

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, September 17, 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@havenmgtzol.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 Sidewalks
2. Discussion of Erosion
3. Discussion of Ballantrae Amenity Center
4. O&M Reports and Proposals - \$31,250.00 and \$22,050 from Finn Outdoor and \$29,635 and \$23,340 from ADS

[EXHIBIT 1](#)

B. Steadfast Environmental Report – Matt Goldrick

1. Conservation Area Inspection Report
2. Waterway Inspection Report

[EXHIBIT 2](#)

[EXHIBIT 3](#)

C. Steadfast Maintenance Division – Kevin Hiller

1. Presentation & Discussion of Maintenance Report *(to be distributed)*

[EXHIBIT 4](#)

D. Amenity & General Maintenance Manager

1. Presentation of Amenity Center Report & Task List
2. Discussion of Water Fountain Replacement Requirement

[EXHIBIT 5](#)

[EXHIBIT 6](#)

3. Consideration of Precision Sidewalk Safety Trip Hazard Removal Proposal - \$39,084

[EXHIBIT 7](#)

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held August 10, 2026
2. Consideration for Approval: The July Unaudited Financial Statements
3. Presentation of Ballantrae Approval Listing

[EXHIBIT 8](#)

[EXHIBIT 9](#)

[EXHIBIT 10](#)

V. District Manager

- A. Consideration for Adoption Resolution 2026-08 Adopting FY 2026-2027 Meeting Dates

[EXHIBIT 11](#)

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

[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
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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
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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

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.

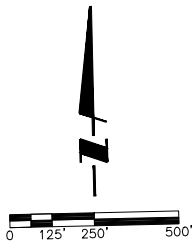
Vasili Kostakis

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 10

LOCATION 12

LOCATION 13

LOCATION 14

LOCATION 11

LOCATION 1

LOCATION 2

LOCATION 4

LOCATION 3

LOCATION 15 AND 16

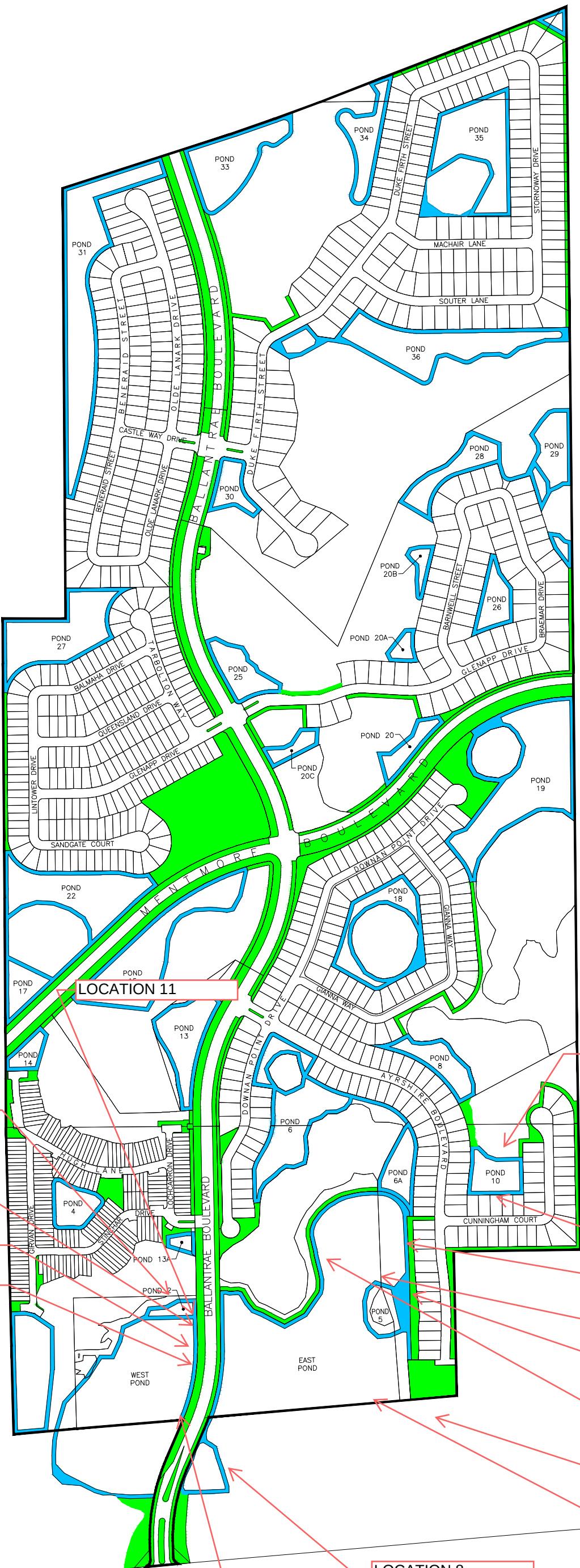
LOCATION 5

LOCATION 6

LOCATION 7

LOCATION 8

LOCATION 9



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

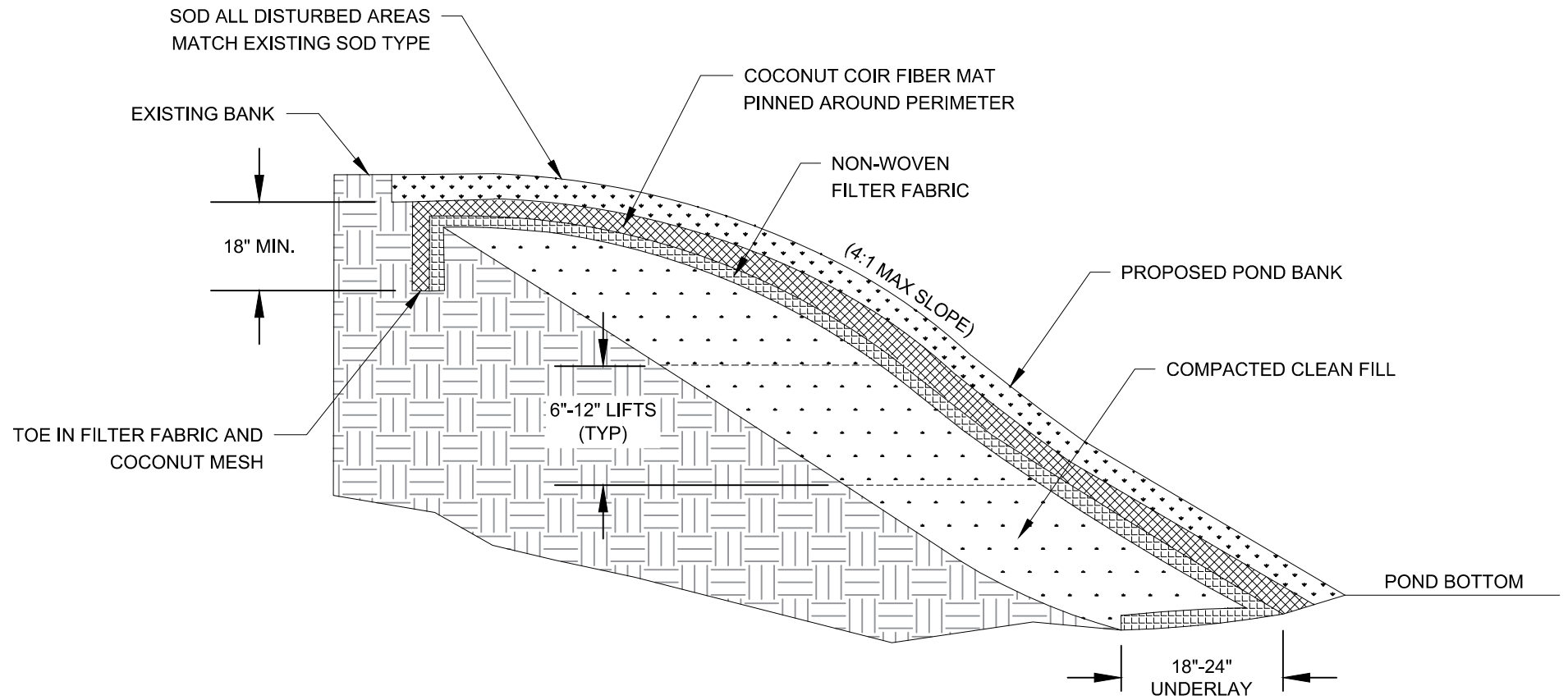
Location 15: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap 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

