewart	
	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments		15,000
35	Engineering & Legal Services Total		25,000
36	Management Services		
37	District Management	AnchorStone Management	
	Pursuant to new contract dated May 8, 2025 approved by the Board of Supervisors		55,000
38	Management Services Total		55,000
39	O&M Administrative Total		110,848

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
40	Insurance		
41	Insurance		
42	General Liability	Egis Insurance	
	Pursuant to agent		5,221
43	Property Casualty	Egis Insurance	
	Pursuant to agent		22,609
44	Insurance Total		27,830
45	Insurance Total		27,830
46	Utility Services		
47	Electric		
48	Electric Street Lighting	Duke Energy	
	Average billing		121,000
49	Electric Utility - Recreation Facilities	Duke Energy	
	Average billing		20,000
50	Electric Utility Services	Duke Energy	
	Average billing		40,000
51	Electric Total		181,000
52	Water		
53	Stormwater Assessment	Pasco County Tax Collector	
	To account for increase		2,400
54	Utility - Water - Clubhouse & Pools	Pasco County	
	Average billing		16,000
55	Water Total		18,400
56	Utility Services Total		199,400
57	Lakes/Ponds & Landscape		
58	Lakes/Ponds: Contract		
59	Wetland Buffer Spray Contract - Confirmed no increase with vendor for FY 2026	Steadfast Environmental	
	Wetland Buffer Spraying		20,256
60	Aquatic Contract - Confirmed no increase with vendor for FY 2026	Steadfast Environmental	
	Pursuant to contract for maintenance of District waterways and ponds		34,622
61	Install/Replace Aquatic Plants	Steadfast Environmental	
	Install plants as needed		3,000
62	Lakes/Ponds: Contract Total		57,878
63	Landscaping: Contracts		
64	Landscape - Secondary Contracts	Steadfast Environmental	
	1x yearly mulch – \$18,000 annuals; \$8,300 per rotation (4 rotations); mulch and annuals		51,200
65	Landscape Maintenance Contract	Steadfast Environmental	
	Pursuant to contract addendum - \$13,325 monthly		159,900
66	Irrigation Repairs and Maintenance	Steadfast Environmental	
	As needed		14,000
67	Sod & Seed Replacement	Steadfast Environmental	
	As needed		10,000
68	Replace Plants & Trees	Steadfast Environmental	
	Misc. replacement as needed and care as needed		15,000
69	Extra Mowings During Rainy Season	Steadfast Environmental	
	As needed		1,000
70	Landscaping: Contracts Total		251,100
71	Pond & Landscaping: Other		
72	Lake/Pond Repairs	Misc	
	Earmarked as needed for minor erosion repairs, etc.		-
73	Mitigation Areas: Monitor & Maintain	Misc	
	Estimated, as needed		1,500
74	Rust Prevention for Irrigation System	Suncast Rust	
	Contract increased in FY 2023		11,000
75	Field Miscellaneous		
	Estimated, as needed		-
76	Fountain Repairs & Maintenance	Misc	
	Estimated, as needed		3,500
77	Pond & Landscaping: Other Total		16,000
78	Lakes/Ponds & Landscape Total		324,978

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
79	Streets, Sidewalks, Maintenance & Operations		
80	Maintenance Staff		
81	Employee - Health & Phone Stipends		
	Monthly stipends provided to maintenance staff to support personal health insurance and mobile phone usage necessary for work-related communication.		14,400
82	Employee - P/R Taxes		
	7.65% of payroll, additional amounts address FUTA and SUTA		15,655
83	Employee - Salaries		
	Maintenance supervisor and TWO Assistant maintenance. Full-time at 40 hrs/week. Includes overtime and 3% COLA		150,500
84	Employee - Workers Comp	Egis Insurance	
	Confirmed with EGIS		4,620
85	Mileage	Various	
	Estimated, as needed		500
86	Payroll processing fees	Innovations	
	Payroll and year-end processing		2,800
87	Maintenance Staff Total		188,475
88	Streets & Sidewalks		
89	Entry & Walls Maintenance	Various	
	Estimated, as needed		2,000
90	Sidewalk Repair & Maintenance	Various	
	Estimated, as needed		1,500
91	Street/Decorative Light Maintenance	Various	
	Estimated, as needed		1,000
92	Streets & Sidewalks Total		4,500
93	Streets, Sidewalks, Maintenance & Operations Total		192,975
94	Clubhouse & Safety & Security		
95	Clubhouse & Miscellaneous		
96	Clubhouse Facility Maintenance	Various	
	Estimated, as needed (includes swipe cards, signage, pest control, etc.)		12,000
97	Clubhouse Miscellaneous	To Be Determined	
	Additional misc. expenditures as needed		10,000
98	Clubhouse Telephone/Internet/Fax	Spectrum	
	Estimated, as needed		5,500
99	Park/Field Repairs		
	Estimated, as needed		-
100	Pest Control	Tropicare Termite	
	\$40 monthly		520
101	Pool Permits		
	As required by Statute		750
102	Pool/Fountain/Splash Pad Maintenance	Poolsure	
	Base Rate of \$1,882.10 (Apr-Sep) and \$1,129.26 (Oct-Mar); plus additional amounts for unknown repairs		20,000
103	Seasonal Lighting		
	Regular payment of \$13,750		19,500
104	Clubhouse & Miscellaneous Total		68,270
105	Safety & Security		
106	Pool Monitor - Employee P/R Taxes		
	7.65% of gross payroll		2,000
107	Pool Monitor - Employee Worker's Comp		
	Insurance coverage required by law to protect pool monitor employees in the event of work-related injuries or illnesses incurred while performing their duties at community pool facilities.		1,300
108	Part-Time Law Enforcement / Private Security	JCS	
	JCS contracted for \$2,100 per month. Remaining is for additional needs		25,200
109	Salary for Pool Monitor at Both Pools		
	The Board considers a salary review annually based on minimum wage requirements from the State of Florida. The State has required \$10 per hour and the Board has approved \$12 per hour		23,500

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
110	Security - Other (Gate Service)		
	Expenses related to contracted personnel or systems that manage gate access, monitor visitor entry, or provide after-hours coverage to supplement standard security measures.		1,000
111	Video Surveillance		
	Installation, maintenance, or monitoring of security cameras positioned around community facilities to enhance safety and deter unauthorized activity.		1,300
112	Safety & Security Total		54,300
113	Clubhouse & Safety & Security Total		122,570
114	O&M Contingency		
115	O&M Contingency & Capital Projects		
116	O&M Contingency		
	To be utilized based on the Board's direction		22,860
117	O&M Contingency & Capital Projects Total		22,860
118	O&M Contingency Total		22,860
119	Other Financing Sources and (Uses)		
120	Reserves Transfers Out-Other Financing Uses		
121	Asset Reserve		
	Based on Custom Reserves Study		83,200
122	Emergency Reserve		
	Amounts borrowed in 2019 have been reimbursed		-
123	Park Development Reserve		
	The amenity project		-
124	Reserves Transfers Out-Other Financing Uses Total		83,200
125	Other Financing Sources and (Uses) Total		83,200
126	EXPENDITURES Total		1,084,661

**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 3
FISCAL YEAR 2027 DEBT SERVICE BUDGET**

SERIES 2015

REVENUES

Expected Net Debt Service Revenue	\$556,611.28
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TOTAL REVENUES

\$556,611.28

EXPENDITURES (1)

May 1, 2027 Interest	\$74,318.10
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May 1, 2027 Scheduled Principal Payment	\$410,000.00
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November 1, 2027 Interest	\$68,261.55
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TOTAL EXPENDITURES

\$552,579.65

EXCESS REVENUE OVER EXPENDITURES

\$4,031.63

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 4, 2026.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 4
FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TRIM NOTICE

TOTAL PROPOSED FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,024,661.00
PLUS: INCREASE FOR TRIM NOTICE @	0.00%	\$0.00
TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,024,661.00
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @	6.00%	\$65,403.89
TOTAL GROSS FY 2027 O&M ASSESSMENT		\$1,090,064.89

