

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, October 15, 2026
Time: 6:30 P.M.
Location: Ballantrae Community Center
17611 Mentmore Blvd.
Land O' Lakes, FL 34638

Meeting ID: 950 5492 6360

Passcode: 959716

Call In: +13052241968

Agenda

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

I. Call to order / Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

1. Discussion of Ballantrae Amenity Center –Sharp Design Presentation [EXHIBIT 1](#)
(to be distributed)
2. O&M Reports and Proposals [EXHIBIT 2](#)
3. Consideration of PSSC Addendum - \$50,864 [EXHIBIT 3](#)

B. Steadfast Environmental Report – Matt Goldrick

1. Conservation Area Inspection Report [EXHIBIT 4](#)
2. Waterway Inspection Report [EXHIBIT 5](#)
3. Consideration of Addendum to the Existing Routine Aquatic Maintenance [EXHIBIT 6](#)

C. Steadfast Maintenance Division – Kevin Hiller

1. Presentation & Discussion of Maintenance Report *(to be distributed)* [EXHIBIT 7](#)
2. Discussion of Steadfast Trash Remover/Dumpster Proposal - \$150.00 [EXHIBIT 8](#)

D. Amenity & General Maintenance Manager

1. Presentation of Amenity Center Report & Task List [EXHIBIT 9](#)

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held August 10, 2026 [EXHIBIT 10](#)
2. Consideration for Approval: The July Unaudited Financial Statements [EXHIBIT 11](#)
3. Presentation of Ballantrae Approval Listing [EXHIBIT 12](#)
4. Consideration for Ratification:
 - Steadfast Proposal for Damaged Mainline on Ballantrae Blvd - \$850.00 [EXHIBIT 13](#)

V. District Manager

1. Proposal for Ayrshire Shingles - \$1,492.13 [EXHIBIT 14](#)

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)

EXHIBIT 2

[RETURN TO AGENDA](#)

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



Bill to
Ballantrae CDD

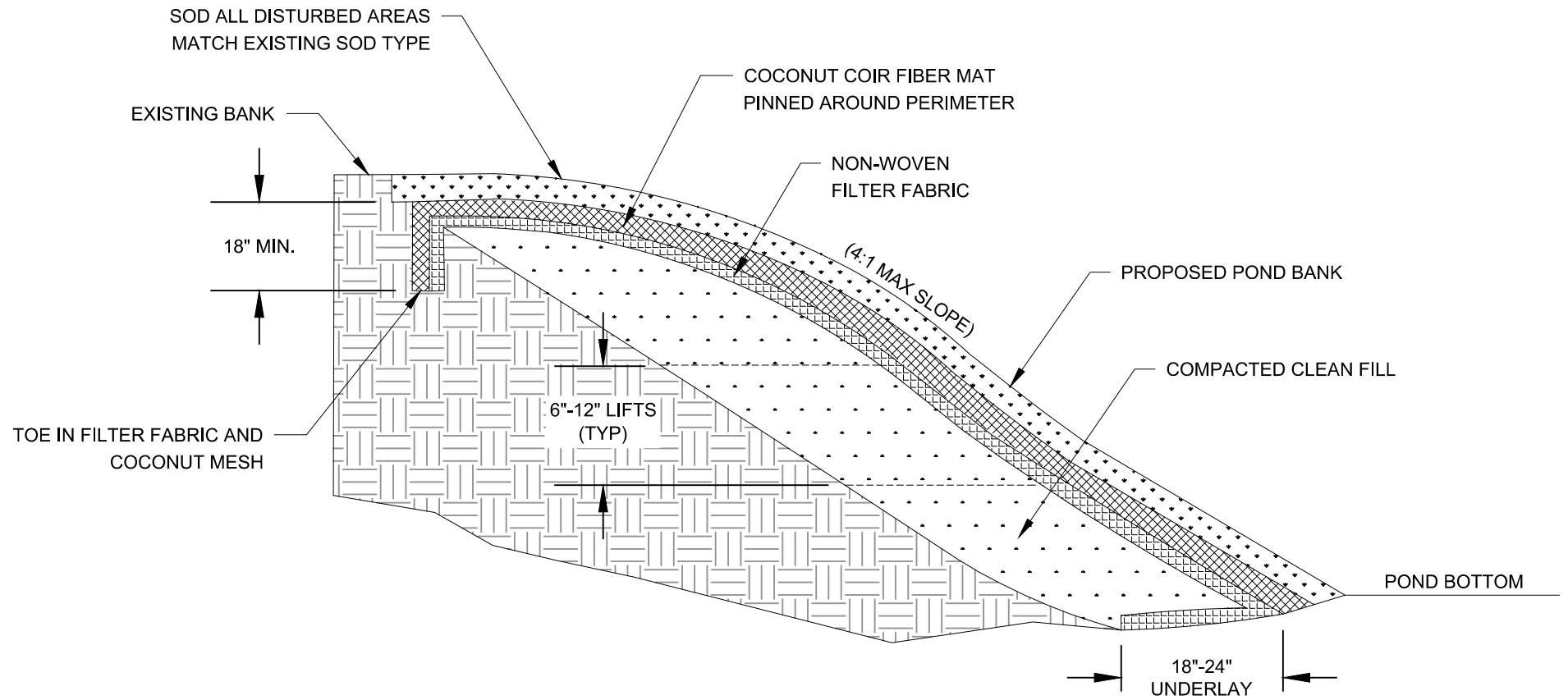
Ship to
Ballantrae CDD

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



POND EROSION REPAIR DETAIL

N.T.S.

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



June 23, 2026

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

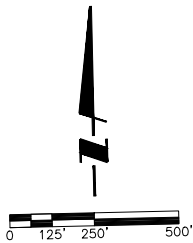
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



LEGEND

-  POND BANKS
-  LANDSCAPE MAINTENANCE

WilsonMiller

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

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

LOCATION 10

LOCATION 12

LOCATION 13

LOCATION 14

LOCATION 11

LOCATION 1

LOCATION 2

LOCATION 4

LOCATION 3

LOCATION 15 AND 16

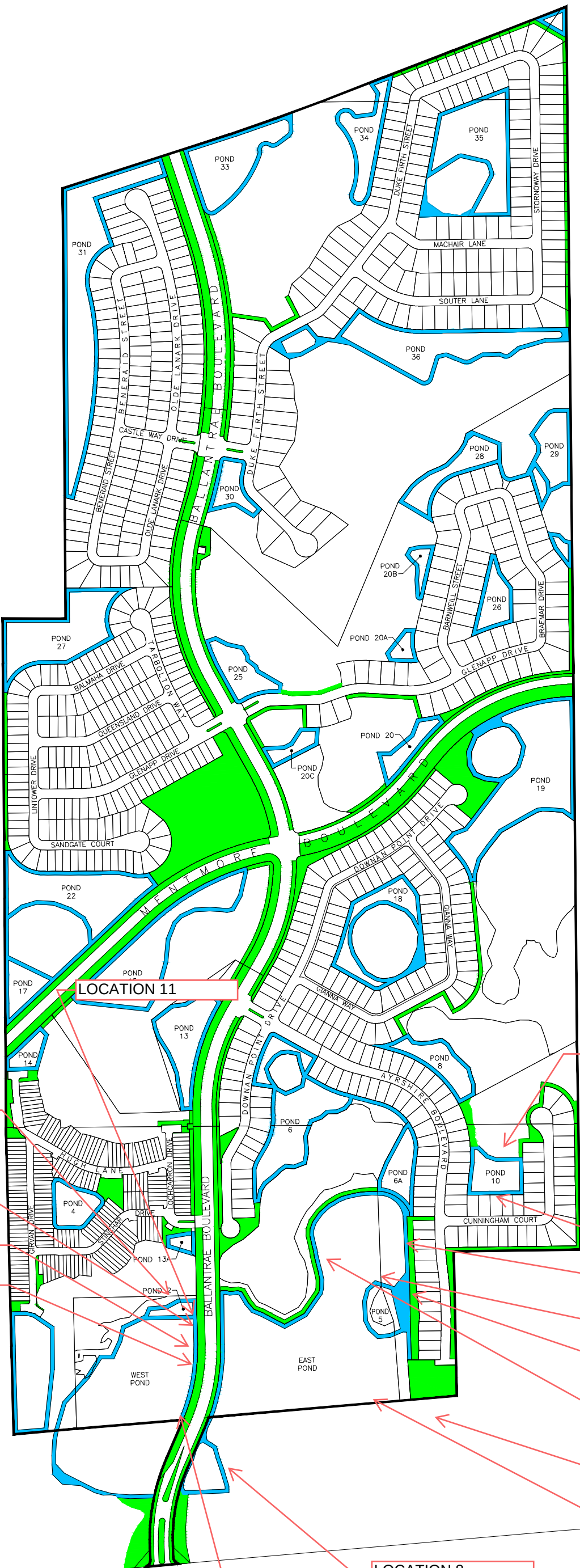
LOCATION 5

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

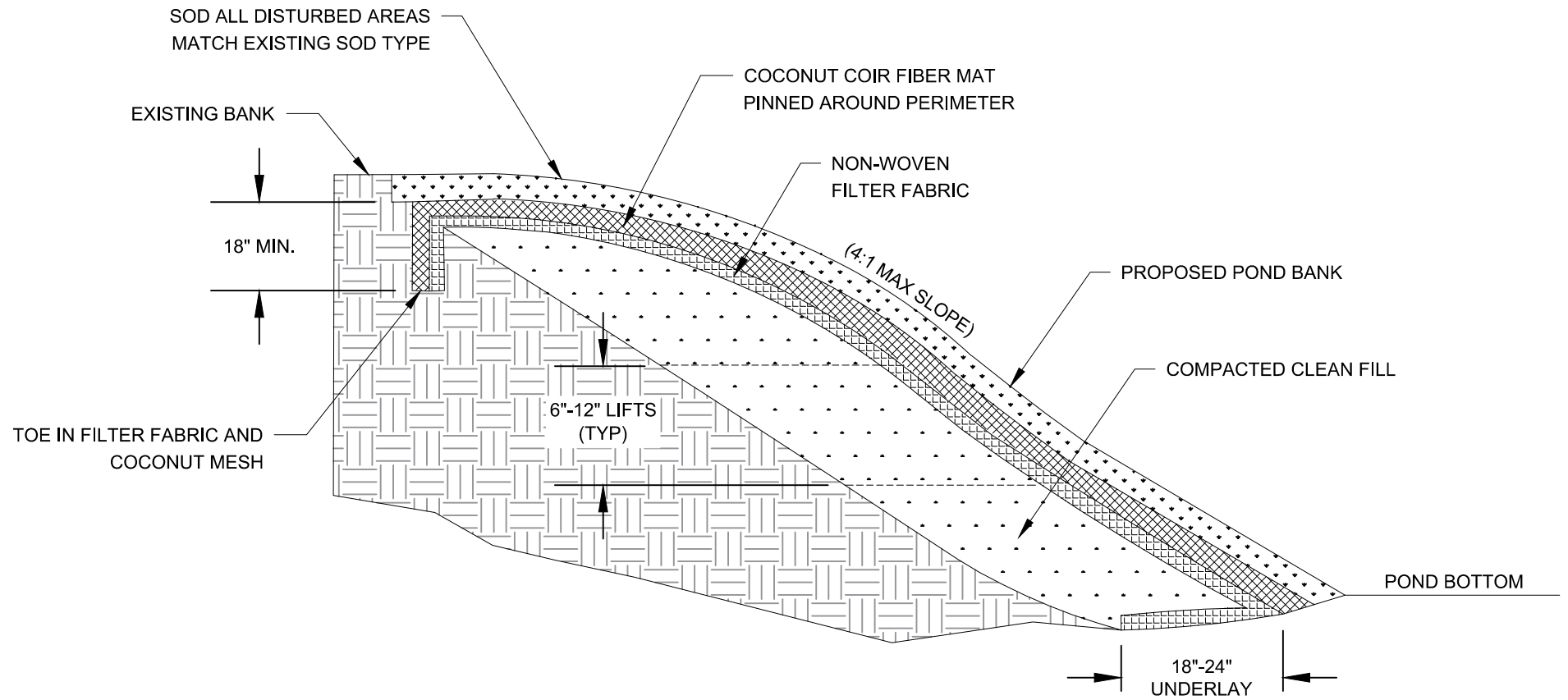
Location 15: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap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