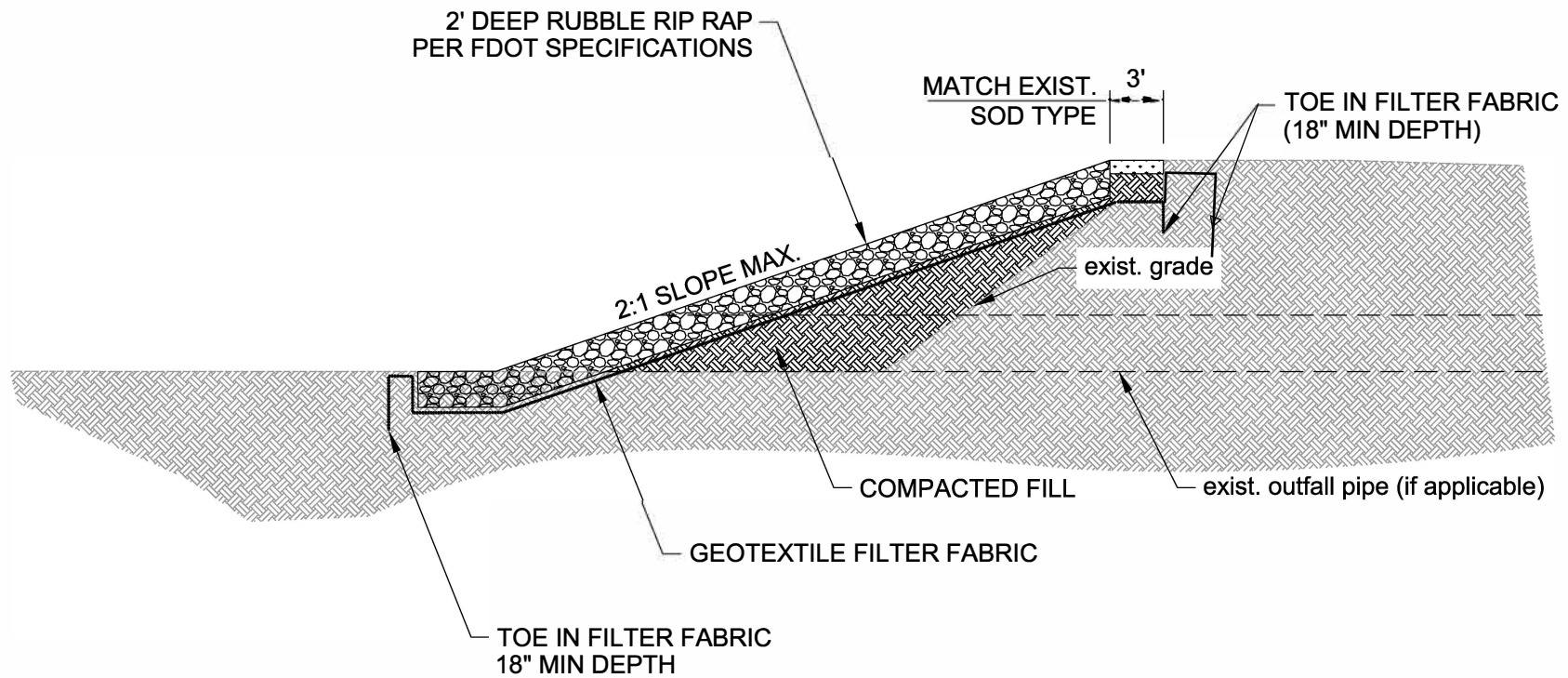


30 LF of pond
bank repair.



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.

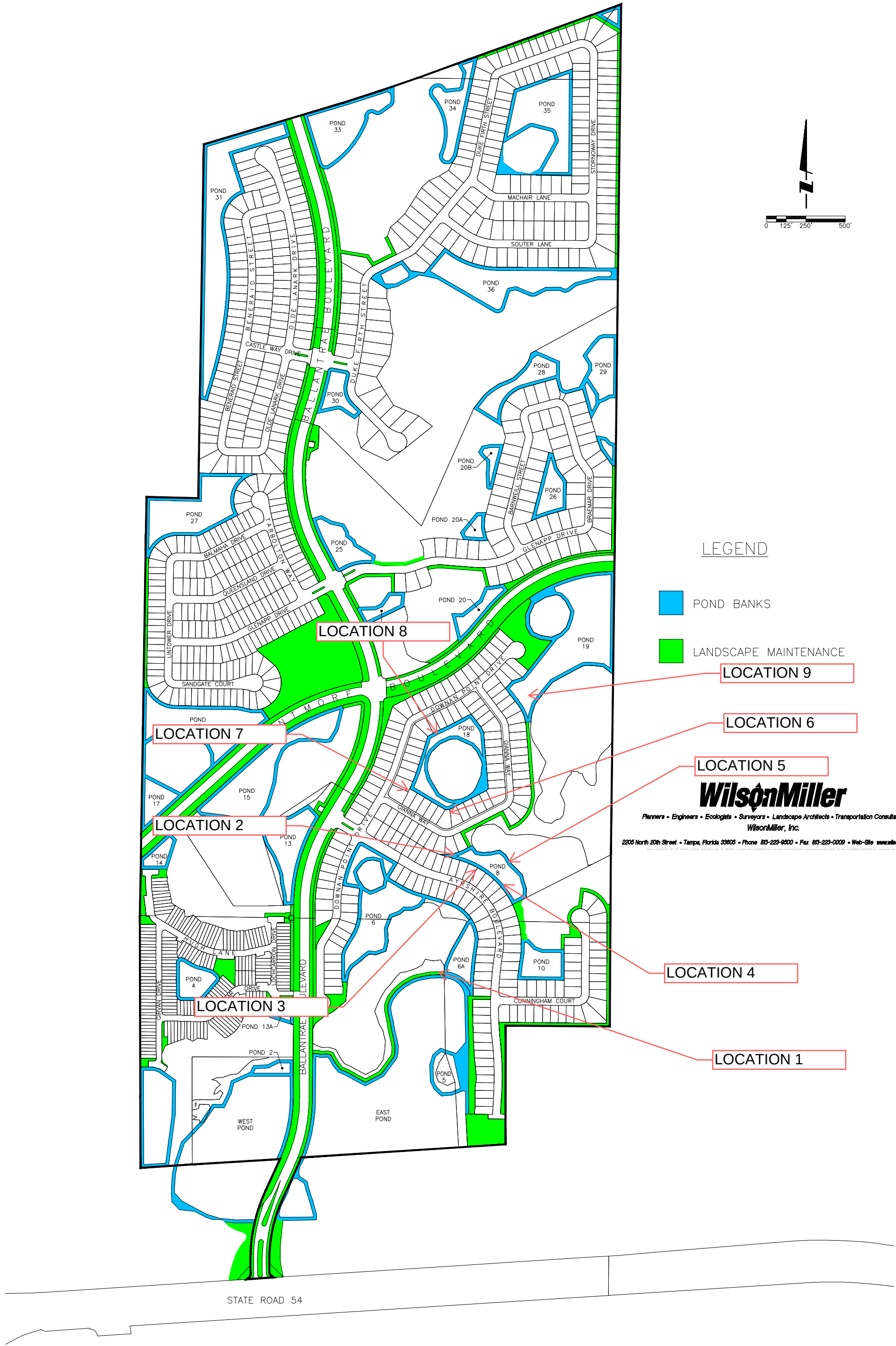
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



LEGEND

- POND BANKS
- LANDSCAPE MAINTENANCE

LOCATION 9

LOCATION 6

LOCATION 5

WilsonMiller

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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

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.



June 23, 2026

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:



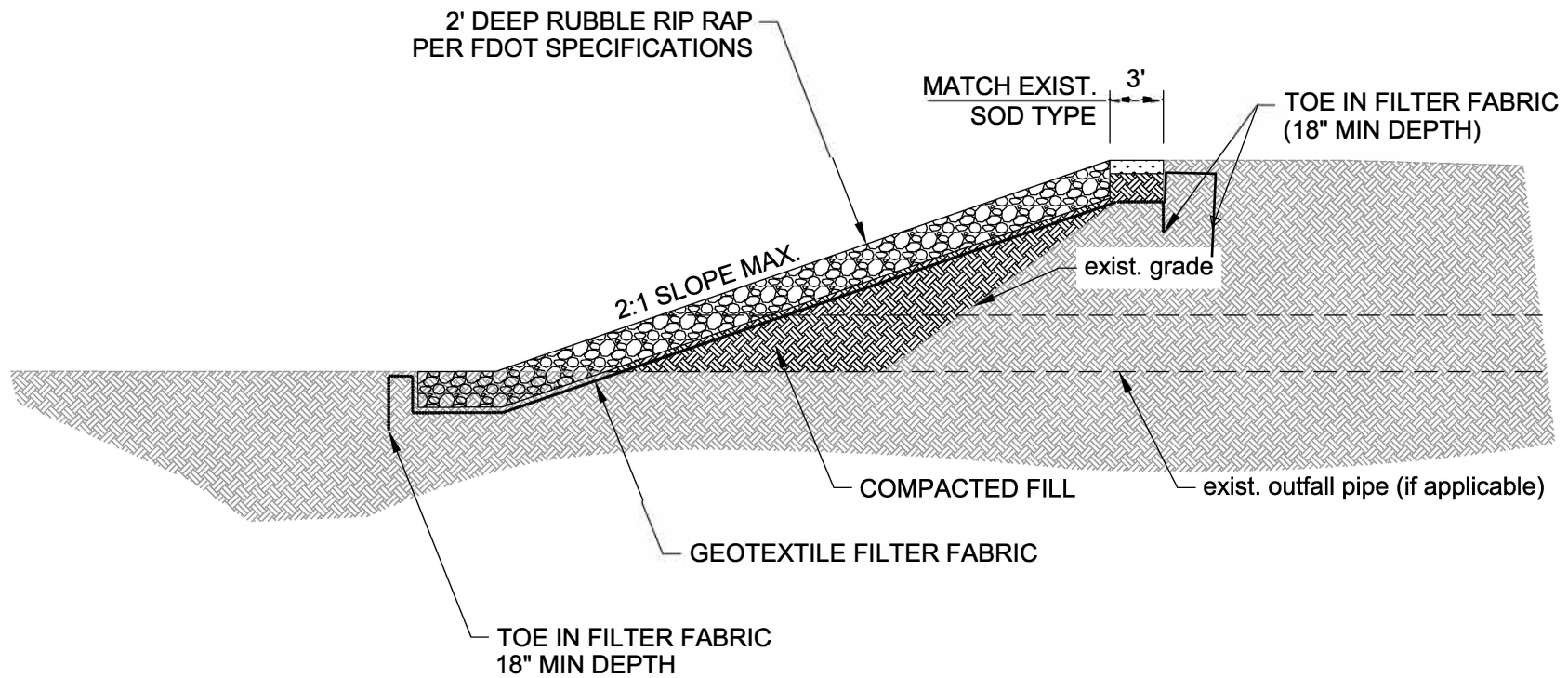
June 23, 2026

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

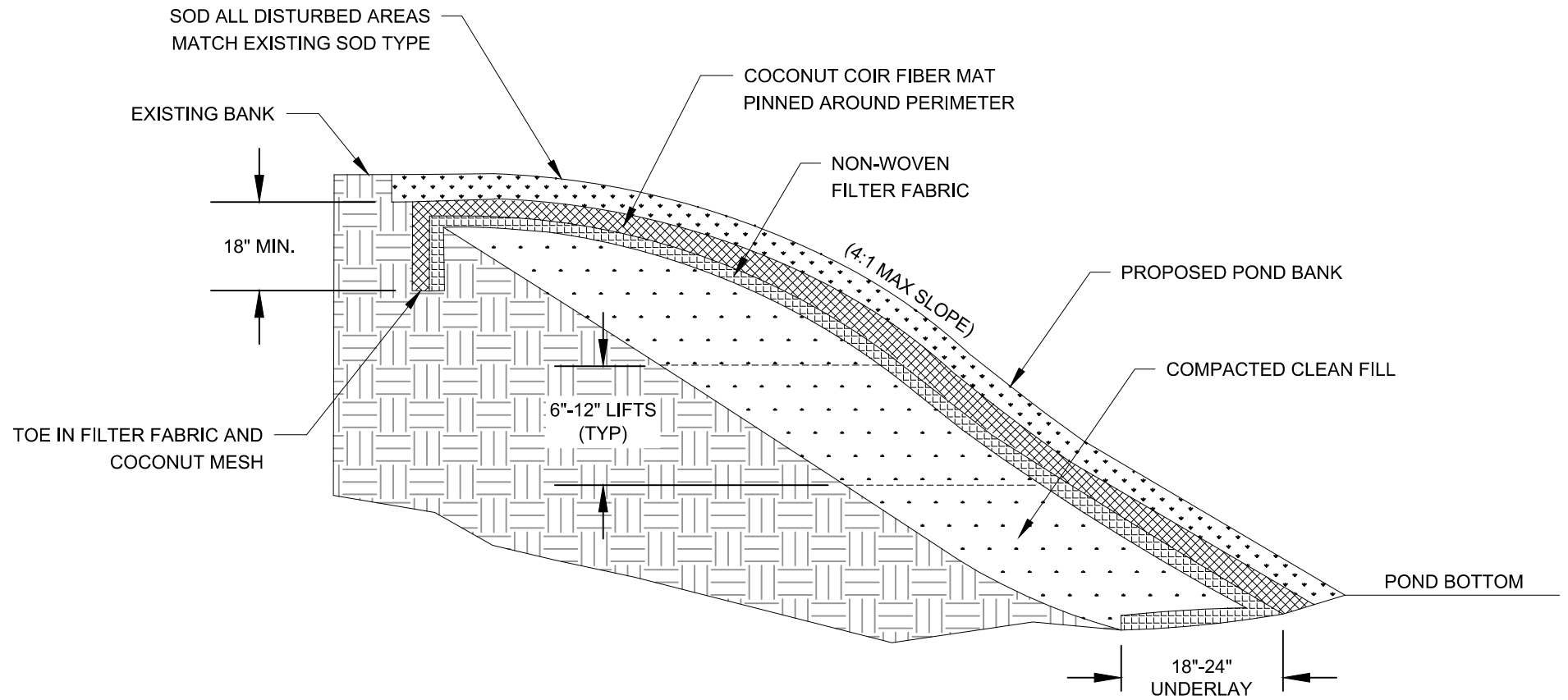


Location 9: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' 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 2

[RETURN TO AGENDA](#)



Ballantrae CDD Conservation Areas

Inspection Date:

9/8/2026 12:32 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:

The buffer has finally been overtaken by low-lying beneficial growth. This is great, I love it. Technicians will continue to monitor and treat new emergent growth.

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

SITE: 2

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Typical offenders present in the buffer. There's been good progress cutting back the thicker areas. Efforts will continue until conditions fully 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:	Caesarweed, cogon grass, dog fennel

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
Minimal emergent growth across the entire buffer. Technicians will continue to focus treating the heavier areas and monitor others.

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

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
Mild new emergent growth present. One or two rounds of herbicide treatment should clear this easily.

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

Inspection Report

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Nuisance growth is getting a little thick in high-visibility areas. I'll ask the tech to address these harder this week to start clearing them up.

<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: Caesarweed		

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild new emergent growth in one section. This is a quick fix with an herbicide treatment this week.

<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:

Low-lying growth has continued to creep in to the buffer. Technicians will monitor for emergent growth and treat if needed.

<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: 10

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

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

<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: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

More new growth in sections of the buffer. Like most every other areas, it's just Caesarweed which is highly susceptible to herbicide treatment and will clear quickly.

<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: Caesarweed	

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild new growth in sections of the buffer. Technicians will address later this week.

<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:	

MANAGEMENT SUMMARY



I think we've reached an equilibrium point of growth and treatment. Conditions are holding steady and we can keep it at least this good for the remainder of growing season. Most of the larger growth and more difficult weeds have cleared, leaving only those that grow and die quickly. The focus for now will be the remaining stubborn growth and areas that tend to grow faster. We're almost out of summer, one big push now will set us up for a great winter.

RECOMMENDATIONS

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



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

Gate Code:

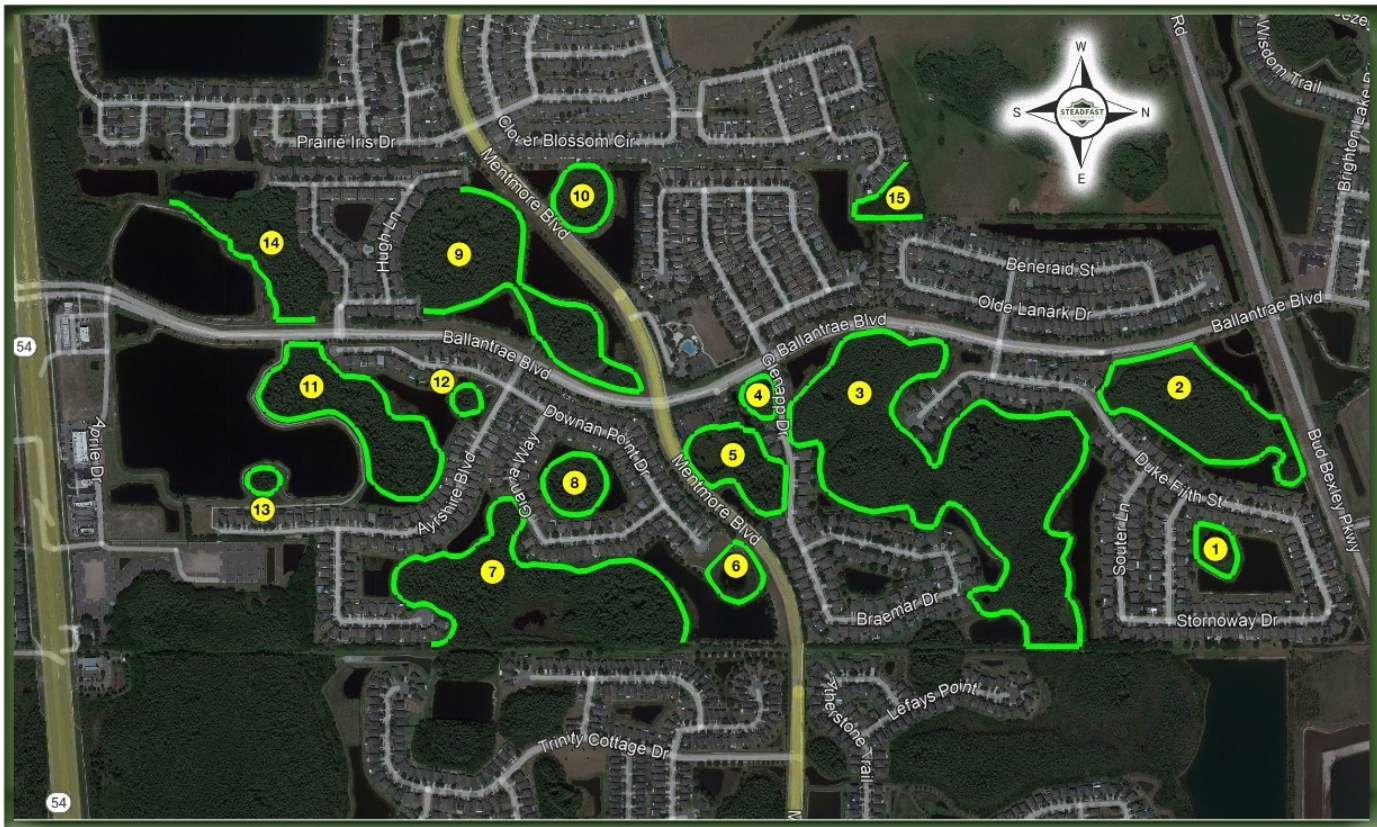


EXHIBIT 3

[RETURN TO AGENDA](#)



Ballantrae CDD Aquatics

Inspection Date:

9/8/2026 2:23 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is generally looking better now that it's holding water. A little cleanup of the nuisance grasses around the edge and time for the decayed algae in the middle to clear will continue to improve conditions.

<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: Submersed
			Chara

SITE: 6

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Filamentous algae is clinging to submersed grasses. Simultaneous treatments will be done over the next several visits to begin clearing. Nuisance grasses at the edge will also be addressed.

<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:
			Chara

Inspection Report

SITE: 7

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

The algae here is going to be interesting. Anything near the edge can be treated. What's growing beyond the beneficial plants will likely stick around for a while. It's essentially "stuck" behind the plants and will have a hard time flushing out once fully decayed. A heavy rain may purge the pond and clear it. We'll continue treating what we can to do our part.
Any nuisance grasses can be treated easily.