LOT SIZE REFERENCE	LOT SIZE	TOTAL # OF UNITS ASSESSED		EAU/UNIT	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2015 DEBT SERVICE REVENUE COLLECTED	PER UNIT ANNUAL ASSESSMENTS		
		O&M	SERIES 2015 DEBT SERVICE		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		SERIES 2015 DEBT SERVICE (1)	FY 2027 O&M	TOTAL (2)
COMM	Commercial	1	1	2.26	2.26	0.25%	\$2,698.62	\$1,469.36	\$1,469.36	\$2,698.62	\$4,167.98
TH	Townhome	182	182	0.56	101.92	11.16%	\$121,700.77	\$66,264.38	\$364.09	\$668.69	\$1,032.78
40	Single Family 40' Lot	179	179	1.00	179.00	19.61%	\$213,740.56	\$116,378.64	\$650.16	\$1,194.08	\$1,844.24
45	Single Family 45' Lot	139	139	1.00	139.00	15.23%	\$165,977.30	\$90,372.24	\$650.16	\$1,194.08	\$1,844.24
50	Single Family 50' Lot	302	301	1.00	302.00	33.08%	\$360,612.56	\$195,698.16	\$650.16	\$1,194.08	\$1,844.24
65	Single Family 65' Lot	158	157	1.13	178.54	19.56%	\$213,191.28	\$115,344.76	\$734.68	\$1,349.31	\$2,083.99
70	Single Family 70' Lot	9	9	1.13	10.17	1.11%	\$12,143.81	\$6,612.12	\$734.68	\$1,349.31	\$2,083.99
TOTAL		970	968		912.89	100.00%	\$1,090,064.89	\$592,139.66			
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)											
NET REVENUE TO BE COLLECTED											

(1) Annual debt service assessment per lot adopted in connection with the Ballantrae CDD Series 2015 Refunding bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
Commercial				
Debt Service	\$1,469.36	\$1,469.36	\$0.00	0.00%
Operations & Maintenance	\$2,698.62	\$2,698.62	\$0.00	0.00%
Total	\$4,167.98	\$4,167.98	\$0.00	0.00%
Townhome				
Debt Service	\$364.09	\$364.09	\$0.00	0.00%
Operations & Maintenance	\$668.69	\$668.69	\$0.00	0.00%
Total	\$1,032.78	\$1,032.78	\$0.00	0.00%
Single Family 40' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 45' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 50' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 65' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%
Single Family 70' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%

- (1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

EXHIBIT 11

[RETURN TO AGENDA](#)

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 4
FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TRIM NOTICE

TOTAL PROPOSED FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,024,661.00
PLUS: INCREASE FOR TRIM NOTICE @	0.00%	\$0.00
TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		<u>\$1,024,661.00</u>
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @	6.00%	<u>\$65,403.89</u>
TOTAL GROSS FY 2027 O&M ASSESSMENT		<u><u>\$1,090,064.89</u></u>

LOT SIZE REFERENCE	LOT SIZE	TOTAL # OF UNITS ASSESSED		EAU/UNIT	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2015 DEBT SERVICE REVENUE COLLECTED	PER UNIT ANNUAL ASSESSMENTS		
		O&M	SERIES 2015 DEBT SERVICE		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		SERIES 2015 DEBT SERVICE (1)	FY 2027 O&M	TOTAL (2)
COMM	Commercial	1	1	2.26	2.26	0.25%	\$2,698.62	\$1,469.36	\$1,469.36	\$2,698.62	\$4,167.98
TH	Townhome	182	182	0.56	101.92	11.16%	\$121,700.77	\$66,264.38	\$364.09	\$668.69	\$1,032.78
40	Single Family 40' Lot	179	179	1.00	179.00	19.61%	\$213,740.56	\$116,378.64	\$650.16	\$1,194.08	\$1,844.24
45	Single Family 45' Lot	139	139	1.00	139.00	15.23%	\$165,977.30	\$90,372.24	\$650.16	\$1,194.08	\$1,844.24
50	Single Family 50' Lot	302	301	1.00	302.00	33.08%	\$360,612.56	\$195,698.16	\$650.16	\$1,194.08	\$1,844.24
65	Single Family 65' Lot	158	157	1.13	178.54	19.56%	\$213,191.28	\$115,344.76	\$734.68	\$1,349.31	\$2,083.99
70	Single Family 70' Lot	9	9	1.13	10.17	1.11%	\$12,143.81	\$6,612.12	\$734.68	\$1,349.31	\$2,083.99
TOTAL		970	968		912.89	100.00%	\$1,090,064.89	\$592,139.66			
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)							(\$65,403.89)	(\$35,528.38)			
NET REVENUE TO BE COLLECTED							\$1,024,661.00	\$556,611.28			

(1) Annual debt service assessment per lot adopted in connection with the Ballantrae CDD Series 2015 Refunding bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
Commercial				
Debt Service	\$1,469.36	\$1,469.36	\$0.00	0.00%
Operations & Maintenance	\$2,698.62	\$2,698.62	\$0.00	0.00%
Total	\$4,167.98	\$4,167.98	\$0.00	0.00%
Townhome				
Debt Service	\$364.09	\$364.09	\$0.00	0.00%
Operations & Maintenance	\$668.69	\$668.69	\$0.00	0.00%
Total	\$1,032.78	\$1,032.78	\$0.00	0.00%
Single Family 40' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 45' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 50' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 65' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%
Single Family 70' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%

- (1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

EXHIBIT 12

[RETURN TO AGENDA](#)

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ballantrae Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:

**Ballantrae Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET



STATEMENT 1							
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT							
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)							
	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
0	REVENUE						
1	Operations & Maintenance Revenues						
2	CDD Assessments						
3	Special Assessments (Net)	1,027,504	1,028,141	1,033,828	1,029,139	1,024,661	-
4	Increase in Special Assessment - FY 25	-	-	-	-	-	-
5	CDD Assessments Total	1,027,504	1,028,141	1,033,828	1,029,139	1,024,661	-
6	Other Revenues						
7	Carryover from Previous Years (Fund Balance Forward)	-	-	-	-	118,252	60,000 (58,252)
8	Other Income	783	5,657	7,952	36,302	-	-
9	Transfer in from Reserve Fund	-	-	-	-	-	-
10	Other Revenues Total	783	5,657	7,952	36,302	118,252	60,000 (58,252)
11	Operations & Maintenance Revenues Total	1,028,287	1,033,798	1,041,780	1,065,441	1,142,913	1,084,661 (58,252)
12	REVENUE Total	1,028,287	1,033,798	1,041,780	1,065,441	1,142,913	1,084,661 (58,252)
13	EXPENDITURES						
14	O&M Administrative						
15	Administrative: Other						
16	Website Server & Name	2,015	2,015	1,515	1,515	2,015	1,800 (215)
17	Administrative Contingency	4,313	1,584	-	431	-	-
18	Annual Financial Audit	3,800	3,950	4,100	4,200	4,400	4,600 200
19	Arbitrage Rebate Calculation	-	475	475	-	475	475 -
20	Disclosure Report	-	-	-	-	-	-
21	Dues, Licenses and Fees	205	195	2,475	10,796	1,200	1,200 -
22	Legal Advertising	1,923	1,752	437	596	1,500	1,500 -
23	Misc Services	-	-	-	-	-	-
24	Property Appraiser Fee	150	-	150	150	150	150 -
25	Trustees Fees	3,897	3,897	4,389	4,631	4,507	4,256 (251)
26	Administrative: Other Total	16,303	13,868	13,541	22,319	14,247	13,981 (266)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
27	Board of Supervisors							
28	Public Officials Liability Insurance	-	-	-	3,316	3,731	3,867	136
29	Supervisor Stipends	11,954	11,281	9,043	11,461	14,000	13,000	(1,000)
30	Board of Supervisors Total	11,954	11,281	9,043	14,777	17,731	16,867	(864)
31	Engineering & Legal Services							
32	District Counsel	11,875	5,518	3,338	7,803	10,000	10,000	-
33	District Engineer	5,937	35,920	11,631	14,738	18,000	15,000	(3,000)
34	Engineering & Legal Services Total	17,812	41,438	14,969	22,541	28,000	25,000	(3,000)
35	Management Services							
36	District Management	55,804	54,996	54,996	42,282	55,000	55,000	-
37	Management Services Total	55,804	54,996	54,996	42,282	55,000	55,000	-
38	O&M Administrative Total	101,873	121,583	92,549	101,919	114,978	110,848	(4,130)
39	Insurance							
40	Insurance							
41	General Liability	3,215	6,452	7,283	3,830	5,037	5,221	184
42	Property Casualty	21,804	17,115	22,577	25,081	23,657	22,609	(1,048)
43	Insurance Total	25,019	23,567	29,860	28,911	28,694	27,830	(864)
44	Insurance Total	25,019	23,567	29,860	28,911	28,694	27,830	(864)
45	Utility Services							
46	Electric							
47	Electric Street Lighting	72,852	112,322	117,809	116,578	121,000	121,000	-
48	Electric Utility - Recreation Facilities	14,250	17,448	19,602	18,344	20,000	20,000	-
49	Electric Utility Services	67,405	37,500	41,540	32,166	40,000	40,000	-
50	Electric Total	154,507	167,270	178,951	167,088	181,000	181,000	-
51	Water							
52	Stormwater Assessment	-	-	-	-	2,400	2,400	-
53	Utility - Water - Clubhouse & Pools	6,201	20,003	7,898	22,350	16,000	16,000	-
54	Water Total	6,201	20,003	7,898	22,350	18,400	18,400	-
55	Utility Services Total	160,708	187,273	186,849	189,438	199,400	199,400	-