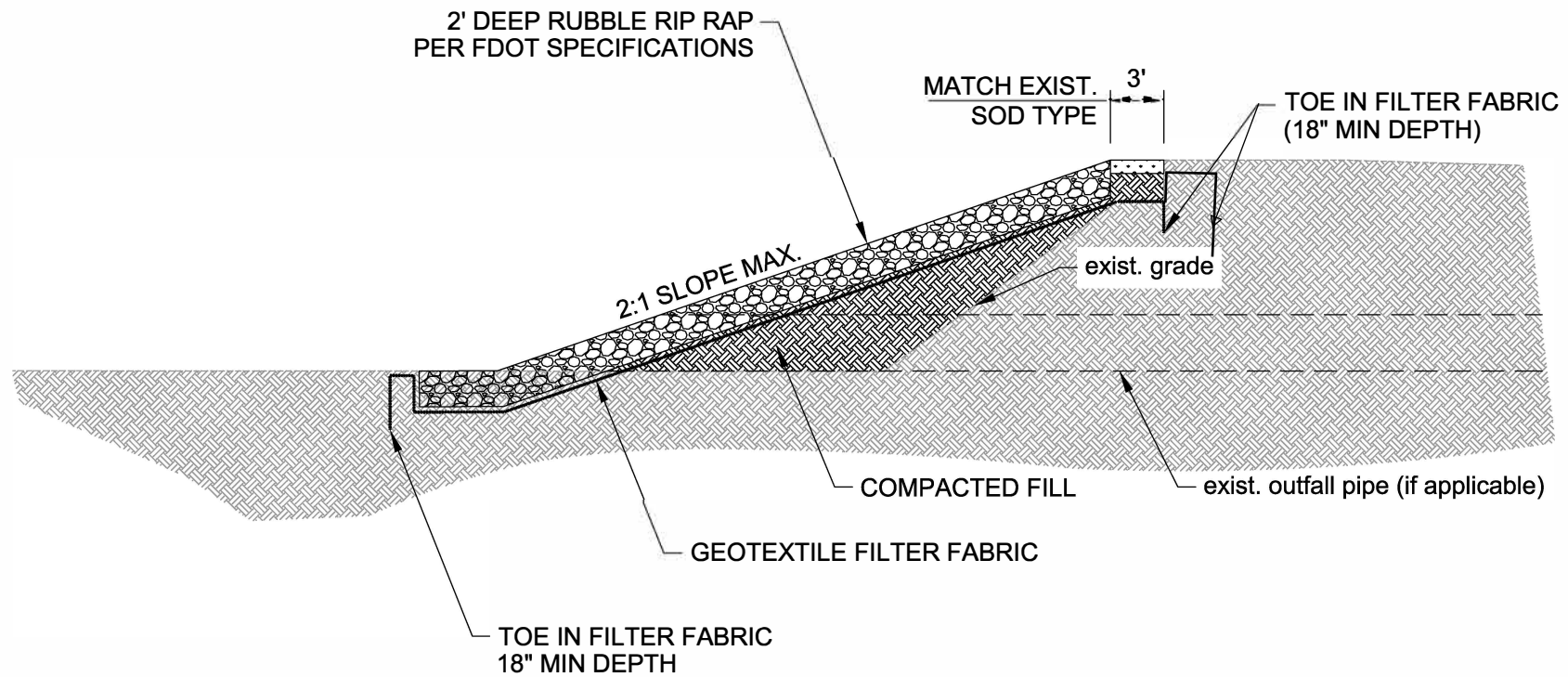


30 LF of pond
bank repair.



POND EROSION REPAIR DETAIL

N.T.S.



RIP RAP RESTORATION DETAIL
N.T.S.

June 23, 2026

Stantec visited Ballantrae Community Development District on Tuesday June 23, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 1890.004 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.

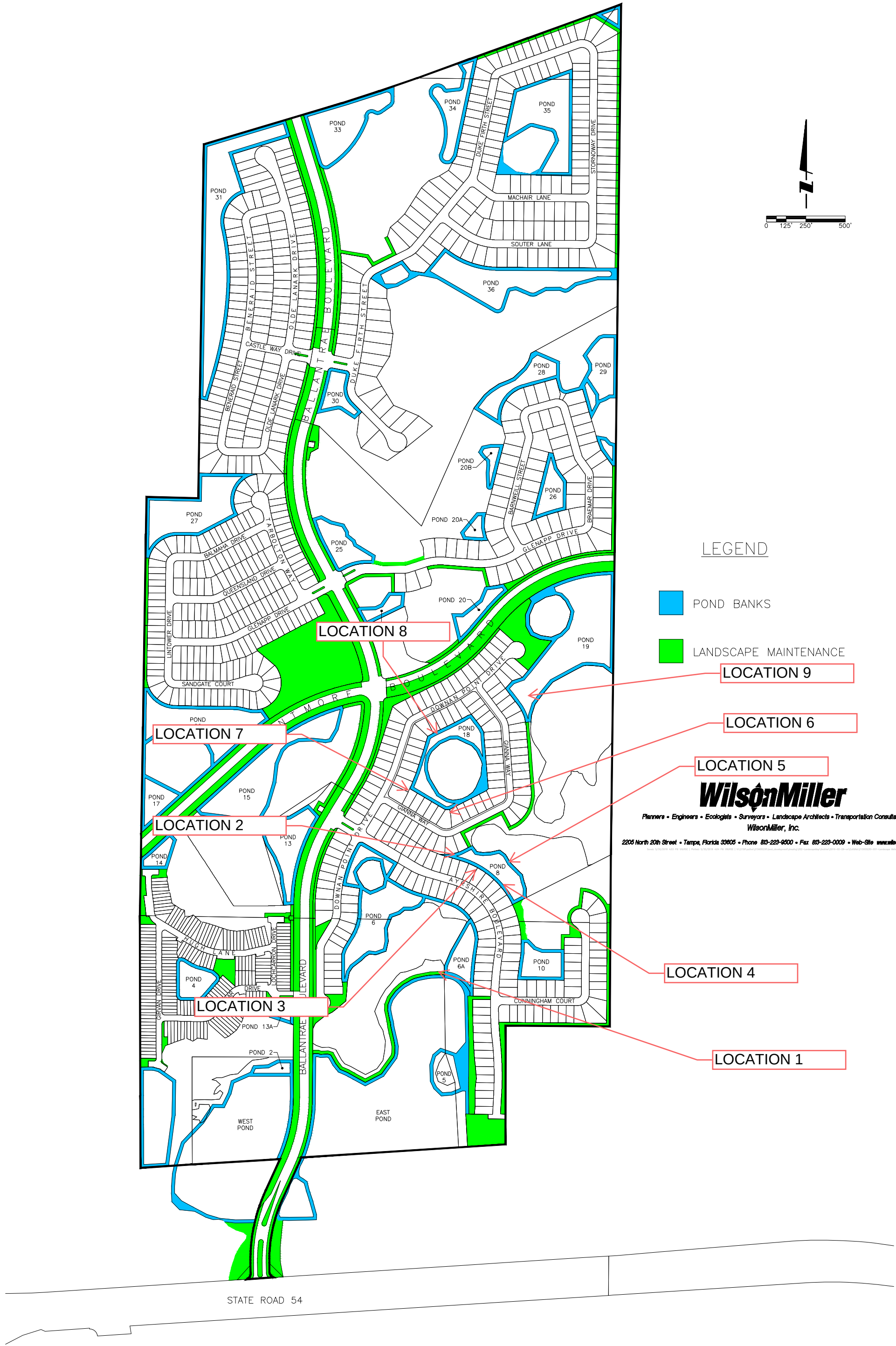
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



June 23, 2026

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



65 LF of pond bank
repair

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



June 23, 2026

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



30 LF Rip Rap Point
Repair.

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



30 LF Rip Rap Point
Repair.

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



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



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

June 2026:



July 2026:



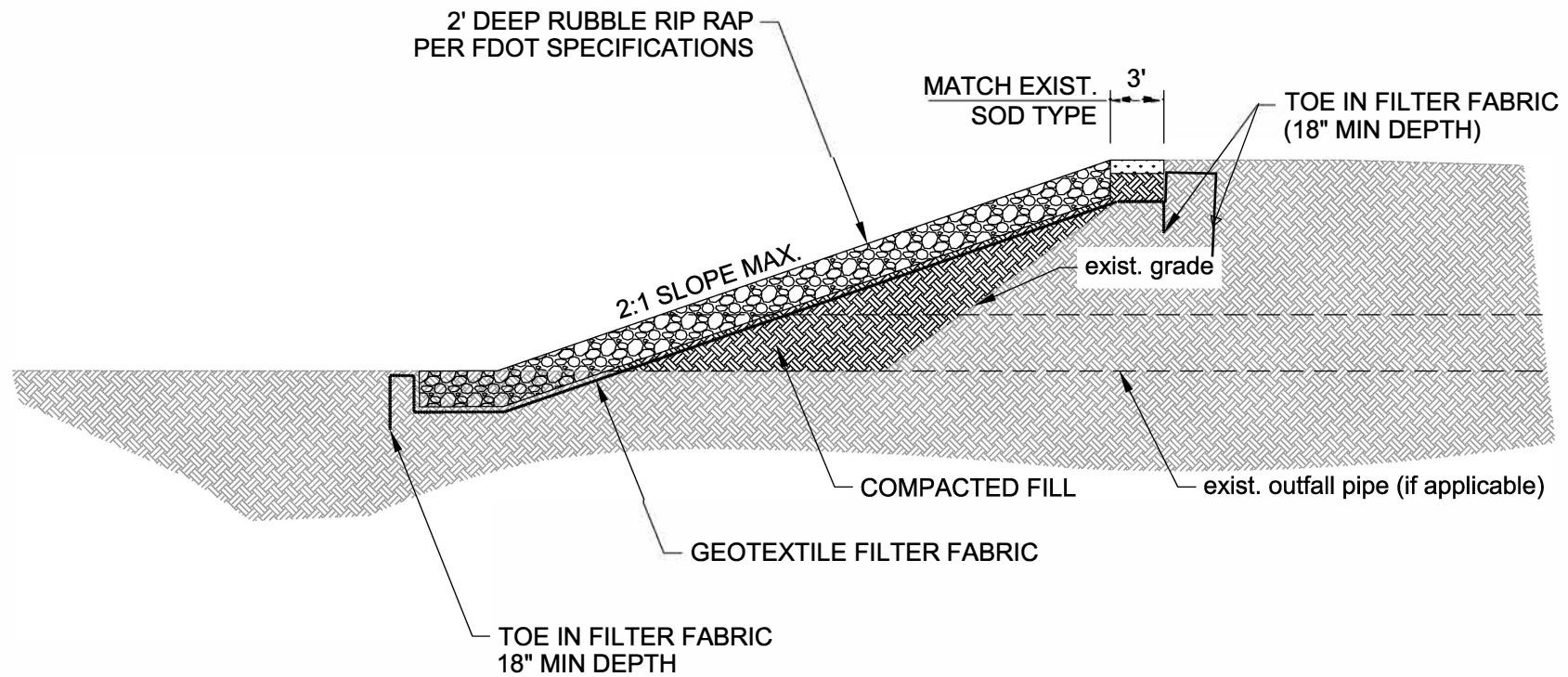
June 23, 2026

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

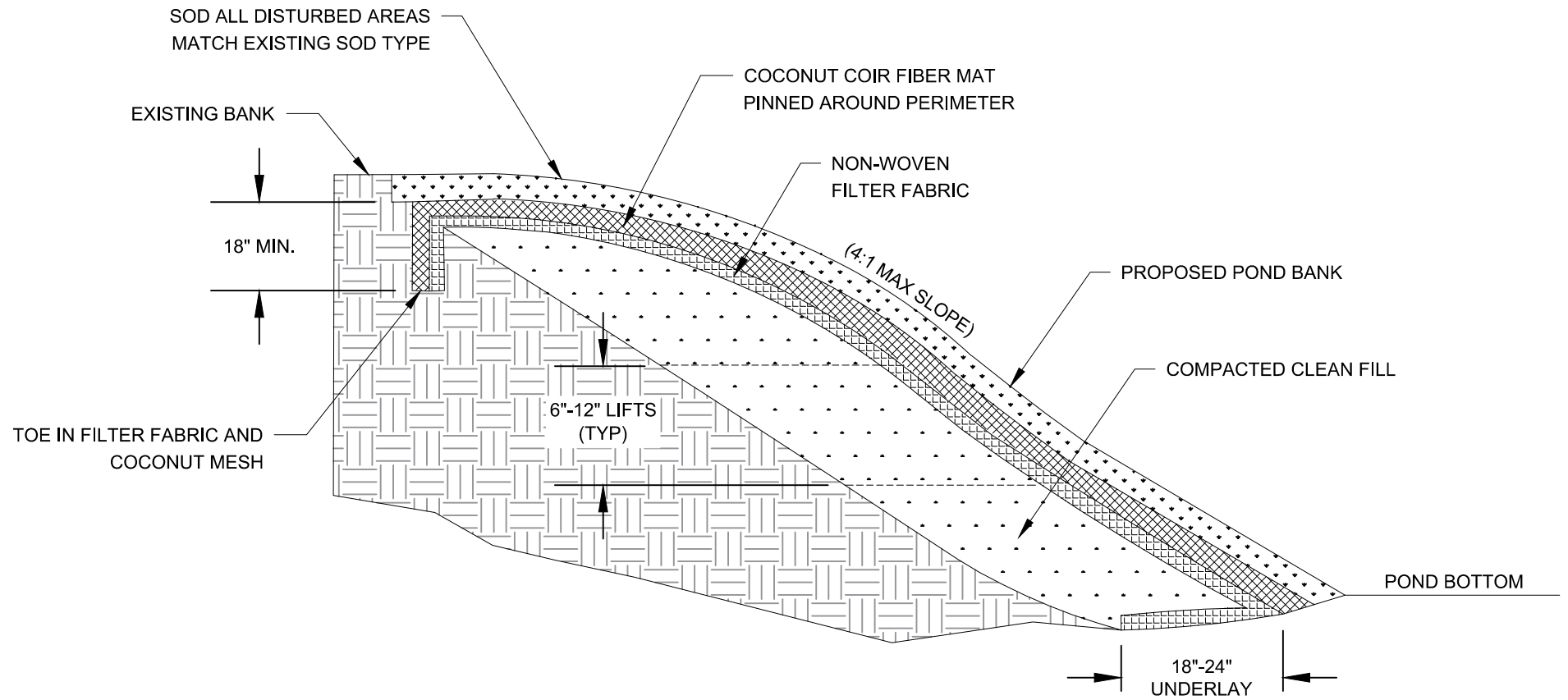


Location 9: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2'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





RIP RAP RESTORATION DETAIL
N.T.S.



POND EROSION REPAIR DETAIL

N.T.S.