<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: 8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Most of the algae and nuisance grasses are decayed and waiting to be flushed or sink. Any remaining living will be treated this week.

<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: 9

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very mild filamentous algae and nuisance grasses around the perimeter. Both will begin clearing quickly after treatment this week.

<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:
			Chara

SITE: 10

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Similar conditions to other nearby ponds. Decayed growth is in need of some rain to flush from the pond. Anything remaining will be treated this week.

<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:
			Chara

Inspection Report

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance growth amid beneficial plants. Much has already been cleared, so treatment methods will continue.
Any algae present is growing off the decayed grasses. These will both start to clear with an algaecide application.

<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:
			Chara

SITE: 12

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:
			Chara

Inspection Report

SITE: 13

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



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	☒ 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	☐ Chara
		☐ Other:	

SITE: 14

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



Comments:

Mild filamentous algae present near the edge. It is stuck up in the beneficial plants, but a high-pressure algaecide spray will loosen it and begin decay. No nuisance grass 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
<u>NUISANCE SPECIES OBSERVED:</u>			☐ Substantial
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

MANAGEMENT SUMMARY



We're finally starting to see expected seasonal pond conditions. While rain is almost a daily occurrence now, we're still in a drought; D1/Moderate for your area at this moment. This is bringing more frequent algal blooms and accelerated grass growth on top of an already heavy growing season. A bit more effort and some smart spraying techniques will make a notable difference during treatment. We're asking a lot of our technicians right now and all of them have risen to the challenge. Fortunately we're at the back end of summer and conditions should settle in a month or so. Until then, we're ready for whatever comes our way.

Almost daily rain has made a huge difference in pond health. Most of the terrestrial weeds I've been seeing are gone or on their way out. I think many of these are what the decayed mats are comprised of. As mentioned earlier, more rain and a few turnovers will be of even more benefit. This may wash in more nutrient s to feed algal growth, but we've been extremely lucky in avoiding this so far. If conditions hold like this for another month, we're set for a great, easy winter.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD

Ballantrae Blvd, Land O' Lakes, FL

Gate Code:

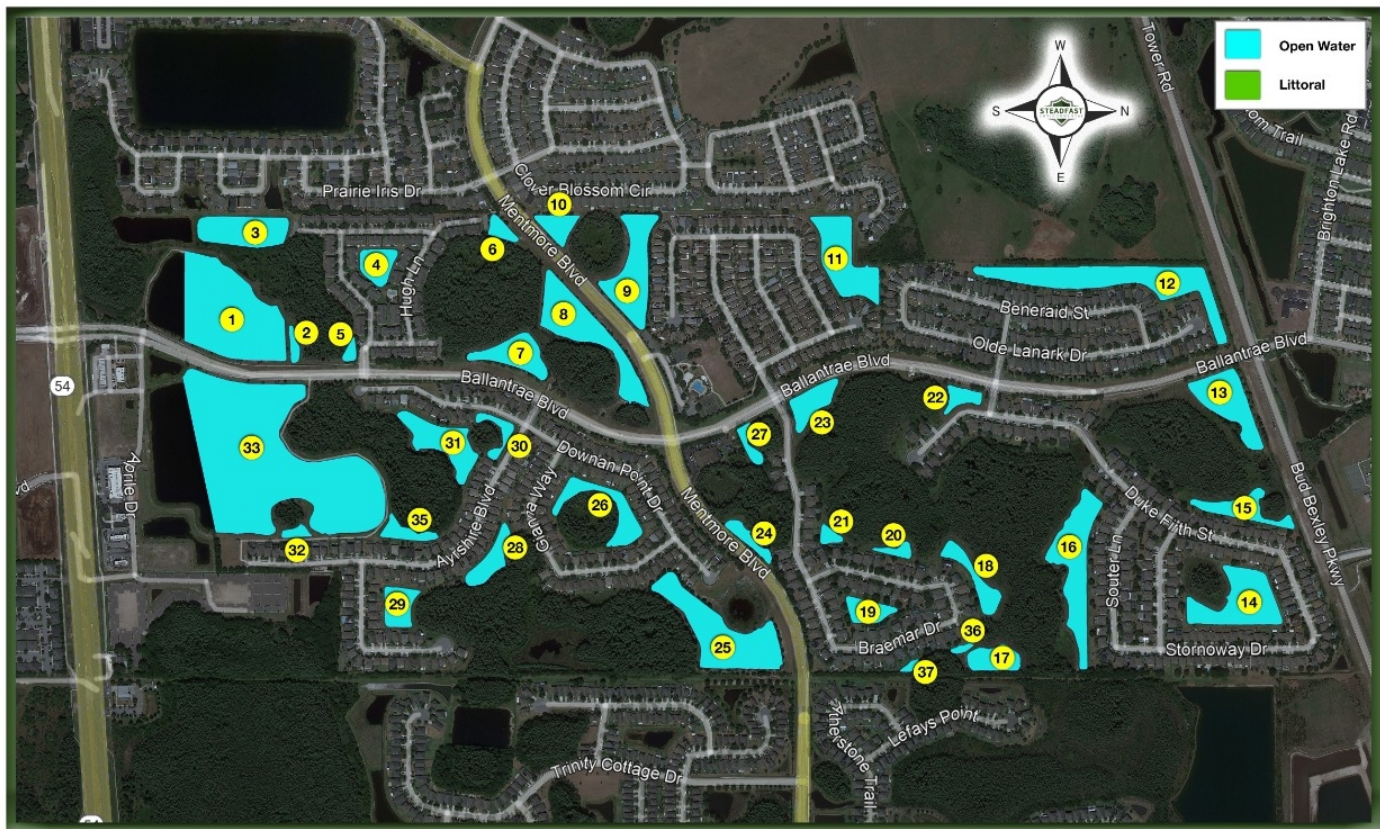


EXHIBIT 4

[RETURN TO AGENDA](#)

EXHIBIT 5

[RETURN TO AGENDA](#)

Ballantrae CDD Work Order Tracker as of 08-29-2026

Work order #	Description	Requested by	Assigned to	Start Inspection	Due date	Assigned To:	Assigned Date:	Projected Completion Date	% Complete	Date Completed	Status/Remarks	Comments
5/21-001	Playground Equipment Loose	BoS	RD	5/28/2026	ASAP	GK	5/21/2026	0%	100%		Reviewed no issues found	
5/21-002	Gemstone lights inop @ sign	BoS	RD	5/21/2026	ASAP	GK	5/21/2026		GK 100%		Complete	COMPLETED
5/21-003	Paint Basketball backboards	BoS	RD	5/21/2026	TBD	RD	5/21/2026		RD 100%		Complete	COMPLETED
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	COMPLETED
5/28-005	Repair or replace bench seat at Straton Pool	BoS	RD	5/28/2026	ASAP	RD	5/28/2026	8/31/2026	100%		Completed	Completed for approx. \$50 instead of the approved \$549.00
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%		COMPLETED	COMPLETED
5/28-013	Remove sediment from splash pad pop-ups <i>MAIN DRAIN</i>	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	COMPLETED
5/28-015	Clean light fixtures around pool area	BoS	RD	5/29/2026	ASAP	RD	5/29/2026		RD 100%		Complete	COMPLETED
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 <i>Stead fast</i>	5/29/2026		ON-GOING		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 Blvd.	BoS	RD	5/29/2026	As needed	Steadfast	5/29/2026		100%		Steadfast	
5/28-020	Maintain trip hazards on CDD Sidewalks ASAP	BoS	RD	5/29/2026	ASAP	RD/PSS	5/29/2026		0%		RJL TO REVIEW W/ DE	
5/28-033	Ballantrae Community Signs need to be refurbished	BoS	RD	5/28/2026	ASAP	RD	5/29/2026		100%		Complete	COMPLETED
6/01-021	Repair or Replace Seat covers on John Deere Utility Vehicle	BoS	RD	6/1/2026	ASAP	RD	6/1/2026		100%		Complete	COMPLETED
6/01-022	Clean/repaint main door to mtg. room	BoS	RD	6/1/2026	ASAP	RD	6/1/2026		ON-GOING		ON-GOING	