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
56	Lakes/Ponds & Landscape							
57	Lakes/Ponds: Contract							
58	Wetland Buffer Spray Contract	18,816	16,800	16,800	16,800	16,800	20,256	3,456
59	Aquatic Contract	36,061	38,078	38,078	38,078	38,076	34,622	(3,454)
60	Install/Replace Aquatic Plants	-	-	-	-	5,000	3,000	(2,000)
61	Lakes/Ponds: Contract Total	54,877	54,878	54,878	54,878	59,876	57,878	(1,998)
62	Landscaping: Contracts							
63	Landscape - Secondary Contracts	22,831	32,188	40,378	32,130	51,200	51,200	-
64	Landscape Maintenance Contract	143,366	144,231	144,231	164,094	159,900	159,900	-
65	Irrigation Repairs and Maintenance	6,791	11,343	33,079	8,898	14,000	14,000	-
66	Sod & Seed Replacement	4,874	19,875	-	-	10,000	10,000	-
67	Replace Plants & Trees	67,316	17,525	7,210	46,750	15,000	15,000	-
68	Extra Mowings During Rainy Season	865	-	-	-	1,000	1,000	-
69	Landscaping: Contracts Total	246,043	225,162	224,898	251,872	251,100	251,100	-
70	Pond & Landscaping: Other							
71	Lake/Pond Repairs	-	880	-	-	-	-	-
72	Mitigation Areas: Monitor & Maintain	-	-	-	-	1,500	1,500	-
73	Rust Prevention for Irrigation System	9,725	4,145	-	2,250	12,000	11,000	(1,000)
74	Field Miscellaneous	2,873	20,560	4,225	1,475	-	-	-
75	Fountain Repairs & Maintenance	507	8,362	1,108	2,392	3,500	3,500	-
76	Pond & Landscaping: Other Total	13,105	33,947	5,333	6,117	17,000	16,000	(1,000)
77	Lakes/Ponds & Landscape Total	314,025	313,987	285,109	312,867	327,976	324,978	(2,998)
78	Streets, Sidewalks, Maintenance & Operations							
79	Maintenance Staff							
80	Employee - Health & Phone Stipends	2,400	14,800	14,600	15,600	14,400	14,400	-
81	Employee - P/R Taxes	6,113	12,716	8,491	11,792	13,695	15,655	1,960
82	Employee - Salaries	99,441	135,853	132,290	149,214	152,880	150,500	(2,380)
83	Employee - Workers Comp	2,911	4,979	2,559	3,252	4,620	4,620	-
84	Mileage	-	-	-	-	1,000	500	(500)
85	Payroll Processing Fees	910	1,994	2,020	2,190	1,900	2,800	900
86	Maintenance Staff Total	111,775	170,342	159,960	182,048	188,495	188,475	(20)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
87	Streets & Sidewalks							
88	Entry & Walls Maintenance	1,989	2,175	-	-	2,000	2,000	-
89	Sidewalk Repair & Maintenance	2,975	-	3,287	-	1,500	1,500	-
90	Street/Decorative Light Maintenance	236	1,570	1,210	435	1,000	1,000	-
91	Streets & Sidewalks Total	5,200	3,745	4,497	435	4,500	4,500	-
92	Streets, Sidewalks, Maintenance & Operations Total	116,975	174,087	164,457	182,483	192,995	192,975	(20)
93	Clubhouse & Safety & Security							
94	Clubhouse & Miscellaneous							
95	Clubhouse Facility Maintenance	17,959	3,279	4,326	19,732	12,000	12,000	-
96	Clubhouse Miscellaneous	13,798	6,110	5,373	4,382	10,000	10,000	-
97	Clubhouse Telephone/Internet/Fax	5,070	5,139	5,387	5,092	5,500	5,500	-
98	Park/Field Repairs	10,443	-	-	-	-	-	-
99	Pest Control	320	1,400	-	1,045	520	520	-
100	Pool Permits	705	705	705	705	750	750	-
101	Pool/Fountain/Splash Pad Maintenance	14,699	23,573	19,953	28,594	20,000	20,000	-
102	Seasonal Lighting	15,325	13,750	12,750	19,875	14,000	19,500	5,500
103	Clubhouse & Miscellaneous Total	78,319	53,956	48,494	79,425	62,770	68,270	5,500
104	Safety & Security							
105	Pool Monitor - Employee P/R Taxes	-	868	-	-	2,000	2,000	-
106	Pool Monitor - Employee Worker's Comp	-	1,050	-	-	1,300	1,300	-
107	Part-Time Law Enforcement / Private Security	34,350	20,260	23,628	23,628	35,000	25,200	(9,800)
108	Salary for Pool Monitor at Both Pools	2,199	5,842	23,870	12,127	23,500	23,500	-
109	Security - Other (Gate Service)	4,423	2,777	3,188	7,878	1,000	1,000	-
110	Video Surveillance	-	-	-	-	1,300	1,300	-
111	Safety & Security Total	40,972	30,797	50,686	43,633	64,100	54,300	(9,800)
112	Clubhouse & Safety & Security Total	119,291	84,753	99,180	123,058	126,870	122,570	(4,300)
113	O&M Contingency							
114	O&M Contingency & Capital Projects							
115	O&M Contingency	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)
116	O&M Contingency & Capital Projects Total	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)
117	O&M Contingency Total	197,962	32,645	21,043	37,447	50,000	22,860	(27,140)

		FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 ADOPTED	FY 2027 PROPOSED	2027 v 2026 Variance
118	Other Financing Sources and (Uses)							
119	Reserves Transfers Out-Other Financing Uses							
120	Asset Reserve	47,500	50,500	51,500	97,432	82,000	83,200	1,200
121	Emergency Reserve	90,000	-	-	-	-	-	-
122	Park Development Reserve	50,000	100,000	50,000	110,807	20,000	-	(20,000)
123	Reserves Transfers Out-Other Financing Uses Total	187,500	150,500	101,500	208,239	102,000	83,200	(18,800)
124	Other Financing Sources and (Uses) Total	187,500	150,500	101,500	208,239	102,000	83,200	(18,800)
125	EXPENDITURES Total	1,223,353	1,088,395	980,547	1,184,362	1,142,913	1,084,661	(58,252)
126	EXCESS REVENUES OVER/(UNDER) EXPENDITURES	(195,066)	(54,597)	61,233	(118,921)	-	-	-