EXHIBIT 3

[RETURN TO AGENDA](#)



SIDEWALK TRIP HAZARD REMOVAL

Survey Estimate and Price Proposal

October 9th, 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
- Mr. Greg Woodcock, Project Manager, Stantec
- Members of the Ballantrae CDD Board of Directors

PROPOSAL FLP-424-AF ADDENDUM 2

DESCRIPTION	PRICE IF SIGNED AGREEMENT AND/OR AUTHORIZATION TO PROCEED IS RECEIVED BY NOVEMBER 15th, 2026
Using a slope of 1:12, repair only the 392 PSSC repairable trip hazards measuring 1/4" – 1 1/2" high throughout the specified areas of Ballantrae CDD. The defined scope of work is as described in original proposal FLP-424-AF, the only exception being this height specification change.	\$50,864

NOTES

1. As directed by Mr. Woodcock, hazards measuring above 1 1/2" included in the original proposal are **excluded** from this Addendum 2.
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 Kurkcu • 877-799-6783 x 513

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.





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 1/2" in height that PSSC can repair as identified in Proposal FLP-424-AF Please 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 AGREEMENT AND/OR AUTHORIZATION TO PROCEED IS RECEIVED BY NOVEMBER 15th, 2026: \$50,864	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.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



EXHIBIT 4

[RETURN TO AGENDA](#)



Ballantrae CDD Conservation Areas

Inspection Date:

10/6/2026 11:00 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 2

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Native vegetation (mostly ferns) are occupying much of the buffer zone. Nuisance growth has moved into some of the thinner areas and will be treated.

<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:	Cogon grass, dogfennel	

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This wetland is filling with water and clearing decayed vegetation. More of this plus further treatment will continue to improve this buffer's condition.

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

Inspection Report

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Some low-lying nuisance growth is moving in with the beneficial. It will be best to treat all of it to prevent further spread of invasives.

<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: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Most of the buffer is free of nuisance growth. Any areas remaining will be treated. There appears to be residents planting in the buffer. District management should address this to prevent potential spread of nuisance growth.

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

Inspection Report

SITE: 6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Nuisance growth has started to creep back into the buffer from deeper in the wetland. It's mostly dogfennel which is highly receptive to herbicide treatments and should clear quickly.

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

SITE: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Another buffer slowly filling with water. Here it's not only clearing decayed growth, but drowning out any terrestrial weeds that want to grow in the buffer. Monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 8

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Notable growth still present in the buffer. Brazilian peppers have overtaken most of it which require mechanical removal before chemical treatments can occur.

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

SITE: 12

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Most of the nuisance growth is centered around the weir connecting to the adjacent pond. Technicians will address this and any other they find next visit.

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

Inspection Report

SITE: 13

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The tropical soda apple has been persistent. It's mostly contained to a small area of the buffer and responds well to herbicide treatments. Continued efforts from a technician can clear this quickly.
A road sign has been dumped in the buffer; proposal for removal inbound.

<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: Tropical soda apple	

SITE: 14

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Mild regrowth has started. Technicians will shift focus to this area to begin clearing.

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

MANAGEMENT SUMMARY



79

Buffer conditions are holding steady. We're almost out of growing season which will give techs a huge advantage at continuing to clear invasive growth from these areas. Anything present now is new and/or low-lying most of which is creeping in amid beneficial ground cover. There may be some collateral damage here, but these grasses are fairly hardy and should recover nicely. Nature is doing some of our work for us now, too. As noted, several wetlands are finally retaining water and clearing old growth. If the expected amount of rain comes this week, we may see a complete change in how the buffers look next month.

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:

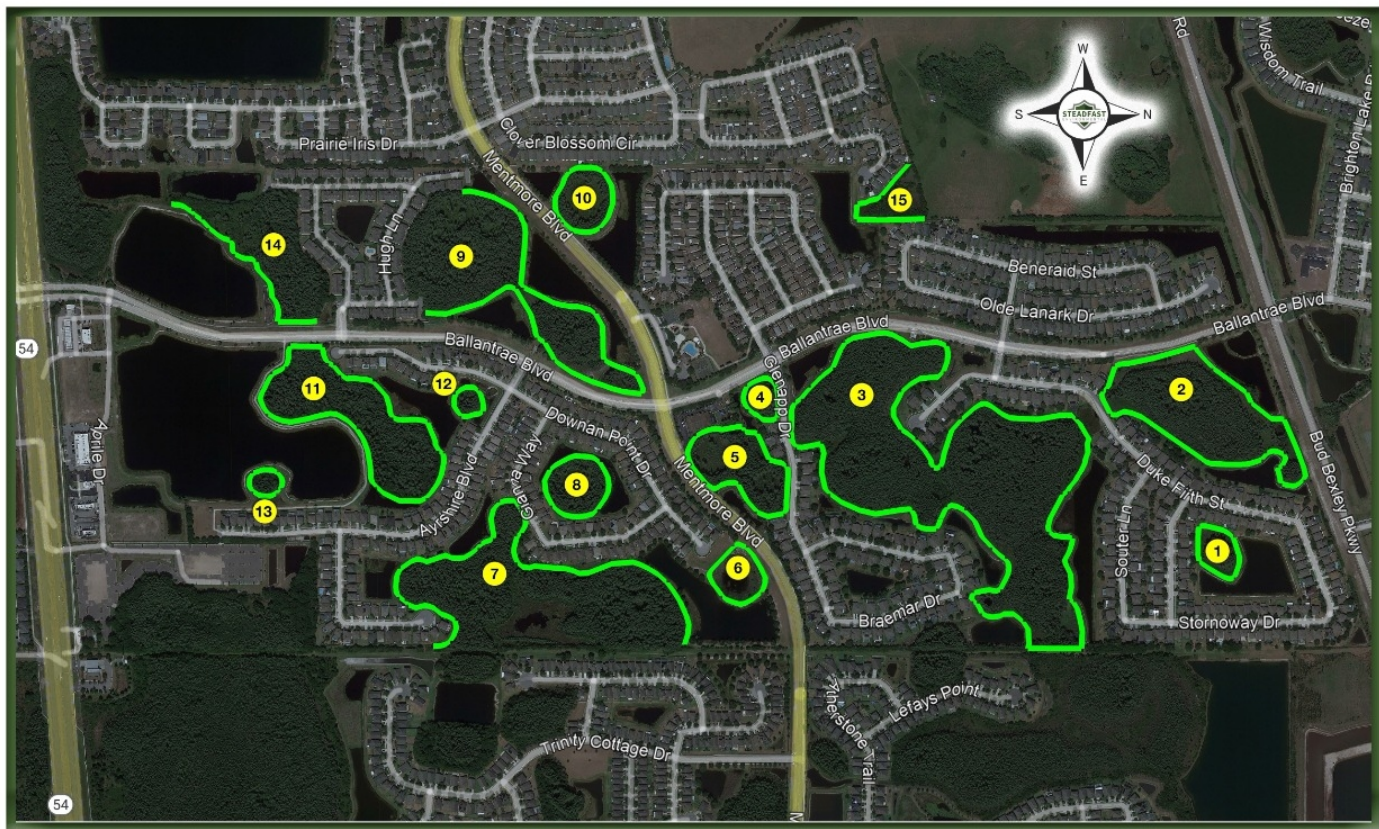


EXHIBIT 5

[RETURN TO AGENDA](#)



Ballantrae CDD Aquatics

Inspection Date:

10/6/2026 10:59 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 15

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild submersed growth present around the perimeter. Targeted herbicide treatments will be done during services to begin cutting back growth. No algae observed.

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

SITE: 16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

More submersed vegetation on the edge; less than pond 15. Similar treatments will be done here. Any algae present will be monitored for surfacing and treated if needed.

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

Inspection Report

SITE: 17

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance growth present on sections of the perimeter. A technician will address next service.
No algae observed.

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

SITE: 18

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Another pond with submersed perimeter growth. I'll work with the tech to create a mix and treatment plan to best address it here and any pond we find it growing in. Any algae present has been pelted by rain and should begin to decay naturally. Technicians will treat it if not.

<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

Inspection Report

SITE: 19

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth present; mostly amid beneficials. Targeted treatments will be done as to not harm beneficials. No algae observed.

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

SITE: 20

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Slender spikerush has started to top out toward the center of the pond. I will make the tech aware so he can prepare to treat once product is available. Shoreline growth will be targeted in the meantime. Bottom-dwelling algae will be monitored and treated if needed.

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

Inspection Report

SITE: 21

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance gras growth present. Once herbicide application should finish it off.
No algae observed.

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

SITE: 22

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Patches of nuisance grasses present offshore. Technicians will treat what is within reach. This should become easier to treat once water levels lower naturally in the winter.
Bottom-dwelling algae will be monitored and treated if needed.

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

Inspection Report

SITE: 23

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

More of that submersed growth is present here. I will add this pond to the treatment plan.
No algae observed.

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

SITE: 24

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Slender spikerush present. I'll note this one for specialized treatment once the products arrive. Emergent growth will be addressed in the meantime.
No algae observed.

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

MANAGEMENT SUMMARY



Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to where they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

Seasonal conditions are evident, but manageable. The sudden rise in water levels last month has allowed submersed vegetation to move in quickly. It is staying close to the shoreline, making it much easier to control with standard treatment methods. It's not all bad; the ponds have almost completely drowned out the terrestrial weeds we were seeing for months. Techs have much more focused days for a little while now that these weeds are under control.

I'm also going to thank the rain for keeping algae quiet. I think most of what I saw today is old and decaying from being pushed underwater. There is some benthic algae, but this usually doesn't do well in the cooler months.

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:

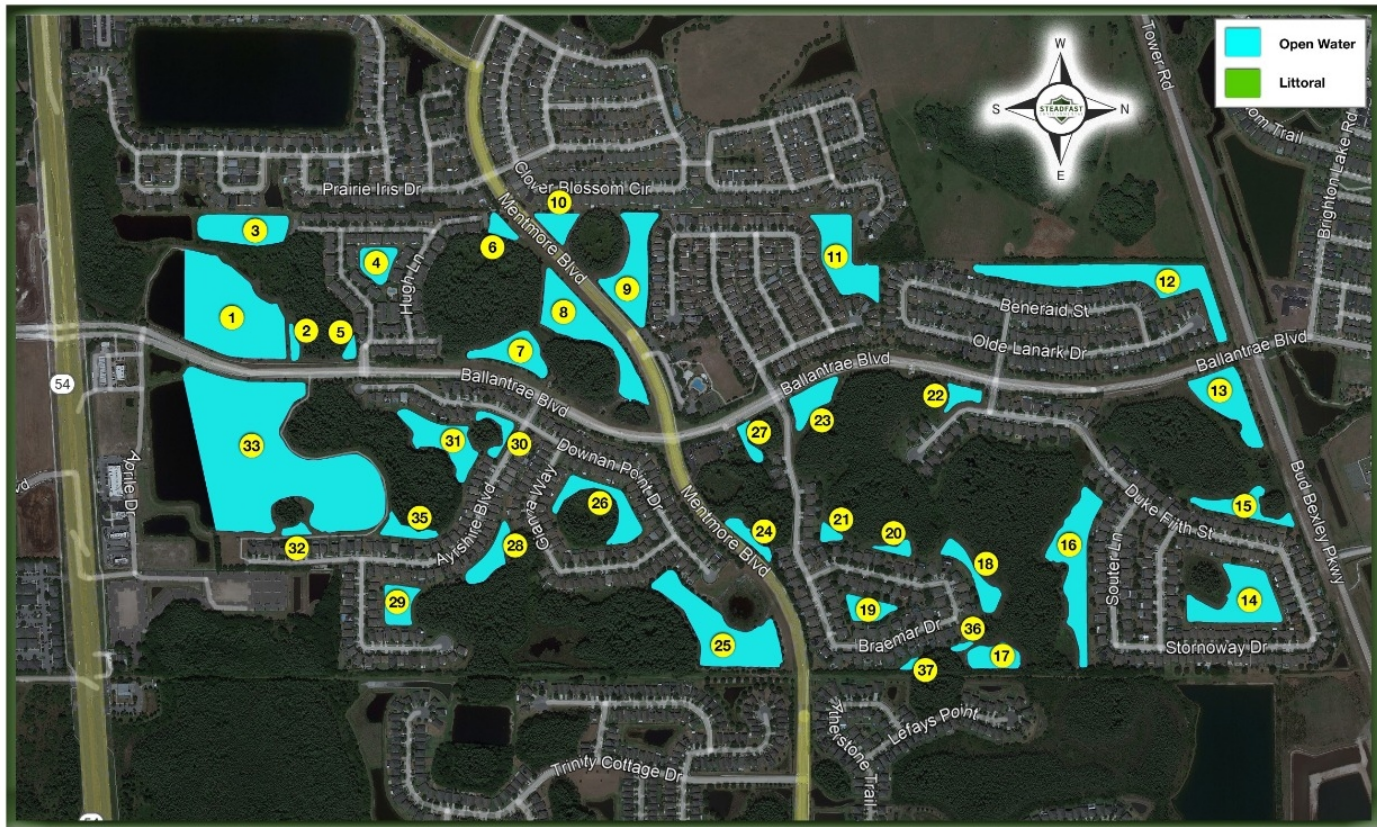


EXHIBIT 6

[RETURN TO AGENDA](#)



Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
9/24/2026	10/24/2026	

BILL TO

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

SHIP TO

SE1033
Ballantrae CDD
17611 Mentmore Blvd
Land O' Lakes FL 34638 USA

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

Addendum to the existing Routine Aquatic Maintenance agreement.