Work order #	Description	Requested by	Assigned to	Start Inspection	Due date	Assigned To:	Assigned Date:	Projected Completion Date	% Complete	Date Completed	Status/Remarks	Comments
6/01-023	R&R slats on vertical blinds	BoS	RD	6/1/2026	ASAP	RD	6/1/2026		RD 100%		Complete	COMPLETED
6/01-024	Contact playground equip. mfg. re: additional support at slide	BoS	DE	6/8/2026	ASAP	DE	6/8/2026		100%		No Safety Issue found	COMPLETED
7/24-025	Repair chipped pool floor Straton Pool	BoS	RD	8/3/2026	ASAP	RD	8/3/2026	8/21/2026	100%	8/21/2026	\$275. Verbal	COMPLETE
7/25-026	Straighten or replace signs @Castleway, Cunningham Straton, Ayrshire & Braemar	RJL	RD	7/25/2026	ASAP	RD-7/25	7/25/2026		50%		IN PROCESS	NEED TO STRAIGHTEN POLES, SIGNS ARE ELVEN
7/25-027	Remove debris in Pond at Castleway	RJL	RD/EC	7/25/2026	ASAP	7/25 EC	7/25/2026		100%		COMPLETE	COMPLETED
7/25-028	Rake Volley Ball Court	RJL	RD/EC	7/25/2026	DAILY	Daily	7/25/2026		ON-GOING		2-3 TIMES PER WEEK	
7/25-029	Update/Procure UPS Device for time clock Curent device is good for less than 10 minutes 7 devices plugged into it.	RJL	RJL	7/25/2026	ASAP	RJL/RD 7/25	RJL/RD 7/25		100%		COMPLETE	COMPLETED
7/20-030	R&R lock on Straton Restroom	RJL	RD	7/20/2026	ASAP	RD	7/20/2026		0%		COMPLETE	COMPLETED
7/20-031	Inspect SW box culverts for blockage behind Ayrshire	RJL	RJL/Dist.E ng.	7/20/2026	ASAP	Dist. Engineer	8/21/2026		0%		D.E. NOTIFIED	
7/20-032	Insp.for resident pool drain lines behind Ayrshire	RJL	Dist.Eng.	7/20/2026	ASAP	Dist. Engineer	8/21/2026		0%		D.E. NOTIFIED	
8/03-033	Repair drywall ceiling damage in the clubhouse	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	9/7/2026	0%		Poor Condition	PATCHED AND PAINTED
8/03-034	Paint baseboards and trim in the clubhouse	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	9/4/2026	50%		COMMENTS	COMPLETED
8/03-035	Confirm & Schedule maintenance on field vehicles	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	8/28/2026	100%		COMPLETED	COMPLETED
8/03-036	Replace picnic table at Ayrshire Pavilion	RJL	RD	8/3/2026	ASAP	RD	8/3/2026		30%		ON HOLD PER BoS	Table removed 8/24/26
8/03-037	Scrape and re-paint Ayershire Pavalion (Repaint Entire Pavillion-Roof Needs)	RJL	RD	8/3/2026	ASAP	RD	8/3/2026	TBD	0%		Poor Condition need additional quotes from roof vendors	Need schedule
8/03-038	Review all pond erosion issues	RJL	RJL/Dist.E ng.	TBD	ASAP	Dist. Engineer	8/3/2026	TBD	25%		Report & Resolution Complete DE to obtain alternate proposals	
8/03-038	Repair clogged drain at Straton Pool Deck	RJL	RD	7/25/2026	ASAP	RD	8/3/2026	8/27/2026	100%		COMPLETED	COMPLETE
8/03-039	Clean window sills & screens in both Straton restrooms	RJL	RD	8/11/2026	ASAP	EC	8/11/2026	9/7/2026	50%		Cleaned but need to rescreen	
8/03-040	Replace Chemical Cabinet @ Straton Pool	RJL	RD	8/11/2026	ASAP	RD	8/11/20026		0%	TBD	Free service from PoolShure	PoolShure Scheduling

EXHIBIT 6

[RETURN TO AGENDA](#)



Outlook

Water Fountain Replacement Requirement - Ballantrae CDD - Pasco County

From Ray Lotito <Ray@havenmgt.com>

Date Wed 9/9/2026 2:45 PM

To Patricia Thibault <Patricia@havenmgt.com>

Cc Ballantrae Maintenance <ballantrae2@tampabay.rr.com>

On September 8, I spoke with Dan Santerre at the County Health Dept. (727-457-6666). He stated that the Health Department does not have a requirement for the amount of water fountains required at a pool deck. However, he did refer me to the Pasco County Building Department for their opinion and confirmation.

On September 9, I spoke with Omar Diaz, Chief Plumbing Inspector for Pasco County Building Department (727-457-2417), regarding the need to replace the water fountain on the pool deck at the Ballantrae CDD Pool at 17611 Mentmore Boulevard, Land O' Lakes. He confirmed that due to the occupancy load available (15 or more), **the water fountain on the pool deck must be replaced**. This is required even though existing water fountains are available in the breezeway.

The above is FYI.

EXHIBIT 7

[RETURN TO AGENDA](#)



SIDEWALK TRIP HAZARD REMOVAL

Survey Estimate and Price Proposal

September 15th, 2026

PREPARED FOR:

Ballantrae CDD • Land O' Lakes, FL

- Ms. Patricia Thibault, Facilities Manager, Haven Management Solutions
- Mr. Ray Lotito, Field Services, Haven Management Solutions
- Members of the Ballantrae CDD Board of Directors

PROPOSAL FLP-424-AF ADDENDUM 1

DESCRIPTION	PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 1, 2026	PRICE IF AUTHORIZATION IS RECEIVED BY NOVEMBER 15th, 2026
Using a slope of 1:12, repair only the 365 PSSC repairable trip hazards measuring 1/4" – 1" high throughout the specified areas of Ballantrae CDD as identified in FLP-424-AF.	\$39,084	\$41,141

NOTES

1. As directed by Mr. Lotito, hazards measuring above 1" included in the original proposal are **excluded** from this Addendum 1.
2. Hazards where Styrofoam like fill material is present in the expansion are **excluded**.
3. Hazards on utility vaults intruding into the sidewalk right-of-way and hazards on sidewalk panels directly adjacent to these utility vaults are **excluded**.
4. Panels with hazards over 2" in height, severely broken panels, and panels that are hollow underneath are recommended for alternative repair methods. Since PSSC does not provide demolition and replacement, these types of panels are **excluded** from this proposal.

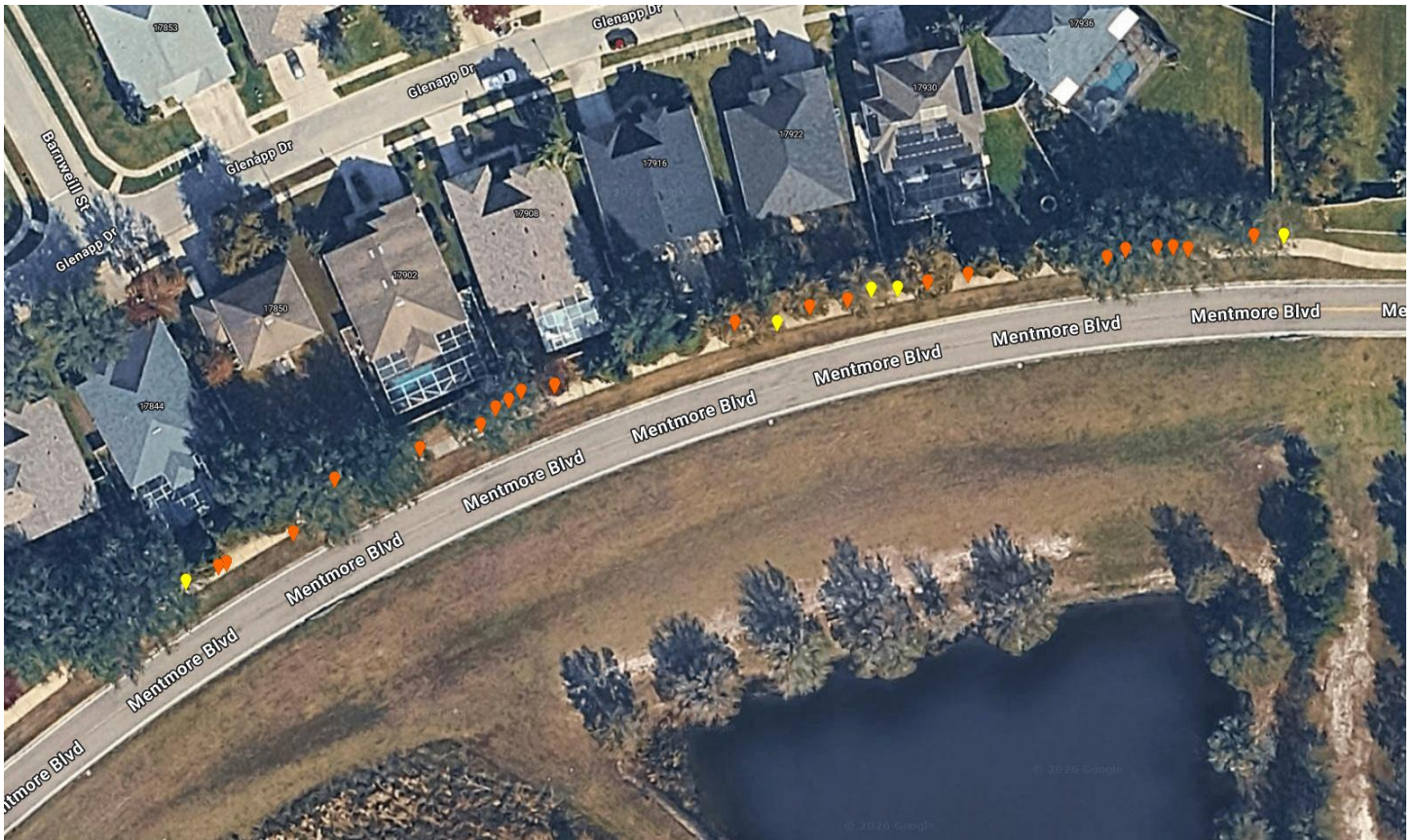
PRECISION SIDEWALK SAFETY CORP

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Trent Kurkcü • 877-799-6783 x 513