STATEMENT 2**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT****BUDGET DESCRIPTIONS / CONTRACTS SUMMARY**

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
14	EXPENDITURES		
15	O&M Administrative		
16	Administrative: Other		
17	Website Server & Name	SchoolStatus / Anchor Stone Management	
	ADA compliant website to be furnished by SchoolStatus. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 pages. Additionally, allocated \$500 for Anchor Stone Management processing and maintaining the website		1,800
18	Administrative Contingency		
	To be determined as needed		-
19	Annual Financial Audit	Dibartolomeo	
	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter		4,600
20	Arbitrage Rebate Calculation	Gnp Services	
	Fees for the annual calculation of the Rebatable Arbitrage Liability for the Ballantrae CDD Capital Improvement Revenue Refunding Bonds, Series 2015		475
21	Disclosure Report		
	No longer necessary		-
22	Dues, Licenses and Fees		
	Includes \$175 required by State Statute and other misc.		1,200
23	Legal Advertising	Local Newspaper	
	Estimated public notice for 3 public hearings, 1 yearly meeting schedule		1,500
24	Misc Services		
	To be determined as needed		-
25	Property Appraiser & Tax Collector Fee	Pasco County	
	Property Appraiser for the handling of Non-Ad Valorem Assessments, due and payable by June 1		150
26	Trustees Fees	Us Bank Trust, N.A.	
	Confirmed with trustee for fees related to the maintenance of the Ballantrae CDD Capital Improvement Revenue Refunding Bond, Series 2015		4,256
27	Administrative: Other Total		13,981
28	Board of Supervisors		
29	Public officials liability Insurance	Egis Insurance	
	Pursuant to agent confirmation		3,867
30	Supervisor Stipends	Board of Supervisors	
	Assumes 5 Supervisors to be paid for 14 meetings (workshops, etc.) - \$200 per meeting		13,000
31	Board of Supervisors Total		16,867
32	Engineering & Legal Services		
33	District Counsel	Straley & Robin	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager		10,000
34	District Engineer	Stantec-Tonja Stewart	
	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments		15,000
35	Engineering & Legal Services Total		25,000
36	Management Services		
37	District Management	AnchorStone Management	
	Pursuant to new contract dated May 8, 2025 approved by the Board of Supervisors		55,000
38	Management Services Total		55,000
39	O&M Administrative Total		110,848

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
40	Insurance		
41	Insurance		
42	General Liability	Egis Insurance	
	Pursuant to agent		5,221
43	Property Casualty	Egis Insurance	
	Pursuant to agent		22,609
44	Insurance Total		27,830
45	Insurance Total		27,830
46	Utility Services		
47	Electric		
48	Electric Street Lighting	Duke Energy	
	Average billing		121,000
49	Electric Utility - Recreation Facilities	Duke Energy	
	Average billing		20,000
50	Electric Utility Services	Duke Energy	
	Average billing		40,000
51	Electric Total		181,000
52	Water		
53	Stormwater Assessment	Pasco County Tax Collector	
	To account for increase		2,400
54	Utility - Water - Clubhouse & Pools	Pasco County	
	Average billing		16,000
55	Water Total		18,400
56	Utility Services Total		199,400
57	Lakes/Ponds & Landscape		
58	Lakes/Ponds: Contract		
59	Wetland Buffer Spray Contract - Confirmed no increase with vendor for FY 2026	Steadfast Environmental	
	Wetland Buffer Spraying		20,256
60	Aquatic Contract - Confirmed no increase with vendor for FY 2026	Steadfast Environmental	
	Pursuant to contract for maintenance of District waterways and ponds		34,622
61	Install/Replace Aquatic Plants	Steadfast Environmental	
	Install plants as needed		3,000
62	Lakes/Ponds: Contract Total		57,878
63	Landscaping: Contracts		
64	Landscape - Secondary Contracts	Steadfast Environmental	
	1x yearly mulch – \$18,000 annuals; \$8,300 per rotation (4 rotations); mulch and annuals		51,200
65	Landscape Maintenance Contract	Steadfast Environmental	
	Pursuant to contract addendum - \$13,325 monthly		159,900
66	Irrigation Repairs and Maintenance	Steadfast Environmental	
	As needed		14,000
67	Sod & Seed Replacement	Steadfast Environmental	
	As needed		10,000
68	Replace Plants & Trees	Steadfast Environmental	
	Misc. replacement as needed and care as needed		15,000
69	Extra Mowings During Rainy Season	Steadfast Environmental	
	As needed		1,000
70	Landscaping: Contracts Total		251,100
71	Pond & Landscaping: Other		
72	Lake/Pond Repairs	Misc	
	Earmarked as needed for minor erosion repairs, etc.		-
73	Mitigation Areas: Monitor & Maintain	Misc	
	Estimated, as needed		1,500
74	Rust Prevention for Irrigation System	Suncast Rust	
	Contract increased in FY 2023		11,000
75	Field Miscellaneous		
	Estimated, as needed		-
76	Fountain Repairs & Maintenance	Misc	
	Estimated, as needed		3,500
77	Pond & Landscaping: Other Total		16,000
78	Lakes/Ponds & Landscape Total		324,978

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
79	Streets, Sidewalks, Maintenance & Operations		
80	Maintenance Staff		
81	Employee - Health & Phone Stipends		
	Monthly stipends provided to maintenance staff to support personal health insurance and mobile phone usage necessary for work-related communication.		14,400
82	Employee - P/R Taxes		
	7.65% of payroll, additional amounts address FUTA and SUTA		15,655
83	Employee - Salaries		
	Maintenance supervisor and TWO Assistant maintenance. Full-time at 40 hrs/week. Includes overtime and 3% COLA		150,500
84	Employee - Workers Comp	Egis Insurance	
	Confirmed with EGIS		4,620
85	Mileage	Various	
	Estimated, as needed		500
86	Payroll processing fees	Innovations	
	Payroll and year-end processing		2,800
87	Maintenance Staff Total		188,475
88	Streets & Sidewalks		
89	Entry & Walls Maintenance	Various	
	Estimated, as needed		2,000
90	Sidewalk Repair & Maintenance	Various	
	Estimated, as needed		1,500
91	Street/Decorative Light Maintenance	Various	
	Estimated, as needed		1,000
92	Streets & Sidewalks Total		4,500
93	Streets, Sidewalks, Maintenance & Operations Total		192,975
94	Clubhouse & Safety & Security		
95	Clubhouse & Miscellaneous		
96	Clubhouse Facility Maintenance	Various	
	Estimated, as needed (includes swipe cards, signage, pest control, etc.)		12,000
97	Clubhouse Miscellaneous	To Be Determined	
	Additional misc. expenditures as needed		10,000
98	Clubhouse Telephone/Internet/Fax	Spectrum	
	Estimated, as needed		5,500
99	Park/Field Repairs		
	Estimated, as needed		-
100	Pest Control	Tropicare Termite	
	\$40 monthly		520
101	Pool Permits		
	As required by Statute		750
102	Pool/Fountain/Splash Pad Maintenance	Poolsure	
	Base Rate of \$1,882.10 (Apr-Sep) and \$1,129.26 (Oct-Mar); plus additional amounts for unknown repairs		20,000
103	Seasonal Lighting		
	Regular payment of \$13,750		19,500
104	Clubhouse & Miscellaneous Total		68,270
105	Safety & Security		
106	Pool Monitor - Employee P/R Taxes		
	7.65% of gross payroll		2,000
107	Pool Monitor - Employee Worker's Comp		
	Insurance coverage required by law to protect pool monitor employees in the event of work-related injuries or illnesses incurred while performing their duties at community pool facilities.		1,300
108	Part-Time Law Enforcement / Private Security	JCS	
	JCS contracted for \$2,100 per month. Remaining is for additional needs		25,200
109	Salary for Pool Monitor at Both Pools		
	The Board considers a salary review annually based on minimum wage requirements from the State of Florida. The State has required \$10 per hour and the Board has approved \$12 per hour		23,500