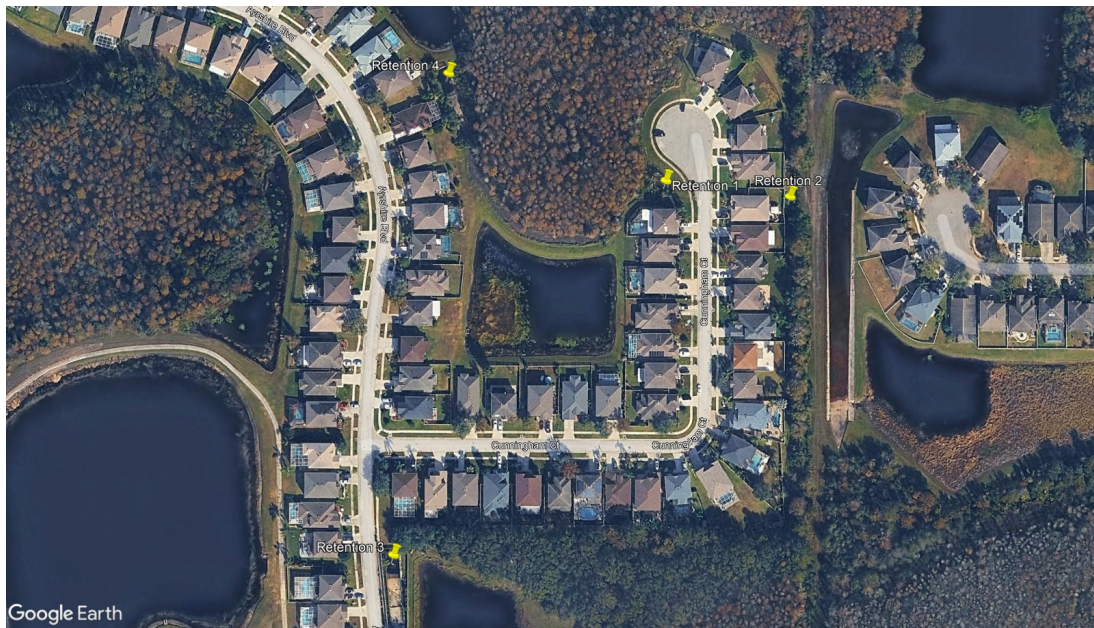
Additional scope of work to include the following:

Four retention areas; see included map.

Areas are fenced and must remain unlocked or Steadfast must be given access for treatment to occur.

1.00	0.00	0.00
------	------	------

No additional cost. Monthly billing to remain at \$4573.15.



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

TOTAL	0.00
-------	------

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 7

[RETURN TO AGENDA](#)

EXHIBIT 8

[RETURN TO AGENDA](#)



STEADFAST ALLIANCE
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote
#EST000046
10/06/2026

Bill To

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

Ship To

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

TOTAL

\$150.00

Expires: 11/05/2026

Expires

11/05/2026

Sales Rep

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

Quantity	Item	Rate	Amount
1	Trash Removal/Dumpster Debris removal from conservation area 13.	\$150.00	\$150.00
Subtotal			\$150.00
Tax Total (%)			
Total			\$150.00

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

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

Accepted this _____ day of _____, 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



EST000046



EXHIBIT 9

[RETURN TO AGENDA](#)

BALLANTRAE DAILY MAINTENANCE TASKS 2026

Name: ROBERT DUNCAN

MONTH: SEPTEMBER/OCTOBER

CHECK ONLY TASKS YOU DO DAILY

[illegible]

MAINTENANCE DAILY TASK LIST (ROB)

DAILY TASKS MAIN POOL	MON 09-28	TUE 09-29	WED 09-30	THUR 10-01	FRI 09- 10-02	SAT 10-03	SUN 10-04
TEST POOL AND SPLASH PAD AND BALANCE. RECORD .	✓	✓	✓	✓	✓		
VACUUM POOL, <u>CLEAN FILTERS</u> , CLEAN TILE CIRCLE ONE				✓			
STRAIGHTEN POOL FURNITURE, CLEAN TABLES AS NEEDED	✓	✓	✓	✓	✓		
CLEAN AND RESTOCK BATHROOMS AS NEEDED	✓		✓	✓			
CLEAN GRILLS AS NEEDED. BLOW OFF DECK AS NEEDED.		✓	✓		✓		
EMPTY ALL GARBAGE CANS AS NEEDED.	✓		✓		✓		
STRAITON POOL							
TEST STRAITON POOL AND BALANCE. RECORD.	✓	✓	✓	✓	✓		
VACUUM POOL, <u>CLEAN FILTERS</u> , CLEAN TILE CIRCLE ONE		✓					
STRAIGHTEN POOL FURNITURE, CLEAN TABLES .	✓			✓	✓		
CLEAN BATHROOMS AND RESTOCK AS NEEDED.	✓	✓					
CLEAN GRILLS AS NEEDED. BLOW OFF DECK AS NEEDED.	✓		✓		✓		
EMPTY GARBAGE CANS AS NEEDED.	✓	✓		✓	✓		
PARK AND PROPERTY							
EMPTY ALL GARBAGE CANS AS NEEDED.	✓		✓		✓		
PICK UP ANY GARBAGE, CLEAN WATER FOUNTAINS.	✓		✓		✓		
RAKE VOLLEYBALL COURT AS NEEDED.	✓		✓		✓		
POLICE TENNIS COURTS FOR GARBAGE.	✓		✓		✓		
POLICE PROPERTY FOR GARBAGE.	✓		✓		✓		
CLEAN AND RECORD PONDS.							

MAINTENANCE DAILY TASK LIST (GARRY)

DAILY TASKS MAIN POOL		MON 09-28	TUE 09-29	WED 09-30	THUR 10-01	FRI 09- 10-02	SAT 10-03	SUN 10-04
TEST POOL AND SPLASH PAD AND BALANCE. RECORD .		✓			✓	✓	✓	✓
VACUUM POOL, <u>CLEAN FILTERS</u> , CLEAN TILE CIRCLE ONE					MAIN AUX			
STRAIGHTEN POOL FURNITURE, CLEAN TABLES AS NEEDED		✓				✓	✓	✓
CLEAN AND RESTOCK BATHROOMS AS NEEDED		✓			✓		✓	✓
CLEAN GRILLS AS NEEDED. BLOW OFF DECK AS NEEDED.		✓			✓		✓	✓
EMPTY ALL GARBAGE CANS AS NEEDED.					✓		✓	✓
STRAITON POOL								
TEST STRAITON POOL AND BALANCE. RECORD.					✓	✓	✓	✓
VACUUM POOL CLEAN FILTERS CLEAN TILE CIRCLE ONE								
STRAIGHTEN POOL FURNITURE, CLEAN TABLES.						✓	✓	✓
CLEAN BATHROOMS AND RESTOCK AS NEEDED.						✓	✓	✓
CLEAN GRILLS AS NEEDED. BLOW OFF DECK AS NEEDED.						✓	✓	✓
EMPTY GARBAGE CANS AS NEEDED.						✓	✓	✓
PARK AND PROPERTY								
EMPTY ALL GARBAGE CANS AS NEEDED.		✓			✓	✓	✓	✓
PICK UP ANY GARBAGE, CLEAN WATER FOUNTAINS.		✓			✓	✓	✓	✓
RAKE VOLLEYBALL COURT AS NEEDED.		✓			✓	✓	✓	✓
POLICE TENNIS COURTS FOR GARBAGE.		✓			✓	✓	✓	✓
POLICE PROPERTY FOR GARBAGE.		✓			✓	✓	✓	✓
CLEAN AND RECORD PONDS.								

MAINTENANCE DAILY TASK LIST (JEEP)

DAILY TASKS MAIN POOL	MON 09-28	TUE 09-29	WED 09-30	THUR 10-01	FRI 09- 10-02	SAT 10-03	SUN 10-04
TEST POOL AND SPLASH PAD AND BALANCE. RECORD.							
VACUUM POOL, CLEAN FILTERS, CLEAN TILE CIRCLE ONE							
STRAIGHTEN POOL FURNITURE, CLEAN TABLES AS NEEDED	/	/	/	/	/		
CLEAN AND RESTOCK BATHROOMS AS NEEDED	/	/	/	/	/		
CLEAN GRILLS AS NEEDED. BLOW OFF DECK AS NEEDED.	/	/	/	/	/		
EMPTY ALL GARBAGE CANS AS NEEDED.	/	/	/	/	/		
STRAITON POOL							
TEST STRAITON POOL AND BALANCE. RECORD.					/		
VACUUM POOL CLEAN FILTERS CLEAN TILE CIRCLE ONE							
STRAIGHTEN POOL FURNITURE, CLEAN TABLES.	/	/	/	/	/		
CLEAN BATHROOMS AND RESTOCK AS NEEDED.	/	/	/	/	/		
CLEAN GRILLS AS NEEDED. BLOW OFF DECK AS NEEDED.	/	/	/	/	/		
EMPTY GARBAGE CANS AS NEEDED.	/	/	/	/	/		
PARK AND PROPERTY							
EMPTY ALL GARBAGE CANS AS NEEDED.	/	/	/	/	/		
PICK UP ANY GARBAGE, CLEAN WATER FOUNTAINS.	/	/	/	/	/		
RAKE VOLLEYBALL COURT AS NEEDED.							
POLICE TENNIS COURTS FOR GARBAGE.	/	/	/	/	/		
POLICE PROPERTY FOR GARBAGE.	/	/	/	/	/		
CLEAN AND RECORD PONDS.	/	/	/	/	/		

WEEKLY TASK LIST

CHECK ALL LIGHTING AND POWER TO DRV'S AT MONUMENTS

MONTH	WEEK 1 DATE	WEEK 2 DATE	WEEK 3 DATE	WEEK 4 DATE
MAY	5-1 GK	5-8 GK	5-15 GK	5-22
JUNE	6-6 GK	6-14 GK	6-15 GK	6-28 GK
JULY	7-9 RD GK	7-18 GK	7-25 GK	7-31 RD GK
AUGUST	8-3 GK	8-15 GK	8-22 GK	8-30 GK
SEPTEMBER	9-3 RD GK	9-12 GK	9-19 GK	9-25 GK RD
OCTOBER				
NOVEMBER				
DECEMBER				

CHECK POOL FILTER HOUSINGS FOR LEAKS.

CLEAN HOUSING WEEKLY.

MONTH	WEEK 1 DATE	WEEK 2 DATE	WEEK 3 DATE	WEEK 4 DATE
MAY	5-1 GK	5-8 GK	5-15 GK	5-22 GK
JUNE	6-7 GK	6-14 GK	6-15 GK	6-28 GK
JULY	7-10 GK	7-18 GK	7-25 GK	7-31 RD GK
AUGUST	8-3 GK	8-15 GK	8-22 GK	8-30 GK
SEPTEMBER	9-3 GK	9-12 GK	9-19 GK	9-25 GK RD
OCTOBER				
NOVEMBER				
DECEMBER				

PARK AND PLAY STRUCTURE

CHECK PLAY STRUCTURE AND SWINGS FOR LOOSE SCREWS AND SAFETY ISSUES. CHECK WATER FOUNTAINS.

MONTH	WEEK 1 AND DATE	WEEK 2 AND DATE	WEEK 3 AND DATE	WEEK 4 AND DATE
MAY	5-1 GK	5-8 GK	5-15 GK	5-22 GK
JUNE	6-7 GK	6-14 GK	6-15 GK	6-28 GK
JULY	7-10 RD GK	7-18 GK	7-25 GK	7-31 RD GK
AUGUST	8-3 GK	8-15 GK	8-23 GK	8-30 GK
SEPTEMBER	9-3 GK	9-12 GK	9-19 GK	9-25 GK RD
OCTOBER				
NOVEMBER				
DECEMBER				

MONTHLY TASK LIST

2026

MONTH	CHECK FIRE EXTINGUISHERS	CHECK NON- POTABLE BACK FLOD DEVICES	CHECK DOMESTIC WATER BACK FLOW DEVICES	CHECK ALL BENCHES FOR STRUCTURE FLAWSAND CLEAN AS NEEDED	
JANUARY	1/6 #	1/12 EF	1/12 EF	1/12 EF	
FEBRUARY	2-2- EC	2/10 EF	2/10 EF	2/10 EF	
MARCH	3-3- EC	3/20 EF	3/20 EF	3/20 EF	
APRIL	4-10- EC	4/24 GK	4/24 GK	4-24 GK	
MAY	5-5- EC	5/18 GK	5-18 GK	—	
JUNE	6-3- EC	6/12 GK	6/12 GK	—	
JULY ^{YEARLY} _{CHECK}	7-6 EC	7/18 GK	7-18 GK	7-31 RD GK	
AUGUST	8-13 EC	8-15 GK	8-15 GK	8-23 GK	
SEPTEMBER	9-3 GK	9-12 GK	9-20 GK		
OCTOBER	10-2 EC				
NOVEMBER					
DECEMBER			CONTACT KEYSTONE BACK FLOW FOR JANUARY INSPECTION		

NOTES:

Ponds Week of 9-28-26 To 10-4-26

[illegible]