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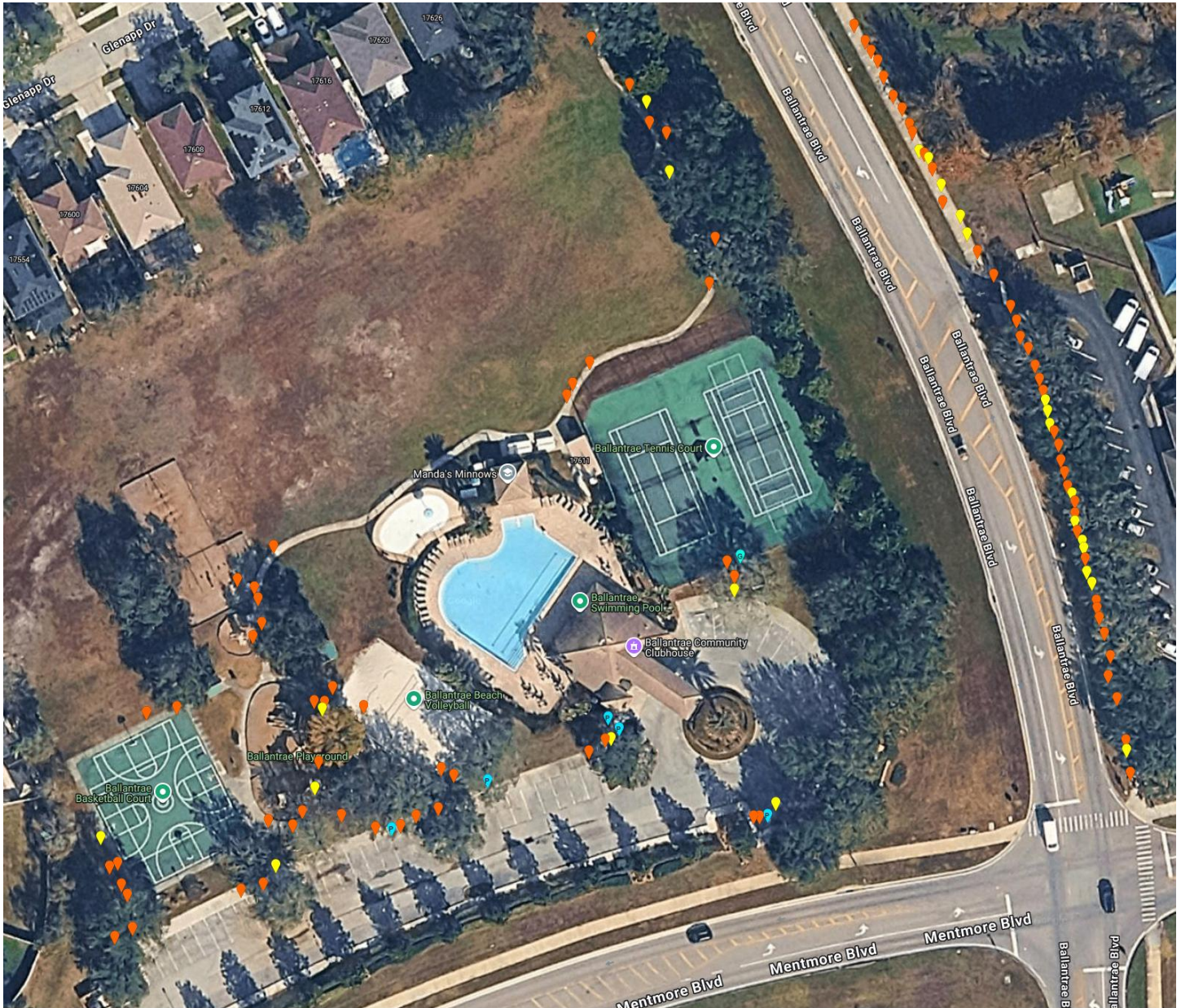




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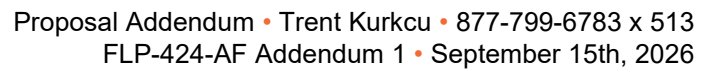




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Any copying or unauthorized disclosure of this information is prohibited.







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AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>THIS ESTIMATE EXPIRES ON NOVEMBER 15th, 2026<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring 1/4" – 1" in height that PSSC can repair as identified in Proposal FLP-424-AF Please circle the alternative selected and fill in authorization date in the cost box below, then complete invoice information in the approved by / billing info table below.		
PROPERTY	Ballantrae CDD		
COST	PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 1, 2026: \$39,084	PRICE IF AUTHORIZATION IS RECEIVED BY NOVEMBER 15th, 2026: \$41,141	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of repairs we anticipate our technician(s) will complete and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in the "Repair Specifications" Section of this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs.
Every effort will be made to accommodate the requested start date.

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EXHIBIT 8

[RETURN TO AGENDA](#)

**MINUTES OF 8/13/26 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, August 13, 2026, at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

Chris Milano	Board of Supervisors, Vice Chair
Brian Giacobbe	Board of Supervisors, Assistant Secretary
Kendrick Miller.....	Board of Supervisors, Assistant Secretary
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.....	Account Manager, Steadfast
Kevin Hiller	Steadfast
Greg Woodcock.....	District Project Manager, Stantec
Robert Donovan	Maintenance
Diego Darren.....	Architect, Sharp Design

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

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

- An audience member discussed ballpark figures for the gazebo on Ayrshire.

III. Vendor & Professional Reports

A. Steadfast Maintenance Division – Kevin Hiller

Mr. Hiller presented the walk-on proposal for sod at \$5,795, not-to-exceed \$6,000. Ms. Thibault advised that the general fund would cover the costs of the project.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the Walk-on Proposal for Sod at \$5,795 for the Ballantrae Community Development District.

1. Presentation & Discussion of Maintenance Report

Mr. Hiller presented the report, noting that some of the junipers did not make it through the drought, and remarking on the issues with the Magnolia trees.

2. Consideration of Steadfast Proposals:

o Holly Tree Removal - \$1,750.00

Mr. Hiller presented the proposal, explaining that some of the trees around the pond were infected and are likely to spread to the other trees around Wind Tower if not removed. Ms. Thibaut advised that they had previously spoken about removing 10 trees. Mr. Hiller proposed removing 4 trees for \$700.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the Removal of 4 Holly Trees for \$700.00 for the Ballantrae Community Development District.

B. Steadfast Environmental Report – Matt Goldrick

1. Conservation Area Inspection Report

Mr. Goldrick presented the report, reporting that people were dumping items into the conservation and that on Pond 13 the wetland was flowing into the pond rather than the other way around as it should have been.

2. Waterway Inspection Report

Mr. Goldrick presented the report.

C. Stantec – Project Manager Greg Woodcock

1. Discussion of Encroachment Impacts

2. 17844 Ayrshire Erosion Review

Mr. Woodcock reported on the severity of the erosion according to the reports from impacted residents. He explained the process his team underwent to halt the erosion. Supervisor Milano requested confirmation that the drain had been capped.

3. Discussion of the Ballantrae Amenity Center

Mr. Woodcock recapped the comments the Board made at the last meeting regarding the amenity center. He introduced Mr. Darren, who presented the new concept to the Board, walking through the floor plan and overall design. The Board shared potential uses of the amenity center, namely that they intended for it to be an activity center. They questioned the removal of the attendance office. Mr. Darren reported that they would have enough space for an attendance office if they chose to include it. Supervisor Milano noted their discussion about including a shower into one set of bathrooms and including a visual-friendly layout for meetings. The Board discussed the layout and locations of closets, equipment, rental spaces, etc. Mr. Woodcock confirmed they would bring more options to the next meeting. The Board discussed paint colors and cameras.

4. O&M Reports and Proposals

Mr. Woodcock presented the reports and proposals. Ms. Thibault expressed her concerns over funding the proposals. Mr. Woodcock stated that the entirety of the proposals was not currently necessary, noting that he would try to get them under the \$26,296 Ms. Thibault had advised.

5. Discussion of Sidewalks

Mr. Woodcock addressed the sidewalks, noting that the sidewalks had been dedicated back to the District. Ms. Thibault explained the potential funding, noting also the potential for a lawsuit if the sidewalks are not ADA compliant. Mr. Woodcock confirmed that he would return to the next meeting with proposals. MS. Thibault asked Mr. Lotito to work with the company who put together the report to note any sidewalk locations that are over 1 inch.

6. Stantec Change Order - \$10,000

Mr. Woodcock explained the change order, noting its impact on Stantec's ability to bill the District for projects.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved the Stantec Change Order to Allow \$10,000 for the Ballantrae Community Development District.

D. Amenity Manager

1. Presentation of Amenity Center Report and Task List

An audience member spoke on the tiling of the gazebo. Ms. Thibault advised that it would not be covered by the reserve study. She requested a proposal for the shingles and tile work.

Mr. Lotito presented the report, breaking down the amount of work orders completed, in progress, and not yet started. The Board discussed a verbal proposal from Hanley Pools not-to-exceed \$300 for marcite repair at the Straiton pool.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved the Hanley Pools Not-to-Exceed Amount of \$300 for Marcite repair at the Straiton Pool for the Ballantrae Community Development District.

Ms. Thibault presented the Pool Operations Checklist, explaining that the pool monitors would be utilizing the checklist moving forward.

2. Consideration of Maintenance Proposals:

Ms. Thibault presented the Gator and Kubota proposals. Mr. Lotito elaborated on the services provided by the companies that supplied quotes. The Board decided to combine the Florida Coast proposals for a total of \$1,286 for the Gator and Kubota services.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved the Combined Florida Coast Proposals for Gator and Kubota Services for \$1,286 for the Ballantrae Community Development District.

3. Consideration of Exterior Furniture Quotes

o Coated Outdoor Furniture 8 ft Bench - \$643.90

The Board discussed the bench proposals, granting Mr. Donovan the liberty to remove the current benches if they pose a security risk.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved the Coated Outdoor Furniture 8 ft Bench Proposal for \$643.90 for the Ballantrae Community Development District.

The Board decided to address the table proposals at a future meeting.

Ms. Thibault presented walk-on proposals for the Board's consideration. Mr. Donovan explained the proposals.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the Hanley Proposal for \$5,350.50 for the Ballantrae Community Development District.

The Board discussed splash pads and the gate for access to the pickleball and tennis courts.

IV. Public Hearing on the FY 2026-2027 Operating Budget

A. Open the Public Hearing

1. Motion to Open the Hearing

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Opened the Public Hearing for the FY 2026-2027 Operating Budget for the Ballantrae Community Development District.