	DESCRIPTION	VENDOR / PROVIDER	AMOUNT TOTAL
110	Security - Other (Gate Service)		
	Expenses related to contracted personnel or systems that manage gate access, monitor visitor entry, or provide after-hours coverage to supplement standard security measures.		1,000
111	Video Surveillance		
	Installation, maintenance, or monitoring of security cameras positioned around community facilities to enhance safety and deter unauthorized activity.		1,300
112	Safety & Security Total		54,300
113	Clubhouse & Safety & Security Total		122,570
114	O&M Contingency		
115	O&M Contingency & Capital Projects		
116	O&M Contingency		
	To be utilized based on the Board's direction		22,860
117	O&M Contingency & Capital Projects Total		22,860
118	O&M Contingency Total		22,860
119	Other Financing Sources and (Uses)		
120	Reserves Transfers Out-Other Financing Uses		
121	Asset Reserve		
	Based on Custom Reserves Study		83,200
122	Emergency Reserve		
	Amounts borrowed in 2019 have been reimbursed		-
123	Park Development Reserve		
	The amenity project		-
124	Reserves Transfers Out-Other Financing Uses Total		83,200
125	Other Financing Sources and (Uses) Total		83,200
126	EXPENDITURES Total		1,084,661

**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 3
FISCAL YEAR 2027 DEBT SERVICE BUDGET**

SERIES 2015

REVENUES

Expected Net Debt Service Revenue	\$556,611.28
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TOTAL REVENUES

\$556,611.28

EXPENDITURES (1)

May 1, 2027 Interest	\$74,318.10
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May 1, 2027 Scheduled Principal Payment	\$410,000.00
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November 1, 2027 Interest	\$68,261.55
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TOTAL EXPENDITURES

\$552,579.65

EXCESS REVENUE OVER EXPENDITURES

\$4,031.63

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 4, 2026.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 4
FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TRIM NOTICE

TOTAL PROPOSED FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,024,661.00
PLUS: INCREASE FOR TRIM NOTICE @	0.00%	\$0.00
TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,024,661.00
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @	6.00%	\$65,403.89
TOTAL GROSS FY 2027 O&M ASSESSMENT		\$1,090,064.89

LOT SIZE REFERENCE	LOT SIZE	TOTAL # OF UNITS ASSESSED		EAU/UNIT	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2015 DEBT SERVICE REVENUE COLLECTED	PER UNIT ANNUAL ASSESSMENTS		
		O&M	SERIES 2015 DEBT SERVICE		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		SERIES 2015 DEBT SERVICE (1)	FY 2027 O&M	TOTAL (2)
COMM	Commercial	1	1	2.26	2.26	0.25%	\$2,698.62	\$1,469.36	\$1,469.36	\$2,698.62	\$4,167.98
TH	Townhome	182	182	0.56	101.92	11.16%	\$121,700.77	\$66,264.38	\$364.09	\$668.69	\$1,032.78
40	Single Family 40' Lot	179	179	1.00	179.00	19.61%	\$213,740.56	\$116,378.64	\$650.16	\$1,194.08	\$1,844.24
45	Single Family 45' Lot	139	139	1.00	139.00	15.23%	\$165,977.30	\$90,372.24	\$650.16	\$1,194.08	\$1,844.24
50	Single Family 50' Lot	302	301	1.00	302.00	33.08%	\$360,612.56	\$195,698.16	\$650.16	\$1,194.08	\$1,844.24
65	Single Family 65' Lot	158	157	1.13	178.54	19.56%	\$213,191.28	\$115,344.76	\$734.68	\$1,349.31	\$2,083.99
70	Single Family 70' Lot	9	9	1.13	10.17	1.11%	\$12,143.81	\$6,612.12	\$734.68	\$1,349.31	\$2,083.99
TOTAL		970	968		912.89	100.00%	\$1,090,064.89	\$592,139.66			
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)							(\$65,403.89)	(\$35,528.38)			
NET REVENUE TO BE COLLECTED							\$1,024,661.00	\$556,611.28			

(1) Annual debt service assessment per lot adopted in connection with the Ballantrae CDD Series 2015 Refunding bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
Commercial				
Debt Service	\$1,469.36	\$1,469.36	\$0.00	0.00%
Operations & Maintenance	\$2,698.62	\$2,698.62	\$0.00	0.00%
Total	\$4,167.98	\$4,167.98	\$0.00	0.00%
Townhome				
Debt Service	\$364.09	\$364.09	\$0.00	0.00%
Operations & Maintenance	\$668.69	\$668.69	\$0.00	0.00%
Total	\$1,032.78	\$1,032.78	\$0.00	0.00%
Single Family 40' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 45' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 50' Lot				
Debt Service	\$650.16	\$650.16	\$0.00	0.00%
Operations & Maintenance	\$1,194.08	\$1,194.08	\$0.00	0.00%
Total	\$1,844.24	\$1,844.24	\$0.00	0.00%
Single Family 65' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%
Single Family 70' Lot				
Debt Service	\$734.68	\$734.68	\$0.00	0.00%
Operations & Maintenance	\$1,349.31	\$1,349.31	\$0.00	0.00%
Total	\$2,083.99	\$2,083.99	\$0.00	0.00%

- (1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

EXHIBIT 13

[RETURN TO AGENDA](#)

**MINUTES OF 07/16/26 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

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

I. Call to Order and Roll Call

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

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

Also present were:

Patricia Thibault.....	District Manager, Haven Management Solutions
Ray Lotito	Field Manager, Haven Management Solutions
Matt Goldrick (via virtual means).....	Account Manager, Steadfast
Kevin Hiller	Steadfast
Greg Woodcock (via virtual means).....	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)*

- Residents expressed concerns with way the CDD has been handling the erosion issues behind his home, noting a sizeable hole. A representative from Bay Hope Church spoke to the Board about renewing the youth program she had started last year.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved the Renewal of the Agreement with Bay Hope Church for the Ballantrae Community Development District.

- Another resident expressed his concerns over the erosion mentioned by the previous resident, also noting his frustrations with the way the CDD has been handling the issue. The Board discussed the easement.

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

Mr. Woodcock presented his report to the Board, noting that most of the erosion was caused by water channeling between houses and discharging into the pond. He noted that his team had identified a pipe that was possibly also contributing to the erosion. Mr. Woodcock suggested placing riprap to solve the current erosion issues and prevent future problems. He presented the not-to-exceed amount of \$3,870. The Board addressed a resident regarding the pipe Mr. Woodcock reported on. The resident advised that he would remove the pipe as it was on his property. Mr. Woodcock shared their estimated timeline.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved Not-to-Exceed Amount of \$3,870 for 30 Lineal Feet of Riprap for the Ballantrae Community Development District.

Ms. Thibault noted that \$2,800 would come from the reserves fund and the remaining would come from the general fund. The Board discussed that the erosion had been fixed previously, noting potential reasons it could be happening again. The Board discussed the removal of the pipe and the reapplication of safety tape.

1. Status Update on Clubhouse Project

Mr. Woodcock reported that he and Sharp Design would be in attendance at the next meeting.

Supervisor Miller joined the meeting at 6:55

B. Steadfast Environmental Report – Matt Goldrick

1. Conservation Area Inspection Report

Mr. Goldrick presented the report, noting that the areas look good.

2. Waterway Inspection Report

Mr. Goldrick noted the ponds also looked good, though there was a dead algae bloom in one of them. He noted the change in the techs' schedules to remain on top of the treatments and confirmed that the pond banks were still being treated. He confirmed he would check on the algae in pond 31.

C. Steadfast Maintenance Division

Chairman Levy noted the two corners Mr. Hillier should address regarding the Bahia.

1. Presentation & Discussion of Maintenance Report

The Board discussed sod, requesting a not-to-exceed amount. Mr. Hiller advised a not-to-exceed amount of \$6,000. Ms. Thibault advised that the District was \$48,000 over budget. She confirmed that due to the funds she had moved to the reserves fund related to the costs of building the park, they had \$6000 to use.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved Not-to-Exceed Amount of \$6,000 for Sod Outside the Clubhouse Area for the Ballantrae Community Development District.

2. Consideration of Steadfast Proposals:

- Ratification of Cycle Stop Proposal - \$2,500

On a MOTION by Supervisor Miller, SECONDED by Chairman Levy, WITH ALL IN FAVOR, the Board Ratified the Cycle Stop Proposal for \$2,500 for the Ballantrae Community Development District.