MAINTENANCE REPORT	2026	STRAITON	MONTH	SEPTEMBER
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DATE	FILTER BACKWASH	FLOW METER	CL	PH	TA	VAC	ORP	PH	COMMENTS
01		170	3	7.4			644	7.48	
02	filters	170	10	7.2			725	7.15	UNPLUGGED CONTROLLER
03		170	10	7.4			7.08	7.60	
04		170	10.0	7.4			660	7.58	unplugged CL
05		170	5.0	7.0			652	6.81	4LB Biscarb
06		170	3.0	7.0			601	6.86	4LB Biscarb
07		170	4.0	7.2			692	7.20	2.5 G CL
08		170	5.0	7.4			-	-	
09	filters	150	5.0	7.4			-	-	
10		150	5.0	7.6			-	-	NEW CONTROLLER
11		150	7.5	7.6			714	7.54	
12		150	5.0	7.4			725	7.54	
13		150	5.0	7.4			716	7.56	
14		140	7.0	7.4			676	7.56	
15		150	5.0	7.6			664	7.54	
16		150	3.0	7.4			661	7.56	↑ CL pinch
17		150	3.0	7.6			679	7.56	
18		150	3.0	7.6	CL↑		672	7.54	
19		150	6.0	7.4			724	7.55	
20		150	10.0	7.4	CL↓		771	7.52	
21		150	10.0	7.4			704	7.53	
22		150	8.0	7.4	CL↓		751	7.45	
23	filters	170	5.0	7.4			741	7.43	
24		170	5.0	7.4			739	7.41	
25		170	1.0	7.4	CL↑		692	7.46	
26		170	10.0	7.4	CL off		788	7.50	
27		170	10.0	7.4			459	7.52	
28		170	10.0	7.4			335	7.6	
29		170	5	7.6			787	7.23	
30		170	4	7.6			321	7.97	CHANGED ACID TANK

AMENITY ACCESS CARD REPORT

FACILITY CODE 233	RESIDENT AND ADDRESS	OWN OR RENT	NEW RESIDENT 2 CARDS FREE	BAD FACILITY CODE FREE CARD	EXTRA CARD ON ADDRESS	RESIDENT REPLACEMENT CARD	FEES COLLECTED
2100	NEIL HIRSH 3978 STERNWAY	O		1			
2101	LARRY BUCHANAN 3790 DIXIE LANE	O		1			
2102	TRIS POKHITA 17508 QUEENSLAND	O		1			
2103	KULIKOVA GAYNA 3921 STERNWAY	R		1			
2104	Cynthia Tobon 3241 GIANNA	R	1				
2105	JONAS VALDEZ 3022 GIANNA	R	1				
2106	RENEE WILLIS 3022 GIANNA	R	1				
2107	CLENTON RICHARDS 3022 GIANNA	R	1				
2108	Nicole Price 17549 QUEENSLAND	R		1 131			
2109	DON TAYLOR 1894 GIANNA	R	1				
2110	BELA CARP 17551 SANDHATE	R	1				
2111	KASSY CARP 17551 SANDHATE	R	1				
2112	DENNIS CARP 17551 SANDHATE	R	1				
2113	RYAN WILKINSON 17500 GIANNA	O	1				
2114	ALEX CHAVEZ 22910 LOCKSMAN	R	1				
2115	Beatrice Junkel 3011 Downman Blvd	O	1				
2116							
2117							
2118							
2119							
2120							
2121							
2122							
2123							
2124							
2125							

RENTAL ROOM RESERVATIONS 2026

MONTH	RESERVATIONS	CANCELATIONS	TOTAL
JANUARY	3	0	3
FEBRUARY	2	0	2
MARCH	2	0	2
APRIL	5	0	5
MAY	9	2	7
JUNE	11	0	11
JULY	6	0	6
AUGUST	12	0	12
SEPTEMBER	5	0	5
OCTOBER			
NOVEMBER			
DECEMBER			
TOTALS TO DATE	55	2	53

EXHIBIT 10

[RETURN TO AGENDA](#)

**MINUTES OF 9/17/26 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, September 17, 2026, at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

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

Also present were:

Patricia Thibault.....	District Manager, Haven Management Solutions
Raymond Lotito	Field Manager, Haven Management Solutions
Kevin Hiller	Steadfast
Greg Woodcock (via virtual means).....	District Project Manager, Stantec
Robert Donovan	Maintenance

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

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

- An audience member at 3124 Gianna Way reported that the wetlands haven't been draining the way they were supposed to in the last few months. Mr. Woodcock confirmed he would address the issue under his report. A resident discussed using the Community Center for an educational group. Chairman Levy detailed the process, noting deposit specifics. Resident Maureen Hill raised concerns over crumbling and lifting sidewalks. The Board detailed the difference between CDD and HOA areas.

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

1. Discussion of Sidewalks

Mr. Woodcock detailed the methods to address the sidewalks, noting wither Precision Sidewalks would go out to review the sidewalks and put together a report, or they would. He suggested they have Precision Sidewalks come out and put together a report. Ms. Thibault reported on the proposal from Precision Sidewalks, noting that the price point that was provided was \$39,084. The Board discussed how to handle the sidewalks over a quarter of an inch and those over an inch. Mr. Woodcock confirmed he would inform Ms. Thibault of how many sidewalk panels need to be replaced. The Board directed Mr. Donovan to contact Duke Energy. Ms. Thibault, Mr. Woodcock, and Mr. Hiller discussed grinding the sidewalks, and the root barrier/removal options.

2. Discussion of Ballantrae Amenity Center

Mr. Woodcock updated the Board, reporting that Sharp Design had not finalized their layouts for the meeting, so he had requested they attend the next meeting to present their layouts and answer any questions. Supervisor Milano suggested the Board aims to have the ball rolling on the project by January.

3. Discussion of O& M Reports and Proposals

Mr. Hiller confirmed he would work with Mr. Goldrick to discuss the control structures by the ponds that needed to be cleared. Mr. Woodcock confirmed that neither proposal addressed the Gianna Way structure. Ms. Thibault directed Mr. Woodcock to work with steadfast and collaborate with Mr. Hamilton to determine which structures Steadfast was supposed to be maintaining.

Mr. Woodcock reported on the Gianna Way structure, noting that the water had risen above the control structure, likely because the elevation for the water level in the wetlands was high. He explained the potential options to clear the silt out of the structure. The Board, Mr. Woodcock, and Ms. Thibault discussed the estimated cost. Ms. Thibault advised that funding would come from the emergency reserves.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of \$15,000 for the Jetting of the Gianna Way Structure for the Ballantrae Community Development District.

B. Steadfast Maintenance Division – Kevin Hiller

Mr. Hiller briefly presented the discussed the Conservation Area Inspection Report and the Waterway Inspection Report, noting that Mr. Goldrick did not inform him of any issues or areas of concern.

1. Presentation & Discussion of Maintenance Report

Mr. Hiller presented the report, noting that the sod had been completed, the Bahia overgrowth had been taken care of, and the areas near Ballantrae Blvd had been addressed. He addressed items that had been approved at the previous meeting and reported on the irrigation line. Ms. Thibault requested a proposal for the sidewalk issue to be brought to the next meeting.

C. Amenity Manager

1. Presentation of Amenity Center Report and Task List

Mr. Donovan updated the Board on the amenity projects, including the sidewalk marking and splashpad. He advised that they had 6 other projects going on as well.

2. Discussion of Water Fountain Replacement Requirement McNatt Plumbing Service - \$3,450

Ms. Thibault explained the water fountain issue, updating the Board and the audience on the steps that had been taken so far. Mr. Donovan and Ms. Thibault presented the proposals, noting which proposal included the replacement of the fountain, the possibility of repairing the fountain, and the price points. Chairman Levy suggested they did not need a whole new fountain. The Board discussed the proposals.

Ms. Thibault opened the floor to audience comments. Hearing none.

On a MOTION by Supervisor Milano, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the DCSI Proposal at \$489 for the Ballantrae Community Development District.

On a MOTION by Supervisor Thomas, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved the McNatt Plumbing Service Proposal at \$3,450 for the Ballantrae Community Development District.

IV. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held August 10, 2026

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Regular Meeting of Board of Supervisors Held August 10, 2026, for the Ballantrae Community Development District.

2. Consideration for Approval: The July Unaudited Financial Statements

Ms. Thibault reported that the District was showing a positive balance because she had adjusted some of the amounts and sent them to the reserves.

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

3. Presentation of Ballantrae Approval Listing

V. District Manager

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

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-08 Adopting FY 2026-2027 Meeting Dates for the Ballantrae Community Development District.

Ms. Thibault asked Mr. Donovan if they work on the gazebo could be pushed back. Mr. Donovan detailed the potential costs of the repairs. Ms. Thibault requested he bring shingles proposals to the next meeting.

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

A resident commented on the state of Pond 2, noting that it was not being maintained.

VII. Supervisor Requests

On a MOTION by Supervisor Thomas, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Designated Supervisor Milano as the Employee Liaison for the Ballantrae Community Development District.

Adjournment

There being no further business, the meeting was adjourned

On a MOTION by Supervisor Thomas, SECONDED by Supervisor Miller, 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 Not-to-Exceed Amount of \$15,000 for the Jetting of the Gianna Way Structure
- Board Approved the DCSI Proposal at \$489
- Approved the McNatt Plumbing Service Proposal at \$3,450

EXHIBIT 11

[RETURN TO AGENDA](#)

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2026

Ballantrae CDD
Balance Sheet
August 31, 2026

Ballantrae CDD

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 244,744	\$ -	\$ -	\$ 244,744
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	46,601	-	-	46,601
5 CASH - DEBIT CARD SOUTHSTATE	599	-	-	599
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	543,630	-	543,630
9 EMERGENCY RESERVE	-	287,056	-	287,056
10 PARK DEVELOPMENT	-	1,174,806	-	1,174,806
11 BILL PAYMENT RESERVE	-	174,375	-	174,375
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	\$ 300,460	\$ 2,179,868	\$ 444,068	\$ 2,924,396
25 <u>LIABILITIES:</u>				
26 ACCOUNTS PAYABLE	\$ 6,314	\$ -	\$ -	\$ 6,314
27 DUE TO OTHER FUNDS	24,183	74,878	-	99,062
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	6,730	-	-	6,730
30 DEFERRED REVENUE ON-ROLL	1,506	-	818	2,324
31 <u>FUND BALANCE:</u>				
32 NON SPENDABLE (Deposits & Prepaid)	6,486	-	-	6,486
33 ASSIGNED	-	2,104,989	-	2,104,989
34 RESTRICTED FOR DEBT SERVICE	-	-	443,250	443,250
35 UNASSIGNED	255,240	-	-	255,240
36 TOTAL LIABILITIES & FUND BALANCE	\$ 300,460	\$ 2,179,868	\$ 444,068	\$ 2,924,396

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

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1 O&M REVENUES:					
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,661	\$ 1,024,661	\$ 1,023,153	\$ (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	12,833	8,785	4,049	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	50,417	50,417	0	92%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	16,500	16,716	(216)	93%
18 DISTRICT COUNSEL	10,000	9,167	6,600	2,567	66%
19 ANNUAL FINANCIAL AUDIT	4,400	4,400	4,400	-	100%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	4,131	3,950	181	88%
22 PROPERTY APPRAISER FEE	150	150	150	-	100%
23 LEGAL ADVERTISING	1,500	1,375	-	1,375	0%
24 ARBITRAGE REBATE CALCULATION	475	435	-	435	0%
25 DUES, LISCENSES AND FEES	1,200	1,100	1,043	57	87%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
29 O&M ADMINISTRATIVE TOTAL:	114,978	106,255	95,575	10,680	83%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending August 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	36,667	35,310	1,357	88%
36 ELECTRIC UTILITY - RECREATION FACILITIES	20,000	18,333	14,558	3,776	73%
37 ELECTRIC STREET LIGHTING	121,000	110,917	113,666	(2,749)	94%
38 UTILITY - WATER - CLUBHOUSE & POOLS	16,000	14,667	19,966	(5,299)	125%
39 STORMWATER ASSESSMENT	2,400	2,200	1,769	431	74%
40 UTILITY SERVICES SUBTOTAL	199,400	182,783	185,269	(2,485)	93%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	34,903	34,905	(2)	92%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	15,400	15,400	-	92%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	3,208	10,070	(6,862)	288%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	1,375	-	1,375	0%
50 LAKE/POND REPAIRS	-	-	9,475	(9,475)	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	4,583	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	159,900	146,575	145,983	593	91%
53 LANDSCAPE - SECONDARY CONTRACTS	51,200	46,933	40,870	6,064	80%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	12,833	19,717	(6,884)	141%
55 REPLACE PLANTS, MULCH & TREES	15,000	13,750	12,720	1,030	85%
56 SOD & SEED REPLACEMENT	10,000	9,167	-	9,167	0%
57 EXTRA MOWINGS DURING RAINY SEASON	1,000	917	-	917	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	11,000	10,295	705	86%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	327,976	300,645	299,435	1,210	91%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending August 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	1,833	275	1,558	14%
63 STREET/DECORATIVE LIGHT MAINTENACE	1,000	917	1,210	(294)	121%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	1,375	-	1,375	0%
65 EMPLOYEE - SALARIES	152,880	140,140	137,739	2,401	90%
66 EMPLOYEE - P/R TAXES	13,695	12,554	11,129	1,425	81%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	6,607	(1,987)	143%
68 PAYROLL PROCESSING FEES	1,900	1,742	2,080	(338)	109%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	13,200	7,400	5,800	51%
70 MILEAGE	1,000	917	-	917	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	192,995	177,297	166,441	10,856	86%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	11,000	17,202	(6,202)	143%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	5,042	5,210	(168)	95%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	917	3,167	(2,250)	317%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	18,333	20,748	(2,415)	104%
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	2,250	(1,730)	433%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	9,167	4,358	4,808	44%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	32,083	19,668	12,415	56%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	21,542	9,894	11,648	42%
87 EMPLOYEE P/R TAXES	2,000	1,833	-	1,833	0%
88 EMPLOYEE WORKER'S COMP	1,300	1,192	-	1,192	0%
89 VIDEO SURVEILLANCE	1,300	1,192	-	1,192	0%
90 CLUBHOUSE & SAFETY & SECURITY	126,870	117,570	90,632	26,938	71%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending August 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	-	5,146	(5,146)	10%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	50,000	-	5,146	(5,146)	10%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,040,913	913,244	871,042	42,202	84%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	102,001	111,418	171,030	59,612	168%
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	913,244	973,042	(59,798)	85%
117 NET CHANGE IN FUND BALANCE	-	111,418	69,029	(42,388)	0%
118 NET CHANGE IN FUND BALANCE	-	111,418	69,029	(42,388)	0%
119 BEGINNING FUND BALANCE GENERAL FUND			192,698		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			261,727		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 261,727	\$ -	