2. Presentation of the FY 2026-2027 Operating Budget

Ms. Thibault presented the budget, advising that the budget is thin and the Board needs to be certain about what they are spending. She walked through the budget by category, noting decreases and increases. The board asked about the inclusion of legal fees in the budget.

3. Public Comments on the FY 2026-2027 Operating Budget

Ms. Thibault opened the floor to public comments.

4. Motion to Close the Public Hearing

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Closed the Public Hearing for the FY 2026-2027 Operating Budget for the Ballantrae Community Development District.

B. Consideration for Adoption Resolution 2026-06; Annual Appropriation Resolution & Adopting FY 2026-2027 Budget

On a MOTION by Supervisor Thomas, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-06 for Adopting the Annual Appropriation Resolution and Adopting the FY 2026-2027 Budget for the Ballantrae Community Development District.

C. Open the Public Hearing for the Levying of the O&M Assessments for the FY 2026-2027 Operating Budget

1. Motion to Open the Hearing

On a MOTION by Supervisor Milano, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Opened the Public Hearing for the Levying of the O&M Assessments for the FY 2026-2027 Operating Budget for the Ballantrae Community Development District.

2. Presentation of the FY 2026-2027 Assessments

Ms. Thibault presented the FY 2026-2027 Assessments.

3. Public Comments on the FY 2026-2027 Assessments

Ms. Thibault opened the floor to public comments.

4. Motion to Close the Public Hearing

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Closed the Public Hearing for the Levying of the O&M Assessments for the FY 2026-2027 Operating Budget for the Ballantrae Community Development District.

D. Consideration for Adoption Resolution 2026-07; Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-07 Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget for the Ballantrae Community Development District.

V. Administrative Items

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

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

2. Consideration for Approval: The June Unaudited Financial Statements

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

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

No audience comments.

VII. Supervisor Requests

Supervisors requested that Ballantrae Blvd be reviewed for tree limbs.

On a MOTION by Supervisor Thomas, SECONDED by Supervisor Giacobbe, 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.

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 the Walk-on Proposal for Sod at \$5,795
- Board Approved the Removal of 4 Holly Trees for \$700.00
- Board Approved the Stantec Change Order to Allow \$10,000 (funds not spent at this time)
- Board Approved the Combined Florida Coast Proposals for Gator and Kubota Services for \$1,286

EXHIBIT

[RETURN TO AGENDA](#)

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2026

Ballantrae CDD

Balance Sheet

July 31, 2026

Ballantrae CDD

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 ASSETS:				
2 CASH - OPERATING ACCTS	\$ 308,969	\$ -	\$ -	\$ 308,969
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	46,601	-	-	46,601
5 CASH - DEBIT CARD SOUTHSTATE	1,964	-	-	1,964
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	542,538	-	542,538
9 EMERGENCY RESERVE	-	286,480	-	286,480
10 PARK DEVELOPMENT	-	1,171,820	-	1,171,820
11 BILL PAYMENT RESERVE	-	174,024	-	174,024
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	198,186	198,186
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	1,007	-	24,183	25,191
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	5,311	-	-	5,311
24 TOTAL ASSETS	\$ 366,051	\$ 2,174,863	\$ 444,068	\$ 2,984,982
25 LIABILITIES:				
26 ACCOUNTS PAYABLE	\$ 4,968	\$ -	\$ -	\$ 4,968
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 FUND BALANCE:				
32 NON SPENDABLE (Deposits & Prepaid)	6,486	-	-	6,486
33 ASSIGNED	-	2,100,992	-	2,100,992
34 RESTRICTED FOR DEBT SERVICE	-	-	443,250	443,250
35 UNASSIGNED	322,177	-	-	322,177
36 TOTAL LIABILITIES & FUND BALANCE	\$ 366,051	\$ 2,174,863	\$ 444,068	\$ 2,984,982

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

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1 O&M REVENUES:					
2 LANDOWNER ASSESMENTS (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	-	-	18,918	18,918	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7 O&M TOTAL REVENUES:	1,142,913	1,024,661	1,042,071	17,410	91%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	11,667	8,785	2,882	63%
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	45,833	45,833	0	83%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	15,000	13,412	1,588	75%
18 DISTRICT COUNSEL	10,000	8,333	6,443	1,891	64%
19 ANNUAL FINANCIAL AUDIT	4,400	4,400	4,400	-	100%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	3,756	3,950	(194)	88%
22 PROPERTY APPRAISER FEE	150	150	150	-	100%
23 LEGAL ADVERTISING	1,500	1,250	-	1,250	0%
24 ARBITRAGE REBATE CALCULATION	475	396	-	396	0%
25 DUES, LISCENSES AND FEES	1,200	1,000	956	44	80%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
29 O&M ADMINISTRATIVE TOTAL:	114,978	97,531	87,444	10,087	76%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending July 31, 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	33,333	31,031	2,302	78%
36 ELECTRIC UTILITY - RECREATION FACILITIES	20,000	16,667	13,417	3,250	67%
37 ELECTRIC STREET LIGHTING	121,000	100,833	104,371	(3,538)	86%
38 UTILITY - WATER - CLUBHOUSE & POOLS	16,000	13,333	17,895	(4,562)	112%
39 STORMWATER ASSESSMENT	2,400	2,000	1,769	231	74%
40 UTILITY SERVICES SUBTOTAL	199,400	166,167	168,483	(2,317)	84%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	31,730	34,532	(2,802)	91%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	14,000	11,200	2,800	67%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	2,917	10,070	(7,154)	288%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,250	-	1,250	0%
50 LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	4,167	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	159,900	133,250	134,033	(783)	84%
53 LANDSCAPE - SECONDARY CONTRACTS	51,200	42,667	40,870	1,797	80%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	11,667	18,222	(6,555)	130%
55 REPLACE PLANTS, MULCH & TREES	15,000	12,500	12,720	(220)	85%
56 SOD & SEED REPLACEMENT	10,000	8,333	-	8,333	0%
57 EXTRA MOWINGS DURING RAINY SEASON	1,000	833	-	833	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	10,000	9,400	600	78%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	327,976	273,313	280,521	(7,208)	86%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending July 31, 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	1,667	275	1,392	14%
63 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	833	1,210	(377)	121%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,250	-	1,250	0%
65 EMPLOYEE - SALARIES	152,880	127,400	122,671	4,729	80%
66 EMPLOYEE - P/R TAXES	13,695	11,413	9,887	1,526	72%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	6,607	(1,987)	143%
68 PAYROLL PROCESSING FEES	1,900	1,583	1,980	(397)	104%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	12,000	7,400	4,600	51%
70 MILEAGE	1,000	833	-	833	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	192,995	161,599	150,030	11,569	78%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	10,000	15,860	(5,860)	132%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	4,583	4,765	(182)	87%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	833	3,167	(2,334)	317%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	16,667	18,662	(1,995)	93%
79 POOL PERMITS	750	750	1,510	(760)	201%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	2,075	(1,555)	399%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	8,333	4,358	3,975	44%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	29,167	19,668	9,499	56%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	19,583	8,471	11,113	36%
87 EMPLOYEE P/R TAXES	2,000	1,667	-	1,667	0%
88 EMPLOYEE WORKER'S COMP	1,300	1,083	-	1,083	0%
89 VIDEO SURVEILLANCE	1,300	1,083	-	1,083	0%
90 CLUBHOUSE & SAFETY & SECURITY	126,870	108,270	85,161	23,109	67%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending July 31, 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	835,574	804,106	31,469	77%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	102,001	189,088	237,966	48,878	233%
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	835,574	906,106	(70,531)	79%
117 NET CHANGE IN FUND BALANCE	-	189,088	135,965	(53,122)	0%
118 NET CHANGE IN FUND BALANCE	-	189,088	135,965	(53,122)	0%
119 BEGINNING FUND BALANCE GENERAL FUND			192,698		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			328,663		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 328,663	\$ -	

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE	\$ -	\$ -	\$ 49,421	\$ 49,421
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	-	183,481	183,481
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	-	-	(39,443)	159,836
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	-	-	(39,443)	
34 FUND BALANCE BEGINNING			2,140,435	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,100,992	

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 545,479	\$ 555,793	\$ 10,314
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	12,318	12,318
6 TOTAL REVENUE	556,611	545,479	568,112	22,633
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)	4,226	10,699
13 OTHER FINANCING SOURCES				
14 TRANSFER-IN	-	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
16 NET CHANGE IN FUND BALANCE	4,659	(6,473)	4,226	10,699
17 FUND BALANCE - BEGINNING	-	-	437,769	437,769
18 FUND BALANCE - ENDING	\$ 4,659	\$ (6,473)	\$ 441,995	\$ 448,468

Ballantrae CDD
Bank Reconciliation
July 31, 2026

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 336,058.45
Less: Outstanding Checks	(27,089.68)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 308,968.77</u></u>
Beginning Cash Balance Per Books	\$ 384,194.84
Deposits / Transfer	-
Cash Disbursements	(75,226.07)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 308,968.77</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

BALLANTRAE CDD

Check Register FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
10/27/2025	102725ach	Duke Energy	2131 Ballantrae Blvd 9/3-10/1		64.44	43,001.40
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

BALLANTRAE CDD

Check Register FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
11/28/2025	112825ach	Engage PEO	PR 11-28-25		5,288.67	164,228.73
11/30/2025			Funds Transfer		40,096.95	124,131.78
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

BALLANTRAE CDD

Check Register FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
12/21/2025	2782	Florida Fountain & Equipment LLC	Fountain Maint-motor replacement		3,675.00	1,365,688.66
12/21/2025	2783	Steadfast Alliance, LLC	Landscape Service-mulch		21,000.00	1,344,688.66
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 Ayrshire Blvd -		11.00	1,325,089.10
1/23/2026	012326ach2	Engage PEO	PR		5,633.93	1,319,455.17
1/26/2026	012626ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse jan		25.00	1,319,430.17
1/27/2026	012726ach	Duke Energy	3351 Downan Point Dr		72.18	1,319,357.99
1/27/2026	012726ach1	Duke Energy	17600 Stinchar Dr		142.89	1,319,215.10