D. Amenity Manager

1. Presentation of Amenity Center Report and Task List

Ms. Thibault reported that the amenity team had painted the front of the basketball backboards. She noted the backs of the boards would be done in the next week. Mr. Lotito and Mr. Donovan presented the report. They noted sidewalk concerns. Ms. Thibault advised that Sidewalk Precision would come out to conduct a report. She noted they had \$40,000 in the reserves to address the sidewalk issue. Ms. Thibault advised that they had not heard back from the county regarding the sidewalks and financial burden of the streetlights. The Board discussed repainting the playground, replacing the Ballantrae sign, painting the ceiling at Straiton, looking for a new picnic table, and removing the bench at Straiton. The Board also discussed replacing the ceiling fans.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the Purchase of 2 Ceiling Fans at \$95 Each for the Ballantrae Community Development District.

The Board reviewed the task list. Supervisor Milano asked that completed items be removed from the task list.

2. Consideration of Maintenance Proposals:

- **Consideration of Ceiling Fan Proposals (*addressed above*)**

- **Consideration of Gator Seat Proposal - \$167.99**

The Board discussed the proposal.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the Gator Seat Proposal for \$167.99 for the Ballantrae Community Development District.

Ms. Thibault advised that the funding would come from the park development fund.

- **Consideration of Lumber Proposal - \$90.32 \$284 for the Splash Pad Bench**

The Board discussed repairing versus replacing the bench at the splash pad.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the \$284 for the Repair of the Bench at the Splash Pad for the Ballantrae Community Development District.

- **Bench Proposal - \$575**

Ms. Thibault noted this would be the replacement bench at Straiton.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved the Bench Proposal for \$575 for the Ballantrae Community Development District.

- **AC Maintenance – 249 Annually**

Ms. Thibault explained the service. The Board discussed the proposal and directed the amenity team to handle.

- **Illuminations Holiday Lighting - \$13,250**

Ms. Thibault presented the lighting proposal. The Board discussed the budget and payments currently being made. Ms. Thibault confirmed she would seek a revised proposal.

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held June 11, 2026

On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Regular Meeting of Board of Supervisors Held June 11, 2026, for the Ballantrae Community Development District.

2. Consideration for Approval: The May Unaudited Financial Statements

Ms. Thibault reported that the Board was trending favorably, at about \$41, 691. She shared concerns over hurricane season, noting that they could pull from the reserves fund. Ms. Thibault explained the process she has been working through to gain FEMA reimbursement for another of her districts.

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

3. Presentation of Ballantrae Approval Listing

4. Consideration for Acceptance: The FY 2025 Audited Financial Statements

Ms. Thibault reported that the statements came back with a clean opinion, meaning the statements were reported fairly. She added that the audit did make the June 30 deadline. Ms. Thibault elaborated on the highlights of the audited statements.

On a MOTION by Supervisor Thomas, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Accepted the FY 2025 Audited Financial Statements for the Ballantrae Community Development District.

5. Presentation of Communication with Those Charged with Governance

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

No audience comments.

VI. Supervisor Requests

Supervisor Thomas requested pressure washing at the gazebo and Ayrshire. He suggested replacing some of the Juniper with parking spots.

The Board discussed keeping the pool monitors on through Labor Day, a quote/proposal for Top Choice application around the playground, benches, and the sidewalk, also noting the amenity team's schedules, including availability and coverage.

Ms. Thibault explained that a resident had brought a swim instructor for her special needs child, which was approved, but was concerned she was allowing the instructor to teach her other children. Chairman Levy expressed concerns over swimming instructors charging residents at the public pool for swimming lessons. He noted the private instructor was fine as long as they were not soliciting other residents, emphasizing that his concern was with someone starting a swim school. The Board agreed to rewrite the rules to enforce permission for swim instructors.

The Board discussed a 24-foot pole for \$189.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the \$189 Amount for a 24-Foot Pole for the Ballantrae Community Development District.

The Board discussed the age allowance of the pickleball courts, noting that residents have to be over 18 years old to have guests. The Board discussed the status of the mag locks, noting that that the project needed to be completed. Ms. Thibault suggested acquiring signage detailing guest rules for the amenities.

VII. Adjournment

There being no further business, the meeting was adjourned

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

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

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

- Board Approved a NTE Amount of \$3,870 for 30 Lineal Feet of Riprap
- Board Approved NTE Amount of \$6,000
- Board Ratified the Cycle Stop Proposal for \$2,500
-

EXHIBIT 14

[RETURN TO AGENDA](#)

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
June 30, 2026**

Ballantrae CDD
Balance Sheet
June 30, 2026

Ballantrae CDD

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 384,195	\$ -	\$ -	\$ 384,195
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	74,758	-	-	74,758
5 CASH - DEBIT CARD SOUTHSTATE	11	-	-	11
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	541,448	-	541,448
9 EMERGENCY RESERVE	-	285,904	-	285,904
10 PARK DEVELOPMENT	-	1,168,842	-	1,168,842
11 BILL PAYMENT RESERVE	-	173,675	-	173,675
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	195,722	195,722
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	1,506	-	818	2,324
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	(883)	-	(480)	(1,363)
21 DUE FROM OTHER FUNDS	-	-	24,183	24,183
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	5,311	-	-	5,311
24 TOTAL ASSETS	\$ 466,474	\$ 2,169,870	\$ 441,604	\$ 3,077,947
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 20,228	\$ -	\$ -	\$ 20,228
27 DUE TO OTHER FUNDS	24,183	73,871	-	98,054
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	6,730	-	-	6,730
30 DEFERRED REVENUE ON-ROLL	1,506	-	818	2,324
31 <u>FUND BALANCE:</u>				
32 NON SPENDABLE (Deposits & Prepaid)	6,486	-	-	6,486
33 ASSIGNED	-	2,095,999	-	2,095,999
34 RESTRICTED FOR DEBT SERVICE	-	-	440,786	440,786
35 UNASSIGNED	407,340	-	-	407,340
36 TOTAL LIABILITIES & FUND BALANCE	\$ 466,474	\$ 2,169,870	\$ 441,604	\$ 3,077,947

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending June 30, 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	\$ 1,023,153	\$ (1,508)	100%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	118,252	-	-	-	0%
5 OTHER INCOME	-	-	17,918	17,918	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7 O&M TOTAL REVENUES:	1,142,913	1,024,661	1,041,071	16,410	91%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	10,500	7,785	2,715	56%
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	41,250	41,250	0	75%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	13,500	9,356	4,144	52%
18 DISTRICT COUNSEL	10,000	7,500	5,122	2,379	51%
19 ANNUAL FINANCIAL AUDIT	4,400	4,400	4,400	-	100%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	3,380	3,950	(570)	88%
22 PROPERTY APPRAISER FEE	150	150	150	-	100%
23 LEGAL ADVERTISING	1,500	1,125	-	1,125	0%
24 ARBITRAGE REBATE CALCULATION	475	356	-	356	0%
25 DUES, LISCENSES AND FEES	1,200	900	932	(32)	78%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
29 O&M ADMINISTRATIVE TOTAL:	114,978	88,808	76,460	12,348	66%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending June 30, 2026

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
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	30,000	27,723	2,278	69%
36 ELECTRIC UTILITY - RECREATION FACILITIES	20,000	15,000	12,342	2,658	62%
37 ELECTRIC STREET LIGHTING	121,000	90,750	85,782	4,968	71%
38 UTILITY - WATER - CLUBHOUSE & POOLS	16,000	12,000	16,537	(4,537)	103%
39 STORMWATER ASSESSMENT	2,400	1,800	1,769	31	74%
40 UTILITY SERVICES SUBTOTAL	199,400	149,550	144,153	5,397	72%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	28,557	34,532	(5,975)	91%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	12,600	11,200	1,400	67%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	2,625	10,070	(7,445)	288%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,125	-	1,125	0%
50 LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	3,750	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	159,900	119,925	122,083	(2,158)	76%
53 LANDSCAPE - SECONDARY CONTRACTS	51,200	38,400	40,870	(2,470)	80%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	10,500	14,177	(3,677)	101%
55 REPLACE PLANTS, MULCH & TREES	15,000	11,250	4,800	6,450	32%
56 SOD & SEED REPLACEMENT	10,000	7,500	-	7,500	0%
57 EXTRA MOWINGS DURING RAINY SEASON	1,000	750	-	750	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	9,000	9,400	(400)	78%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	327,976	245,982	256,606	(10,624)	78%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending June 30, 2026