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE	\$ -	\$ -	\$ 54,426	\$ 54,426
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	-	188,486	188,486
9 RESERVES EXPENDITURES:				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	15,000	15,000	130,785	(115,785)
13 PROJECTS	-	-	93,147	93,147
14 TOTAL RESERVE EXPENDITURES	15,000	15,000	223,932	(22,638)
15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	(35,446)	165,848
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	-	-	(35,446)	
34 FUND BALANCE BEGINNING			2,140,435	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,104,989	

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

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 277,770.82
Less: Outstanding Checks	(33,027.20)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 244,743.62</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
10/27/2025	102725ach	Duke Energy	2131 Ballantrae Blvd 9/3-10/1		64.44	43,001.40

BALLANTRAE CDD
Check Register
FY2026

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

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
11/30/2025			Funds Transfer		40,096.95	124,131.78
11/30/2025			Funds Transfer	40,096.95		164,228.73
11/30/2025	456		To adjust restricted for DS to correct amount	8,881.89		173,110.62
11/30/2025	456		To adjust restricted for DS to correct amount		8,881.89	164,228.73
11/30/2025				207,030.62	99,591.05	164,228.73
12/1/2025	120125ach	Duke Energy	Reference: 17835 State Road 54		9,698.44	154,530.29
12/4/2025	2752	Steadfast Alliance, LLC	Aquatic Maint		1,207.50	153,322.79
12/4/2025	2753	Arrow Exterminators Inc	Pest Control		90.00	153,232.79
12/4/2025	2754	Bandu LLC	Splash Pad		3,629.97	149,602.82
12/4/2025	2755	Business Observer	Legal Advertisement		72.19	149,530.63
12/4/2025	2756	JCS Investigations	Reference: Security Patrol		1,980.00	147,550.63
12/4/2025	2757	Stantec Consulting Services Inc.	Reference: Engineering Fees 9/30/25		8,809.47	138,741.16
12/4/2025	2758	Stantec Consulting Services Inc.	Reference: Engineering Fees 10/31/25		896.82	137,844.34
12/4/2025	2759	Steadfast Alliance, LLC	Reference: Landscape Service.		2,400.00	135,444.34
12/4/2025	2760	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	130,871.19
12/5/2025	2761	Roof X	Repairs/Maint- Remaining Bal Owed		34,035.00	96,836.19
12/5/2025	120525acj	Engage PEO	BOS MTG		305.90	96,530.29
12/5/2025	180	Christopher Milano	BOS MTG		200.00	96,330.29
12/5/2025	179	Richard Levy	BOS		200.00	96,130.29
12/5/2025	177	Brian Giacobbee	BOS		184.70	95,945.59
12/5/2025			Deposit	1,166,843.48		1,262,789.07
12/7/2025	2762	Illuminations Holiday Lighting, LLC	Holiday lights		6,625.00	1,256,164.07
12/7/2025	2763	Roof X	Repairs/Maint		700.00	1,255,464.07
12/7/2025	2764	Steadfast Alliance, LLC	irrigation maint		160.00	1,255,304.07
12/7/2025	2765	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,241,979.07
12/8/2025	2766	Pasco County Tax Collector-Mike Fasano	Real Estates Taxes 2026180040000000U0		1,769.28	1,240,209.79
12/9/2025	2768	Summit Fire & Security	Reference: Fire Extinguisher Annual Inspection.		120.00	1,240,089.79
12/9/2025	2769	Summit Fire & Security	cabinet/truck		115.00	1,239,974.79
12/9/2025	2770	Summit Fire & Security	Fire Extinguisher installation		266.75	1,239,708.04
12/9/2025	2771	Arrow Exterminators Inc	Pest Control		50.00	1,239,658.04
12/9/2025	2772	Arrow Exterminators Inc	Pest Control		90.00	1,239,568.04
12/9/2025	2773	Arrow Exterminators Inc	Pest Control		35.00	1,239,533.04
12/10/2025	2774	Florida Fountain & Equipment LLC	Fountain Maint		2,808.00	1,236,725.04
12/10/2025	2775	Anchor Stone Management, LLC			1,050.00	1,235,675.04
12/10/2025	2776	Egis Insurance Risk Advisors	Ref: Policy # WC100125657		987.00	1,234,688.04
12/10/2025	2777	Steadfast Alliance, LLC	Paint Facia w/owner supplied paint		1,250.00	1,233,438.04
12/11/2025			Deposit	134,226.54		1,367,664.58
12/12/2025	121225ach	Engage PEO	PR		6,851.53	1,360,813.05
12/14/2025	2779	Signarama	signs		200.00	1,360,613.05
12/14/2025	2780	Anchor Stone Management, LLC	Temp on site Manager		300.00	1,360,313.05
12/15/2025	2781	Illuminations Holiday Lighting, LLC	track lighting repair-clubhouse		2,450.00	1,357,863.05
12/18/2025			Deposit	1,436.05		1,359,299.10
12/18/2025			Deposit	11,108.17		1,370,407.27
12/19/2025	121925acj	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,032.61	1,369,374.66
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,369,363.66
12/21/2025	2782	Florida Fountain & Equipment LLC	Fountain Maint-motor replacement		3,675.00	1,365,688.66

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
12/21/2025	2783	Steadfast Alliance, LLC	Landscape Service-mulch		21,000.00	1,344,688.66
12/21/2025	2784	Summit Fire & Security	cabinet/truck		115.00	1,344,573.66
12/21/2025	2785	Summit Fire & Security	Fire Extinguisher installation		266.75	1,344,306.91
12/24/2025	122425ach	Engage PEO	PR		6,295.85	1,338,011.06
12/24/2025	122425ach1	Engage PEO	BOS MTG		295.90	1,337,715.16
12/24/2025	184	Christopher Milano	BOS MTG		200.00	1,337,515.16
12/24/2025	183	Richard Levy	BOS		200.00	1,337,315.16
12/24/2025	181	Brian Giacobbee	BOS		184.70	1,337,130.46
12/24/2025	122425ac15h	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	1,337,105.46
12/26/2025	122625ach	Duke Energy	3351 Downan Point Dr		55.58	1,337,049.88
12/26/2025	122625ach1	Duke Energy	17600 Stinchar Dr		139.52	1,336,910.36
12/26/2025	122625ach2	Duke Energy	3643 Duke Firth St		30.80	1,336,879.56
12/26/2025	122625ach4	Duke Energy	2500 Ballantrae Blvd		165.79	1,336,713.77
12/26/2025	122625ach5	Duke Energy	17626 Glenapp Dr		85.68	1,336,628.09
12/26/2025	122625ach6	Duke Energy	2131 Ballantrae Blvd		148.07	1,336,480.02
12/26/2025	122625ach7	Duke Energy	3542 BALLANTRAE BLVD		89.69	1,336,390.33
12/26/2025	122625ach8	Duke Energy	17835 State Road 54		9,698.44	1,326,691.89
12/26/2025	122625ach9	Duke Energy	17650 Ayrshire Blvd		31.67	1,326,660.22
12/26/2025	122625ach10	Duke Energy	2800 Ballantrae Blvd		1,638.85	1,325,021.37
12/26/2025	122625ach11	Duke Energy	17700 Glenapp Dr Entry Tower		36.84	1,324,984.53
12/26/2025	122625ach12	Duke Energy	172524 Hugh Ln		199.64	1,324,784.89
12/26/2025	122625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,244.10	1,323,540.79
12/28/2025	2786	Keystone Backflow Services Inc	Backflow testing		285.00	1,323,255.79
12/28/2025	2787	Straley Robin Vericker	Prof ServThrough 11/30/25		736.50	1,322,519.29
12/29/2025	12/29/2025	Duke Energy	Duke Energy		43.71	1,322,475.58
12/31/2025	123125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,322,075.58
12/31/2025				1,313,614.24	155,767.39	1,322,075.58
1/6/2026	010626ach	Engage PEO	BOS MTG		1,782.40	1,320,293.18
1/8/2026	2807	Arrow Exterminators Inc	Pest Control		90.00	1,320,203.18
1/9/2026	2789	Steadfast Alliance, LLC	Irrigation Monitoring		120.00	1,320,083.18
1/9/2026	010926ach	Engage PEO	PR		4,785.17	1,315,298.01
1/9/2026	185	Elliot Farmer	PR		1,508.95	1,313,789.06
1/9/2026			Deposit	21,741.95		1,335,531.01
1/11/2026	2790	Steadfast Alliance, LLC	Erosion/Mitigation Pond 28		4,800.00	1,330,731.01
1/12/2026	2791	Florida Coast Equipment	Maint/Repair		499.82	1,330,231.19
1/12/2026	2792	Haven Management Solutions	Billing #10 - Field Services		225.00	1,330,006.19
1/15/2026	2793	Straley Robin Vericker	Prof ServThrough 12/31/25		762.50	1,329,243.69
1/16/2026	011626ach	Florida Dept of Revenue	Sales tax- Conf 920000632111		118.49	1,329,125.20
1/19/2026	2794	Anchor Stone Management, LLC	District Mgt Fees		2,661.29	1,326,463.91
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,363.81	1,325,100.10
1/23/2026	012326acj	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,325,089.10
1/23/2026	012326ach2	Engage PEO	PR		5,633.93	1,319,455.17
1/26/2026	012626ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse jan		25.00	1,319,430.17
1/27/2026	012726ach	Duke Energy	3351 Downan Point Dr		72.18	1,319,357.99
1/27/2026	012726ach1	Duke Energy	17600 Stinchar Dr		142.89	1,319,215.10
1/27/2026	012726ach2	Duke Energy	3643 Duke Firth St		30.80	1,319,184.30

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1/27/2026	012726ach4	Duke Energy	2500 Ballantrae Blvd		238.76	1,318,945.54
1/27/2026	012726ach5	Duke Energy	17626 Glenapp Dr		73.06	1,318,872.48
1/27/2026	012726ach6	Duke Energy	2131 Ballantrae Blvd		152.14	1,318,720.34
1/27/2026	012726ach7	Duke Energy	3542 BALLANTRAE BLVD		96.97	1,318,623.37
1/27/2026	012726ach8	Duke Energy	17650 Ayrshire Blvd		34.81	1,318,588.56
1/27/2026	012726ach9	Duke Energy	2800 Ballantrae Blvd		2,638.11	1,315,950.45
1/27/2026	012726ach10	Duke Energy	17700 Glenapp Dr Entry Tower		40.23	1,315,910.22
1/27/2026	012726ach11	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,548.42	1,314,361.80
1/28/2026	2795	Haven Management Solutions	Billing #11 - Field Services		300.00	1,314,061.80
1/28/2026	012826ach	Duke Energy	172524 Hugh Ln		238.48	1,313,823.32
1/29/2026	2796	GK Electrical Solutions Inc	Pond 4 Aertor Pump		4,675.00	1,309,148.32
1/29/2026	012926ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,308,748.32
1/29/2026	012926acj	Duke Energy	17835 State Road 54		9,803.11	1,298,945.21
1/29/2026	012926ach	Duke Energy	3643 Duke Firth St		49.19	1,298,896.02
1/31/2026				21,741.95	44,921.51	1,298,896.02
2/1/2026	2799	Haven Management Solutions	District Management Services - February		4,583.33	1,294,312.69
2/1/2026	020126ach	Engage PEO	PR		7,000.96	1,287,311.73
2/2/2026	2798	Anchor Stone Management, LLC	Settlement		1,922.04	1,285,389.69
2/2/2026	020226ach'	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,284,989.69
2/3/2026	2800	Court Project LLC	Progress Invoice-Tennis Court Resurface		15,000.00	1,269,989.69
2/3/2026	2801	JCS Investigations	Reference: Security Patrol		1,848.00	1,268,141.69
2/9/2026	2802	Stantec Consulting Services Inc.	Engineering Fees		276.55	1,267,865.14
2/9/2026	2803	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,254,540.14
2/10/2026	2804	Haven Management Solutions	Billing #20 - Field Services & Maintenance		300.00	1,254,240.14
2/11/2026			Deposit	25,494.55		1,279,734.69
2/17/2026	2808	Straley Robin Vericker	Prof ServThrough 10/31/25		584.00	1,279,150.69
2/20/2026	022026ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		2,920.45	1,276,230.24
2/20/2026	022026ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,276,219.24
2/20/2026	022026ach	Engage PEO	PR		5,391.96	1,270,827.28
2/24/2026	2806	Haven Management Solutions	Billing #20 - Field Services & Maintenance 2/8-2/21/26		300.00	1,270,527.28
2/24/2026	022426ach1	Bright House Networks	17611 MENTMORE Blvd Clubhouse jan		30.00	1,270,497.28
2/25/2026	2809	Arrow Exterminators Inc	Pest Control		35.00	1,270,462.28
2/25/2026	2810	Arrow Exterminators Inc	Pest Control		50.00	1,270,412.28
2/25/2026	2811	Arrow Exterminators Inc	Pest Control		35.00	1,270,377.28
2/25/2026	2812	Arrow Exterminators Inc	Pest Control		50.00	1,270,327.28
2/25/2026	2813	Arrow Exterminators Inc	Pest Control		90.00	1,270,237.28
2/25/2026	022526ach	Duke Energy	3351 Downan Point Dr		53.20	1,270,184.08
2/25/2026	022526ach2	Duke Energy	17600 Stinchar Dr		90.61	1,270,093.47
2/25/2026	022526ach3	Duke Energy	3643 Duke Firth St		30.80	1,270,062.67
2/25/2026	022526ach4	Duke Energy	2500 Ballantrae Blvd		114.63	1,269,948.04
2/25/2026	022526ach5	Duke Energy	17626 Glenapp Dr		30.80	1,269,917.24
2/25/2026	022526ach6	Duke Energy	2131 Ballantrae Blvd		78.69	1,269,838.55
2/25/2026	022526ach7	Duke Energy	17650 Ayrshire Blvd		31.07	1,269,807.48
2/25/2026	022526ach8	Duke Energy	2800 Ballantrae Blvd		2,721.72	1,267,085.76
2/25/2026	022526ach9	Duke Energy	17700 Glenapp Dr Entry Tower		35.13	1,267,050.63
2/25/2026	022526ach10	Duke Energy	172524 Hugh Ln		205.17	1,266,845.46