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Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
1/27/2026	012726ach2	Duke Energy	3643 Duke Firth St		30.80	1,319,184.30
1/27/2026	012726ach4	Duke Energy	2500 Ballantrae Blvd		238.76	1,318,945.54
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

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2/25/2026	022526ach10	Duke Energy	172524 Hugh Ln		205.17	1,266,845.46
2/25/2026	022526ach11	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,299.29	1,265,546.17

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

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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	Irrigation 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
7/1/2026	7/1/2026	Duke Energy	17835 State Rd 54 Lite		9,294.78	374,900.06
7/1/2026	7/1/2026	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.12	374,485.94
7/10/2026	071026ach	Engage PEO	PR		5,806.20	368,679.74
7/10/2026		203 Robert Duncan	PR		363.00	368,316.74
7/15/2026		2901 Steadfast Alliance, LLC	Irrigation		2,500.00	365,816.74
7/15/2026	071526ach	Engage PEO	PR Duncan		371.87	365,444.87
7/15/2026		205 Robert Duncan	PR		1,248.12	364,196.75
7/15/2026	071526ach3	Engage PEO	PR		221.04	363,975.71
7/15/2026		204 Sophia McGregor	Payroll		799.78	363,175.93
7/17/2026		2902 Haven Management Solutions	Field Services & Maintenance 6/29-7/12/26		300.00	362,875.93
7/19/2026		2903 Poolsure	WM-Chem Base		2,086.58	360,789.35
7/19/2026		2904 Stantec Consulting Services Inc.	Engineering Fees		5,063.41	355,725.94
7/19/2026		2905 DCSI, Inc	access gate control cards		449.00	355,276.94
7/19/2026		2906 DCSI, Inc	router/modem		145.00	355,131.94
7/19/2026		2907 DCSI, Inc	gate svc		145.00	354,986.94
7/20/2026	072026ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	354,975.94
7/20/2026	072026ach2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,347.25	353,628.69
7/22/2026		2908 Steadfast Alliance, LLC	Aquatic Maint		4,573.15	349,055.54
7/22/2026		2909 Straley Robin Vericker	Prof Serv		1,321.00	347,734.54
7/23/2026		2910 Florida Dept of Health in Pasco County	Pool Permit.(51-BID-8200875)		305.00	347,429.54
7/24/2026	072426ach	Engage PEO	PR		7,865.87	339,563.67
7/24/2026		206 Sophia McGregor	Payroll		799.78	338,763.89
7/24/2026	072426ach2	Engage PEO	BOS MTG		495.90	338,267.99
7/24/2026		209 Christopher Milano	BOS MTG		200.00	338,067.99
7/24/2026		208 Richard Levy	BOS		200.00	337,867.99
7/24/2026		207 Brian Giacobbee	BOS		184.70	337,683.29

BALLANTRAE CDD**Check Register****FY2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
7/24/2026	7/24/2026	Bright House Networks	17611 MENTMORE Blvd Clubhouse April		30.00	337,653.29
7/27/2026	072726ach1	Duke Energy	3351 Downan Pt Dr		30.80	337,622.49
7/27/2026	072726ach2	Duke Energy	3643 Duke Firth St		30.80	337,591.69
7/27/2026	072726ach3	Duke Energy	17650 Ayrshire Blvd		36.80	337,554.89
7/27/2026	072726ach4	Duke Energy	17700 Glenapp Dr		32.93	337,521.96
7/27/2026	072726ach5	Duke Energy	17626 Glenapp Dr		44.99	337,476.97
7/27/2026	072726ach6	Duke Energy	2131Ballantrae Blvd		85.52	337,391.45
7/27/2026	072726ach7	Duke Energy	2500 Ballantrae Blvd		88.06	337,303.39
7/27/2026	072726ach8	Duke Energy	3542 BALLANTRAE BLVD		110.77	337,192.62
7/27/2026	072726ach9	Duke Energy	17600 Stinchar Dr		146.82	337,045.80
7/27/2026	072726ach10	Duke Energy	17524 Hugh Lane		167.30	336,878.50
7/27/2026	072726ach11	Duke Energy	17611 Mentmore Blvd		1,074.14	335,804.36
7/27/2026	072726ach12	Duke Energy	2800 Ballantrae Blvd Pump Pond		2,533.56	333,270.80
7/29/2026	2911	Haven Management Solutions	Field Services & Maintenance 7/13-7/26/26		487.50	332,783.30
7/29/2026	2912	Steadfast Alliance, LLC	Landcape Maint		13,325.00	319,458.30
7/29/2026	072926ach1	Duke Energy	17835 State Rd 54 Lite		9,294.78	310,163.52
7/31/2026	7/31/2026	Florida Dept of Health in Pasco County	DEPT OF HEALTH PERMIT - Pool		780.35	309,383.17
7/31/2026	7/31/2026	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.40	308,968.77
7/31/2026				-	75,226.07	308,968.77

EXHIBIT

[RETURN TO AGENDA](#)

Meeting Date	Vendor	Amount	Brief Item Description	Source of Funds
9/18/2025	Steadfast	\$ 4,800.00	Pond 28 Erosion repair provided the Proposal and Work invoices split into two: one being for the 167 Resident site pool drain related and the other for the remaining three,	General Fund
9/18/2025	Steadfast	\$ 2,400.00	Oak Tree Removal at Clubhouse starting October 1, 2025	Allocated to Miscellaneous - General Fund
9/18/2025	Florida Fountains & Equipment	\$3,675 .00	East Fountain Motor purchase and repair	General Fund
9/18/2025	Arrow	\$2,330.00 Annually	Pest Control Contract	General Fund
9/18/2025	FL-AIR	\$ 21,310.00	Proposal for Air Conditioning Repair i	Asset Reserves
10/16/2025	Steadfast	\$ 21,000.00	Proposal for Installation of Mulch	General Fund
10/16/2025	Steadfast	\$ 2,950.00	Proposal to replace the structure rock climbing portion with a pipe wall	Park Development Fund
10/16/2025	Roof X	\$ 4,750.00	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	\$ 3,900.00	Proposal for the Clubhouse painting with work to begin after completion of the roof and HVAC	Asset Reserves
11/20/2025	Florida Fountains	\$ 2,808.00	walk on proposal for East Fountain	General Fund
11/20/2025	Steadfast	\$ 2,300.00	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	\$ 30,000.00	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	\$ 380.00	Backflow Inspection	General Fund
12/18/2025		\$ 975.00	Pressure Washing	General Fund
12/18/2025	Roof X	\$ 4,750.00	Tower Repairs	General Fund
12/18/2025	Steadfast	\$ 1,250.00	Facia Panting	General Fund

Meeting Date	Vendor	Amount	Brief Item Description	Source of Funds
12/18/2025	Tampa Bay and Orlando Bay Food tr	\$ 1,309.28	Food trucks	General Fund with Reimbursement from Vendors
12/18/2025	Ballantre Amenity Center	\$ 750.00	Bonuses for Mr Kubler-\$350, Mr. Farmer- \$300, and Clawson-\$100	General Fund
12/18/2025	Court Project	\$ 38,986.00	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	\$ 3,500.00	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	\$ 400.00	Ratification of Fence Panel Replacement	General Fund
3/19/2026	Steadfast	\$ 8,090.00	Ratification for the Rotation of Spring Annuals	General Fund
3/19/2026	Steadfast	\$ 2,300.00	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	\$ 134.00	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	\$ 20,256.00	Weland Maintenance Proposal	General Fund
5/21/2026	Steadfast	34621.8 Annually	Aquatic Maintenance Proposal	General Fund
5/21/2026	Steadfast	\$ 1,500.00	SM1152 Mainline Proposal	General Fund
5/21/2026	Steadfast	\$ 975.00	SM1152 Mainline Proposal Well #3	General Fund
5/21/2026	DCI	\$ 1,399.00	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	\$ 475.00	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

Meeting Date	Vendor	Amount	Brief Item Description	Source of Funds
7/16/2026	Cycle Stop Proposal	\$ 2,500.00		General Fund
7/16/2026	Amazon	\$95 each	Ceiling 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	Amazon	\$ 575.00	Bench	General Fund
7/16/2026	Amazon	\$ 189.00	Cleaning Pole	General Fund
8/13/2026	Steadfast	\$ 5,795.00	Sod	General Fund
8/13/2026	Holly Tree Removal	\$ 1,750.00	Removal of Tree	General Fund
8/13/2026	Hanley Pool	\$ 5,350.50	Repairs	General Fund
8/13/2026		\$ 300.00	Marcite Repair Straiton	General Fund
8/13/2026	Gator Service	\$ 1,230.86	Work for the Gator and the Kubota	General fund
8/13/2026	Amazon	\$ 643.90	Bench	General Fund

EXHIBIT 1

[RETURN TO AGENDA](#)

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Ballantrae Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the “**FY 2026/2027**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Pasco County and Florida Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on September 17, 2026.

Attested By:

**Ballantrae Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

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

Notice of Meetings
Fiscal Year 2026/2027
Ballantrae Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Ballantrae Community Development District shall be held at **6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida.** The meeting dates are as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting and posted on the District's Website www.ballantraecdd.org. A copy of the agenda for the meetings listed above may be obtained from the website, or via email Patricia@havenmgt.com, or from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 at (407) 574-3250, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Anchor Stone Management at (407) 574-3250. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Haven Management Solutions, District Management

Publish: September 25, 2026 (Business Observer – Pasco County)