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
61 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
62 ENTRY & WALLS MAINTENANCE	2,000	1,500	275	1,225	14%
63 STREET/DECORATIVE LIGHT MAINTENACE	1,000	750	1,210	(460)	121%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,125	-	1,125	0%
65 EMPLOYEE - SALARIES	152,880	114,660	110,271	4,389	72%
66 EMPLOYEE - P/R TAXES	13,695	10,271	8,563	1,708	63%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	6,607	(1,987)	143%
68 PAYROLL PROCESSING FEES	1,900	1,425	1,720	(295)	91%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	10,800	7,300	3,500	51%
70 MILEAGE	1,000	750	-	750	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	192,995	145,901	135,947	9,954	70%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	9,000	14,337	(5,337)	119%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	4,125	3,907	218	71%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	750	2,428	(1,678)	243%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	15,000	16,575	(1,575)	83%
79 POOL PERMITS	750	750	425	325	57%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	1,900	(1,380)	365%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	7,500	4,216	3,284	42%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	26,250	17,688	8,562	51%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	17,625	4,211	13,415	18%
87 EMPLOYEE P/R TAXES	2,000	1,500	-	1,500	0%
88 EMPLOYEE WORKER'S COMP	1,300	975	-	975	0%
89 VIDEO SURVEILLANCE	1,300	975	-	975	0%
90 CLUBHOUSE & SAFETY & SECURITY	126,870	98,970	72,311	26,659	57%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending June 30, 2026

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
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	757,905	717,942	39,962	69%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	102,001	266,757	323,129	56,372	317%
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%
		-	-	-	0%
116 O&M TOTAL EXPENDITURES	1,142,913	757,905	819,942	(62,038)	72%
117 NET CHANGE IN FUND BALANCE	-	266,757	221,128	(45,628)	0%
118 NET CHANGE IN FUND BALANCE	-	266,757	221,128	(45,628)	0%
119 BEGINNING FUND BALANCE GENERAL FUND			192,698		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			413,826		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 413,826	\$ -	

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending June 30, 2026

	FY 2026 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE	\$ -	\$ -	\$ 44,428	\$ 44,428
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	-	178,488	178,488
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	-	-	(44,436)	154,843
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	-	-	(44,436)	
34 FUND BALANCE BEGINNING			2,140,435	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,095,999	

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending June 30, 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	\$ 555,793	\$ 10,314
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	11,110	11,110
6 TOTAL REVENUE	556,611	545,479	566,903	21,424
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)	3,017	9,490
13 OTHER FINANCING SOURCES				
14 TRANSFER-IN	-	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
16 NET CHANGE IN FUND BALANCE	4,659	(6,473)	3,017	9,490
17 FUND BALANCE - BEGINNING	-	-	437,769	437,769
18 FUND BALANCE - ENDING	\$ 4,659	\$ (6,473)	\$ 440,786	\$ 447,259

Ballantrae CDD
Bank Reconciliation
June 30, 2026

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 396,100.44
Less: Outstanding Checks	(11,905.60)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 384,194.84</u></u>
Beginning Cash Balance Per Books	\$ 422,193.52
Deposits / Transfer	15,262.05
Cash Disbursements	(53,260.73)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 384,194.84</u></u>

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2025		EOY Balance Hancock Bank				130,910.62
10/1/2025	2713	Anchor Stone Management, LLC	District Mgt Fees		4,583.33	126,327.29
10/1/2025	2714	Naturzone Pest Control	Monthly pest control		95.00	126,232.29
10/1/2025	2715	Steadfast Alliance, LLC	Landcape Maint		13,325.00	112,907.29
10/1/2025	2716	Florida Fountain & Equipment LLC	Fountain Maint		181.50	112,725.79
10/1/2025	2717	Naturzone Pest Control	Monthly pest control		95.00	112,630.79
10/1/2025	2718	JCS Investigations	Reference: Security Patrol		1,980.00	110,650.79
10/1/2025	2720	GK Electrical Solutions Inc	Electrical work		975.00	109,675.79
10/1/2025	10/1/2025	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	109,275.79
10/2/2025	2721	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	104,702.64
10/3/2025	100325acj	Engage PEO	PR		5,939.82	98,762.82
10/4/2025	2722	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	97,867.82
10/5/2025	2723	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	93,294.67
10/7/2025	2724	Egis Insurance Risk Advisors	Act 488		208.00	93,086.67
10/7/2025	2725	Poolsure	Finance Charge		39.58	93,047.09
10/8/2025	2726	Steadfast Alliance, LLC	Fountain Maint		650.00	92,397.09
10/8/2025	2727	Steadfast Alliance, LLC	irrigation repair		395.00	92,002.09
10/14/2025	2729	Arrow Exterminators Inc	Pest Control		230.00	91,772.09
10/14/2025	101425ach	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual special district fee 25-26		175.00	91,597.09
10/15/2025	2730	DCSI, Inc	emergency pull station		579.00	91,018.09
10/15/2025	2731	Steadfast Alliance, LLC	Reference: Landscape Service.		2,400.00	88,618.09
10/16/2025	10/16/2025	Florida Dept of Revenue	Sales tax		120.18	88,497.91
10/17/2025	101725ach	Engage PEO	PR		5,532.50	82,965.41
10/19/2025	2732	Straley Robin Vericker	For Professional Services Rendered Through June 30, 2025.		1,801.70	81,163.71
10/20/2025	2733	Roof X	Repairs/Maint		30,805.00	50,358.71
10/20/2025	2734	Poolsure	WM-Chem Base-Nov 2025		1,174.43	49,184.28
10/20/2025	2735	Illuminations Holiday Lighting, LLC	clubhouse sign repair/damage		275.00	48,909.28
10/20/2025	102025ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 08/12-9/11/25		10.60	48,898.68
10/20/2025	102025ach2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 8/12-9/11/25		1,394.18	47,504.50
10/24/2025	102425ach	Engage PEO	BOS MTG 10-16-25		80.60	47,423.90
10/24/2025	176	Christopher Milano	BOS MTG 10-16-25		200.00	47,223.90
10/24/2025	174	Brian Giacobbee	BOS 10-16-25		184.70	47,039.20
10/24/2025	175	Richard Levy	BOS 10-16-25		200.00	46,839.20
10/24/2025	102425ach1	Duke Energy	3351 Downan Point Dr 9/3-10/1/25		30.80	46,808.40
10/24/2025	102425ach2	Duke Energy	3643 Duke Firth St 9/3-10/1/25		30.80	46,777.60
10/24/2025	102425ach3	Duke Energy	17650 Ayrshire Blvd 9/3-10/1/25		32.17	46,745.43
10/24/2025	102425ach	Duke Energy	17700 Glennapp Dr (9/3-10/1)		37.52	46,707.91
10/24/2025	102425ach	Duke Energy	17626 Glenapp Dr 9/3-10/1		82.67	46,625.24
10/24/2025	102425ach1	Duke Energy	3542 BALLANTRAE BLVD 09/3-10/1		91.20	46,534.04
10/24/2025	102425ach3	Duke Energy	2500 Ballantrae Blvd 9/3-10/1		103.08	46,430.96
10/24/2025	102425ach20	Duke Energy	17600 Stinchar Dr 9/3-10/1		117.62	46,313.34
10/24/2025	102425ach21	Duke Energy	172524 Hugh Ln 9/3-10/1		197.27	46,116.07
10/24/2025	102425ach23	Duke Energy	17611 Mentmore Blvd Rec Bldg 9/3-10/1		1,322.67	44,793.40
10/24/2025	102425ach3	Duke Energy	2800 Ballantrae Blvd Pump Pond 9/3-10/1		1,702.56	43,090.84
10/24/2025	102425ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse Sept		25.00	43,065.84
10/27/2025	102725ach	Duke Energy	2131 Ballantrae Blvd 9/3-10/1		64.44	43,001.40