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2/25/2026	022526ach11	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,299.29	1,265,546.17

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2/25/2026	022526ach13	Engage PEO	elliott farmer-correction pr		223.36	1,265,322.81
2/26/2026	2816	Arrow Exterminators Inc	Pest Control		50.00	1,265,272.81
2/27/2026	022726ach	Duke Energy	17835 State Road 54		9,377.40	1,255,895.41
2/27/2026	2/27/2026	Duke Energy	Duke - NEED BACKUP		41.28	1,255,854.13
2/28/2026				25,494.55	68,536.44	1,255,854.13
3/1/2026	2815	Haven Management Solutions	District Management Services - February		4,583.33	1,251,270.80
3/2/2026	2817	JCS Investigations	Reference: Security Patrol		1,980.00	1,249,290.80
3/2/2026	2821	Court Project LLC	Progress Invoice-Tennis Court Resurface		13,986.00	1,235,304.80
3/2/2026	030226ACH	Duke Energy	17835 State Road 54		9,377.40	1,225,927.40
3/3/2026	030326ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.20	1,225,513.20
3/6/2026	2818	Court Project LLC	Progress Invoice-Tennis Court Resurface		10,000.00	1,215,513.20
3/6/2026	030626ACH	Engage PEO	PR		6,984.60	1,208,528.60
3/6/2026	030626ACH1	Engage PEO	BOS MTG		295.90	1,208,232.70
3/6/2026	188	Christopher Milano	BOS MTG		200.00	1,208,032.70
3/6/2026	187	Richard Levy	BOS		200.00	1,207,832.70
3/6/2026	186	Brian Giacobbee	BOS		184.70	1,207,648.00
3/9/2026	2819	Stantec Consulting Services Inc.	Engineering Fees		1,640.25	1,206,007.75
3/9/2026	2820	Haven Management Solutions	Billing #30 - Field Services & Maintenance 2/22-3/8/26		300.00	1,205,707.75
3/9/2026	2822	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,192,382.75
3/11/2026	2823	Dixie Safe & Lock Inc	rekey 22 locks		690.00	1,191,692.75
3/12/2026	2824	Arrow Exterminators Inc	Pest Control		50.00	1,191,642.75
3/12/2026	2825	Arrow Exterminators Inc	Pest Control		90.00	1,191,552.75
3/12/2026			Deposit	23,068.78		1,214,621.53
3/13/2026	2826	Arrow Exterminators Inc	Pest Control		35.00	1,214,586.53
3/15/2026	2827	Keystone Backflow Services Inc	leak repair		475.00	1,214,111.53
3/17/2026	2828	Steadfast Alliance, LLC	spring annuals/irrigation adju		8,090.00	1,206,021.53
3/17/2026	2829	Steadfast Alliance, LLC	maint/repair		1,357.25	1,204,664.28
3/17/2026	2896	Florida Fountain & Equipment LLC	Fountain Maint/repairs		3,587.40	1,201,076.88
3/18/2026	2830	SchoolNow	website hosting		1,515.00	1,199,561.88
3/19/2026	031926ach	Duke Energy	3542 BALLANTRAE BLVD		72.11	1,199,489.77
3/20/2026	032026ACH	Engage PEO	PR		5,635.86	1,193,853.91
3/22/2026	2831	Signarama	Deposit		305.28	1,193,548.63
3/23/2026	032326ACH	Duke Energy	3542 BALLANTRAE BLVD		72.11	1,193,476.52
3/24/2026	2833	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,180,151.52
3/24/2026	2832	Haven Management Solutions	Billing #30 - Field Services & Maintenance 3/8-3/21/26		300.00	1,179,851.52
3/24/2026	032426ACJ	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,179,840.52
3/24/2026	032426ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse feb		30.00	1,179,810.52
3/24/2026	3/24/2026	Poolsure	wm water-march 2026		1,221.41	1,178,589.11
3/25/2026	032526ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		6,099.97	1,172,489.14
3/25/2026	032526ACH	Duke Energy	3643 Duke Firth St		30.80	1,172,458.34
3/26/2026	2834	Court Project LLC	Progress Invoice-Tennis Court Resurface		400.00	1,172,058.34
3/26/2026	2835	Straley Robin Vericker	Prof ServThrough 2/28/26		941.50	1,171,116.84
3/26/2026	032626ACH	Duke Energy	17626 Glenapp Dr		30.80	1,171,086.04
3/26/2026	032626ACH2	Duke Energy	17700 Glenapp Dr Entry Tower		30.80	1,171,055.24
3/26/2026	032626ACH4	Duke Energy	17650 Ayrshire Blvd		33.98	1,171,021.26
3/26/2026	032626ACH5	Duke Energy	3643 Duke Firth St		44.31	1,170,976.95

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3/26/2026	032626ACH6	Duke Energy	3351 Downan Point Dr		60.62	1,170,916.33
3/26/2026	032626ACH8	Duke Energy	NEED		70.24	1,170,846.09
3/26/2026	032626ACH9	Duke Energy	NEED		71.97	1,170,774.12
3/26/2026	032626ACH10	Duke Energy	NEED		87.27	1,170,686.85
3/26/2026	032626ACH11	Duke Energy	NEED		187.68	1,170,499.17
3/26/2026	032626ACH12	Duke Energy	NEED		1,162.52	1,169,336.65
3/26/2026	032626ACH13	Duke Energy	NEED		2,463.19	1,166,873.46
3/26/2026	032626ACH15	Duke Energy	NEED		38.34	1,166,835.12
3/26/2026	032626ACH17	Duke Energy	NEED		9,376.18	1,157,458.94
3/27/2026	032726ACH	Engage PEO	BOS MTG		295.90	1,157,163.04
3/27/2026	191	Christopher Milano	BOS MTG		200.00	1,156,963.04
3/27/2026	190	Richard Levy	BOS		200.00	1,156,763.04
3/27/2026	189	Brian Giacobbee	BOS		184.70	1,156,578.34
3/30/2026	2836	Suncoast Rust Control, Inc			6,045.00	1,150,533.34
3/31/2026	033126ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.20	1,150,119.14
3/31/2026				23,068.78	128,803.77	1,150,119.14
4/1/2026	2837	Haven Management Solutions	District Management Services - March		4,583.33	1,145,535.81
4/1/2026	2838	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	1,144,640.81
4/2/2026	2839	Arrow Exterminators Inc	Pest Control		90.00	1,144,550.81
4/2/2026	2840	Arrow Exterminators Inc	Pest Control		35.00	1,144,515.81
4/2/2026	2841	Arrow Exterminators Inc	Pest Control		50.00	1,144,465.81
4/2/2026	2842	Poolsure	WM-Chem Base-Feb 2026		1,221.41	1,143,244.40
4/2/2026	2843	Poolsure	finance charge		22.89	1,143,221.51
4/2/2026	2844	Poolsure	wm water-march 2026		1,221.41	1,142,000.10
4/2/2026	2845	Poolsure	WM-Chem Base-april 2026		2,035.69	1,139,964.41
4/3/2026	4/3/2026	Engage PEO	PR		6,953.94	1,133,010.47
4/6/2026	4/6/2026	Engage PEO	BOS MTG 4/6/26		474.74	1,132,535.73
4/7/2026	2848	Stantec Consulting Services Inc.	Engineering Fees 3.6.26		1,027.88	1,131,507.85
4/8/2026	2846	Haven Management Solutions	Billing #40 - Field Services & Maintenance 3/22-4/5/26		300.00	1,131,207.85
4/9/2026			Deposit	23,300.77		1,154,508.62
4/10/2026	2849	Egis Insurance Risk Advisors	workers comp Policy#WC100124657		987.00	1,153,521.62
4/12/2026	2850	Ballantrae CDD C/O US Bank	Funds for DS Series 2015 May 1 2026 Payment		535,433.26	618,088.36
4/17/2026	2851	Straley Robin Vericker	Prof ServThrough 3/31/26		632.50	617,455.86
4/17/2026	4/17/2026	Engage PEO	PR		6,869.62	610,586.24
4/20/2026	042026ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		645.99	609,940.25
4/20/2026	042026ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	609,929.25
4/21/2026	2852	Haven Management Solutions	Billing #43 - Field Services & Maintenance 4/5-4/18/26		300.00	609,629.25
4/21/2026	2853	Poolsure	WM-Chem Base-May 2026		2,035.69	607,593.56
4/21/2026	4/21/2026	Florida Dept of Revenue	Sales		6.34	607,587.22
4/24/2026	4/24/2026	Bright House Networks	17611 MENTMORE Blvd Clubhouse April		30.00	607,557.22
4/24/2026	4/24/2026	Engage PEO	BOS MTG		495.90	607,061.32
4/24/2026	195	Christopher Milano	BOS MTG		200.00	606,861.32
4/24/2026	194	Richard Levy	BOS		200.00	606,661.32
4/24/2026	193	Brian Giacobbee	BOS		184.70	606,476.62
4/27/2026	2854	Steadfast Alliance, LLC	Landcape Maint		13,325.00	593,151.62
4/27/2026	042726ach	Duke Energy	3643 Duke Firth St		30.80	593,120.82

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4/27/2026	042726ach2	Duke Energy	17650 Ayrshire Blvd		30.80	593,090.02
4/27/2026	042726ach3	Duke Energy	17700 Glenapp Dr		33.98	593,056.04
4/27/2026	042726ach4	Duke Energy	17626 Glenapp Dr		39.51	593,016.53
4/27/2026	042726ach5	Duke Energy	3351 Downan Pt Dr		42.28	592,974.25
4/27/2026	042726ach6	Duke Energy	3542 BALLANTRAE BLVD		72.11	592,902.14
4/27/2026	042726ach7	Duke Energy	2500 Ballantrae Blvd		96.28	592,805.86
4/27/2026	042726ach8	Duke Energy	2131Ballantrae Blvd		97.45	592,708.41
4/27/2026	042726ach9	Duke Energy	17600 Stinchar Dr		104.57	592,603.84
4/27/2026	042726ach10	Duke Energy	17524 Hugh Lane		189.98	592,413.86
4/27/2026	042726ach12	Duke Energy	17611 Mentmore Blvd		1,156.45	591,257.41
4/27/2026	042726ac	Duke Energy	2800 Ballantrae Blvd Pump Pond		2,495.09	588,762.32
4/28/2026	042826ach	Duke Energy	17835 State Rd 54 Lite		9,376.18	579,386.14
4/29/2026	2855	Ballantrae CDD.	To transfer funds from GF to Asset Reserve - Funds incorrectly transferred to GF from Asset Reserve		98,421.25	480,964.89
4/29/2026	4/29/2026	Duke Energy	3643 Duke First Irrig		38.47	480,926.42
4/30/2026				23,300.77	692,493.49	480,926.42
5/1/2026	2856	JCS Investigations	Reference: Security Patrol		1,980.00	478,946.42
5/1/2026	2857	Haven Management Solutions	District Management Services - April		4,583.33	474,363.09
5/1/2026	5/1/2026	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.12	473,948.97
5/1/2026	5/1/26 PR	Engage PEO	PR		6,885.64	467,063.33
5/5/2026	2858	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	466,168.33
5/7/2026	2859	Poolsure	finance charge		18.67	466,149.66
5/10/2026	2860	Florida Patio Furniture	Deposit-50%		305.50	465,844.16
5/12/2026	2861	DCSI, Inc	access control cards-gate parts		449.00	465,395.16
5/12/2026	2862	DCSI, Inc	desk phone		145.00	465,250.16
5/12/2026	2863	DCSI, Inc	camera		145.00	465,105.16
5/12/2026			Deposit	7,337.97		472,443.13
5/15/2026	5/15/2026	Engage PEO	PR		5,748.00	466,695.13
5/19/2026	2866	Poolsure	WM-Chem Base		2,086.58	464,608.55
5/19/2026	2867	Steadfast Alliance, LLC	aquatic maint		4,573.15	460,035.40
5/19/2026	2868	Steadfast Alliance, LLC	aquatic maint		4,573.15	455,462.25
5/19/2026	2869	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	450,889.10
5/19/2026	2870	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	446,315.95
5/19/2026	051926ach	Florida Dept of Revenue	Sales		163.20	446,152.75
5/20/2026	2865	Haven Management Solutions	Billing #43 - Field Services & Maintenance 5/3-5/16/26		200.00	445,952.75
5/20/2026	2871	Arrow Exterminators Inc	Pest Control		90.00	445,862.75
5/20/2026	2872	Arrow Exterminators Inc	Pest Control		50.00	445,812.75
5/20/2026	2873	Arrow Exterminators Inc	Pest Control		35.00	445,777.75
5/20/2026	2874	DCSI, Inc	access gate svc		145.00	445,632.75
5/21/2026	2875	Pasco Cnty Property Appraiser-Mike Wells	Annual Renewal Fee		150.00	445,482.75
5/24/2026	052426ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		801.53	444,681.22
5/24/2026	052426ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	444,670.22
5/26/2026	5/26/2026	Bright House Networks	17611 MENTMORE Blvd Clubhouse April		30.00	444,640.22
5/27/2026	2876	Steadfast Alliance, LLC	Landcape Maint		13,325.00	431,315.22
5/28/2026	5/28/2026	Duke Energy	3643 Duke Firth St		30.80	431,284.42
5/28/2026	5/28/2026	Duke Energy	17650 Ayrshire Blvd		30.80	431,253.62
5/28/2026	5/28/2026	Duke Energy	17700 Glenapp Dr		33.68	431,219.94