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
10/27/2025	102725ach	Duke Energy	Reference: 17835 State Road 54 9/4-10/2		9,698.44	33,302.96
10/27/2025	10/27/2025	Duke Energy	Duke		43.25	33,259.71
10/28/2025	2736	Bandu LLC	Splash Pad-Cartridge Filter		918.54	32,341.17
10/28/2025	2737	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	27,768.02
10/29/2025	102925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	27,368.02
10/31/2025	103125ach	Engage PEO	PR 10-31-25		5,578.86	21,789.16
10/31/2025			Deposit		-	21,789.16
10/31/2025			Funds Transfer	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

BALLANTRAE CDD
Check Register
FY2026

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

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12/21/2025	2783	Steadfast Alliance, LLC	Landscape Service-mulch		21,000.00	1,344,688.66
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	012326acj	Pasco County Utilities Services Branch	0 Ayshire 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

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1/27/2026	012726ach4	Duke Energy	2500 Ballantrae Blvd		238.76	1,318,945.54
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

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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
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

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3/26/2026	032626ACH6	Duke Energy	3351 Downan Point Dr		60.62	1,170,916.33
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

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4/27/2026	042726ach2	Duke Energy	17650 Ayrshire Blvd		30.80	593,090.02
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

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
5/28/2026	5/28/2026	Duke Energy	17626 Glenapp Dr		37.77	431,182.17
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
6/1/2026	2879	Florida Dept of Health in Pasco County	Pool Permit.(51-BID-8200893)		280.00	421,913.52
6/1/2026	2880	Florida Dept of Health in Pasco County	Pool Permit.(51-BID-8200918)		145.00	421,768.52
6/1/2026	2882	Steadfast Alliance, LLC	irrigation repair		1,175.00	420,593.52
6/1/2026	2881	JCS Investigations	Reference: Security Patrol		1,980.00	418,613.52
6/1/2026	2877	Haven Management Solutions	District Management Services - May		4,583.33	414,030.19
6/1/2026	2883	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	413,135.19
6/1/2026	2884	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	408,562.04
6/1/2026	6/1/2026	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.12	408,147.92
6/1/2026	6/1/2026	Duke Energy	17835 State Rd 54 Lite		9,376.18	398,771.74
6/2/2026	2878	Haven Management Solutions	Billing #43 - Field Services & Maintenance 5/17-5/30/26		200.00	398,571.74
6/2/2026	2885	Steadfast Alliance, LLC	Irrgation repair		346.92	398,224.82
6/2/2026	060226ach	Engage PEO	Eugene Clawson		423.62	397,801.20
6/4/2026	2886	Stantec Consulting Services Inc.	Engineering Fees		3,502.65	394,298.55
6/4/2026	2887	Don Harrison Enterprises, LLC	electrical work		602.50	393,696.05
6/4/2026	6/23/2026	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	393,685.05
6/4/2026	6/23/1962	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		716.69	392,968.36
6/5/2026	060526ach	Engage PEO	BOS MTG		295.90	392,672.46
6/5/2026	198	Christopher Milano	BOS MTG		200.00	392,472.46
6/5/2026	197	Brian Giacobbee	BOS		184.70	392,287.76
6/8/2026	2889	DCSI, Inc	access gate svc		145.00	392,142.76
6/8/2026			Deposit	2,084.95		394,227.71
6/11/2026	2890	Arrow Exterminators Inc	Pest Control		90.00	394,137.71
6/11/2026	2891	Arrow Exterminators Inc	Pest Control		50.00	394,087.71
6/11/2026	2892	Arrow Exterminators Inc	Pest Control		35.00	394,052.71
6/11/2026	2893	Egis Insurance Risk Advisors	workers comp Policy#WC100124657		987.00	393,065.71
6/11/2026			Deposit	267.29		393,333.00
6/11/2026	061126ach	Engage PEO	Eugene Clawson		317.29	393,015.71
6/12/2026	061226ach	Engage PEO	PR		6,669.85	386,345.86
6/15/2026	2894	Don Harrison Enterprises, LLC	electrical work		607.77	385,738.09
6/15/2026	2895	Florida Patio Furniture	final pmt		305.50	385,432.59
6/15/2026			Deposit	12,909.81		398,342.40
6/16/2026	2898	Straley Robin Vericker	Prof ServThrough 5/31/26		627.50	397,714.90
6/16/2026	2897	Haven Management Solutions	Field Services & Maintenance 5/17-5/30/26		300.00	397,414.90
6/21/2026	2899	Poolsure	WM-Chem Base		2,086.58	395,328.32

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
6/24/2026	6/24/2026	Bright House Networks	17611 MENTMORE Blvd Clubhouse April		30.00	395,298.32
6/25/2026	6/25/2026	Duke Energy	3643 Duke Firth St		30.80	395,267.52
6/25/2026	6/25/2026	Duke Energy	17650 Ayrshire Blvd		30.80	395,236.72
6/25/2026	6/25/2026	Duke Energy	17650 Ayrshire Blvd		30.80	395,205.92
6/25/2026	6/25/2026	Duke Energy	17700 Glenapp Dr		33.64	395,172.28
6/25/2026	6/25/2026	Duke Energy	17626 Glenapp Dr		37.72	395,134.56
6/25/2026	6/25/2026	Duke Energy	3351 Downan Pt Dr		70.81	395,063.75
6/25/2026	6/25/2026	Duke Energy	3542 BALLANTRAE BLVD		77.54	394,986.21
6/25/2026	6/25/2026	Duke Energy	2500 Ballantrae Blvd		94.37	394,891.84
6/25/2026	6/25/2026	Duke Energy	2131Ballantrae Blvd		105.31	394,786.53
6/25/2026	6/25/2026	Duke Energy	17600 Stinchar Dr		122.82	394,663.71
6/25/2026	6/25/2026	Duke Energy	17600 Stinchar Dr		167.17	394,496.54
6/25/2026	6/25/2026	Duke Energy	17611 Mentmore Blvd		1,078.84	393,417.70
6/25/2026	6/25/2026	Duke Energy	2800 Ballantrae Blvd Pump Pond		2,611.96	390,805.74
6/26/2026	062626ach	Engage PEO	PR		5,730.30	385,075.44
6/26/2026	062626-1	Engage PEO	BOS MTG 6.18.26		295.90	384,779.54
6/26/2026	202	Christopher Milano	BOS MTG		200.00	384,579.54
6/26/2026	201	Richard Levy	BOS		200.00	384,379.54
6/26/2026	200	Brian Giacobbee	BOS		184.70	384,194.84
6/30/2026				15,262.05	53,260.73	384,194.84

EXHIBIT 15

[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	Annualy	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	monthly services for Summer and winter with renewal effective date of January 1, 2026	General Fund
					and \$1,174.43 monthly in winter	
10/16/2025	Polson Painting		\$3,900		Proposal for the Clubhouse painting with work to begin after completion of the roof and HVAC	Asset Reserves
11/20/2025	Florida Fountains		\$2,808		walk on proposal for East Fountain	General Fund
11/20/2025	Steadfast		\$2,300		Removal of four dead trees	General Fund
11/20/2025	Steadfast		\$3,300.00		Cut additional additional 4 dead trees -NTE	General Fund
11/20/2025	Steadfast		\$550.00		Removal of (1) fallen dead tree on the Boulevard	General Fund
11/20/2025	Steadfast		\$11,229.70		Installation of winter annuals	General Fund
11/20/2025	Steadfast		\$1,207.50		Installation of Loropetalum and Gold Mound at Clubhouse Center Island	General Fund
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	General Fund
4/16/2026	Amazon	\$134	3-in-1 Leaf Vacuum with Bag	General Fund
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	TBD	NTE for \$500	Scaffolding Maintenance	General Fund
6/18/2026	No Approvals in June			
7/16/2026	ADS	NTE \$ 3,870	Rip Rap for erosion	General Fund \$1,070 and \$2,800 from reserves
7/16/2026	Steadfast	NTE \$6,000	Sod	General Fund
7/16/2026	Cycle Stop Proposal	\$2,500		General Fund
7/16/2026	Ceiling Fan	\$95 each	Fans	General Fund
7/16/2026	Gator Seat	\$167.99	Seat for Gator	General Fund
7/16/2026	Lumber	\$284.50	Lumber	General Fund
7/16/2026	Bench	\$575	Bench	General Fund
7/16/2026	Pole - 24 feet	189	Cleaning Pole	General Fund