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Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
5/28/2026	5/28/2026	Duke Energy	17626 Glenapp Dr		37.77	431,182.17
5/28/2026	5/28/2026	Duke Energy	3351 Downan Pt Dr		53.63	431,128.54
5/28/2026	5/28/2026	Duke Energy	3542 BALLANTRAE BLVD		59.73	431,068.81
5/28/2026	5/28/2026	Duke Energy	2500 Ballantrae Blvd		67.46	431,001.35
5/28/2026	5/28/2026	Duke Energy	2131Ballantrae Blvd		89.75	430,911.60
5/28/2026	5/28/2026	Duke Energy	17600 Stinchar Dr		92.93	430,818.67
5/28/2026	5/28/2026	Duke Energy	17600 Stinchar Dr		116.25	430,702.42
5/28/2026	5/28/2026	Duke Energy	17524 Hugh Lane		181.92	430,520.50
5/28/2026	5/28/2026	Duke Energy	17611 Mentmore Blvd		1,068.67	429,451.83
5/28/2026	5/28/2026	Duke Energy	2800 Ballantrae Blvd Pump Pond		2,623.50	426,828.33
5/29/2026	5/29/2026	Engage PEO	PR		4,634.81	422,193.52
5/31/2026				7,337.97	66,070.87	422,193.52
6/1/2026	2879	Florida Dept of Health in Pasco County	Pool Permit.(51-BID-8200893)		280.00	421,913.52
6/1/2026	2880	Florida Dept of Health in Pasco County	Pool Permit.(51-BID-8200918)		145.00	421,768.52
6/1/2026	2882	Steadfast Alliance, LLC	irrigation repair		1,175.00	420,593.52
6/1/2026	2881	JCS Investigations	Reference: Security Patrol		1,980.00	418,613.52
6/1/2026	2877	Haven Management Solutions	District Management Services - May		4,583.33	414,030.19
6/1/2026	2883	Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	413,135.19
6/1/2026	2884	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	408,562.04
6/1/2026	6/1/2026	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.12	408,147.92
6/1/2026	6/1/2026	Duke Energy	17835 State Rd 54 Lite		9,376.18	398,771.74
6/2/2026	2878	Haven Management Solutions	Billing #43 - Field Services & Maintenance 5/17-5/30/26		200.00	398,571.74
6/2/2026	2885	Steadfast Alliance, LLC	Irrgation repair		346.92	398,224.82
6/2/2026	060226ach	Engage PEO	Eugene Clawson		423.62	397,801.20
6/4/2026	2886	Stantec Consulting Services Inc.	Engineering Fees		3,502.65	394,298.55
6/4/2026	2887	Don Harrison Enterprises, LLC	electrical work		602.50	393,696.05
6/4/2026	6/23/2026	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	393,685.05
6/4/2026	6/23/1962	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		716.69	392,968.36
6/5/2026	060526ach	Engage PEO	BOS MTG		295.90	392,672.46
6/5/2026	198	Christopher Milano	BOS MTG		200.00	392,472.46
6/5/2026	197	Brian Giacobbee	BOS		184.70	392,287.76
6/8/2026	2889	DCSI, Inc	access gate svc		145.00	392,142.76
6/8/2026			Deposit	2,084.95		394,227.71
6/11/2026	2890	Arrow Exterminators Inc	Pest Control		90.00	394,137.71
6/11/2026	2891	Arrow Exterminators Inc	Pest Control		50.00	394,087.71
6/11/2026	2892	Arrow Exterminators Inc	Pest Control		35.00	394,052.71
6/11/2026	2893	Egis Insurance Risk Advisors	workers comp Policy#WC100124657		987.00	393,065.71
6/11/2026			Deposit	267.29		393,333.00
6/11/2026	061126ach	Engage PEO	Eugene Clawson		317.29	393,015.71
6/12/2026	061226ach	Engage PEO	PR		6,669.85	386,345.86
6/15/2026	2894	Don Harrison Enterprises, LLC	electrical work		607.77	385,738.09
6/15/2026	2895	Florida Patio Furniture	final pmt		305.50	385,432.59
6/15/2026			Deposit	12,909.81		398,342.40
6/16/2026	2898	Straley Robin Vericker	Prof ServThrough 5/31/26		627.50	397,714.90
6/16/2026	2897	Haven Management Solutions	Field Services & Maintenance 5/17-5/30/26		300.00	397,414.90
6/21/2026	2899	Poolsure	WM-Chem Base		2,086.58	395,328.32

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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

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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
8/3/2026	2913	Haven Management Solutions	District Management Services - July		4583.33	304385.44
8/5/2026	2914	Suncoast Rust Control, Inc	Monthly Water Treatment		895	303490.44
8/7/2026	8/7/2026	Engage PEO	PR		8257.21	295233.23
8/7/2026	210	Sophia McGregor	Payroll		710.76	294522.47
8/14/2026	2915	Haven Management Solutions	Field Services & Maintenance 7/27-8/9/26		462.5	294059.97
8/14/2026			Deposit	0.03		294060
8/17/2026	2916	Straley Robin Vericker	Prof Serv		157.52	293902.48
8/17/2026	2917	Arrow Exterminators Inc	Pest Control		35	293867.48
8/17/2026	2918	Arrow Exterminators Inc	Pest Control		50	293817.48
8/17/2026	2919	Arrow Exterminators Inc	Pest Control		90	293727.48
8/19/2026	2920	Poolsure	WM-Chem Base		2086.58	291640.9
8/19/2026	081926ach	Florida Dept of Revenue	Sales		63.37	291577.53
8/21/2026	8/21/2026	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		2059.33	289518.2
8/21/2026	8/21/2026	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11	289507.2
8/21/2026	8/21/2026	Engage PEO	PR		7328.11	282179.09
8/21/2026	211	Sophia McGregor	Payroll		712.4	281466.69
8/24/2026	8/24/2002	Bright House Networks	17611 MENTMORE Blvd Clubhouse August		30	281436.69
8/26/2026	2921	Haven Management Solutions	Field Services & Maintenance 8/10-8/23/26		362.5	281074.19
8/26/2026	8/26/2026	Duke Energy	17611 Mentmore Blvd		1140.93	279933.26
8/26/2026	8/26/2026	Duke Energy	2800 Ballantrae Blvd Pump Pond		2787.41	277145.85
8/26/2026	8/26/2026	Duke Energy	17600 Stinchar Dr		165.76	276980.09
8/26/2026	8/26/2026	Duke Energy	2500 Ballantrae Blvd		111.74	276868.35
8/26/2026	8/26/2026	Duke Energy	2131Ballantrae Blvd		105.59	276762.76
8/26/2026	8/26/2026	Duke Energy	17626 Glenapp Dr		95.75	276667.01
8/26/2026	8/26/2026	Duke Energy	17700 Glenapp Dr		35.31	276631.7
8/26/2026	8/26/2026	Duke Energy	17650 Ayrshire Blvd		30.96	276600.74
8/26/2026	8/26/2026	Duke Energy	3643 Duke Firth St		30.8	276569.94

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Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
8/26/2026	8/26/2026	Duke Energy	3351 Downan Pt Dr		26.53	276543.41
8/27/2026		2922 Stantec Consulting Services Inc.	Engineering Fees		3303.15	273240.26
8/27/2026	8/27/2026	Duke Energy	3542 BALLANTRAE BLVD		665.92	272574.34
8/27/2026	8/27/2026	Duke Energy	17524 Hugh Lane		184.62	272389.72
8/28/2026	8/28/2026	Duke Energy	17835 State Rd 54 Lite		9294.78	263094.94
8/28/2026	8/28/2026	Duke Energy	026239004241554PPD		38.77	263056.17
8/31/2026		2923 Steadfast Alliance, LLC	Landcape Maint		13325	249731.17
8/31/2026		2924 Steadfast Alliance, LLC	Aquatic Maint		4573.15	245158.02
8/31/2026	8/31/2026	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		414.4	244743.62
8/31/2026				0.03	64225.18	244743.62

EXHIBIT 12

[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 trucks	\$ 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
7/16/2026	Cycle Stop Proposal	\$ 2,500.00		General Fund
7/16/2026	Amazon	\$95 each	Ceiling Fans	General Fund

Meeting Date	Vendor	Amount	Brief Item Description	Source of Funds
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
9/16/2026	ADS	\$	15,000.00 Jet out Gianna Way	Emergency Reserves Fund
9/16/2026	McNatt Plumbing	\$	3,450.00 Fountain Replacement	General Fund
09/16/2026.	DCSI	\$	489.00 Security Equipment Repair	General Fund

EXHIBIT 13

[RETURN TO AGENDA](#)



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

Description	Cost
This proposal is to investigate and repair damaged mainline on Ballantrae Blvd near Castaway. Price includes- (2) Techs: Investigation time, parts and labor to repair Approved on behalf of Vice Chiar Milano via email sent on 09.23.2026	850.00

Total	\$850.00
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Representing (Name of Firm):

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

EXHIBIT 14

[RETURN TO AGENDA](#)



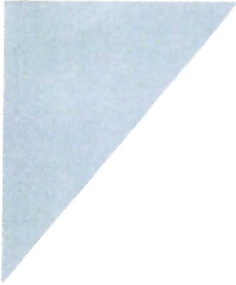
CONCRETE TILE ROOF REPAIR

SEP 17, 2026

ROBERT DUNCAN

17611 Mentmore Boulevard
Land O' Lakes, FL
34638
ballantrae2@tampabay.rr.com
(352) 296-8021

Joe Drish
Joe@easyroofingllc.com



INTRODUCTION

Hello Robert,

Thank you for the opportunity to provide you with an Easy quote!

Why Choose Easy Roofing?

- **Licensed & Insured:** Fully licensed and insured to operate in your area — License #CCC1333942.
- **Certified Expertise:** Your roof is installed by **Owens Corning Preferred, TAMKO Pro, and Atlas Pro Certified Contractors**, ensuring top-quality workmanship that meets **Florida Building Code (FBC)** and all **manufacturer installation requirements**.
- **Tailored Roofing Solutions:** Select from a variety of durable systems — **asphalt shingles, metal, and more** — designed to match your **budget and style**.
- **Comprehensive Quality Control:** A dedicated **Project Manager audits every phase** of your roof replacement or repair for precision and quality assurance.
- **Warranty & Peace of Mind:** Enjoy a **5-year workmanship warranty** on new or replacement roofs. **Material warranties** are registered and serviced through the manufacturers or Easy Roofing as applicable. *(Note: Severe weather events — hurricanes, tornadoes, tropical storms, hail, acts of war, and severe thunderstorms — may void warranties.)*
- **Completion Package & Bonus Inspection on new or replacement roofs:** At the end of the project, once your invoice is paid in full, you'll receive a **Certificate of Completion package** containing your **registered warranty** and **paid-in-full invoice**. We'll also schedule a **complimentary wind mitigation inspection** for you — at no additional cost.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

Kind regards,
Joe Drish

Joe@easyroofingllc.com



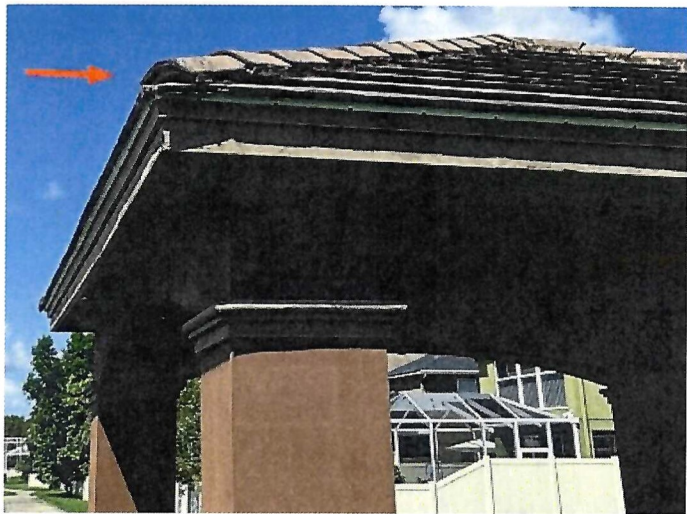
INSPECTION



Drone photograph of the pavilion roof showing algae and surface buildup. The designated repair area will be cleaned with an appropriate roof-cleaning solution and low-pressure rinse before the mortar repair begins.



Existing damaged mortar at the pavilion roof. Loose and deteriorated mortar will be removed, replaced, and stained to blend as closely as practical with the existing roof tile.



SCOPE OF WORK

CONCRETE TILE PAVILION ROOF REPAIR

- Clean the designated pavilion roof area using an appropriate diluted roof-cleaning solution and low-pressure rinse to remove algae and surface buildup and expose the existing mortar for inspection.
- Inspect the cleaned area for additional cracked, loose, or deteriorated mortar.
- Remove loose or damaged mortar as necessary and install new mortar at the identified repair areas.
- After the new mortar has sufficiently cured, apply an exterior-grade, solid-color concrete/masonry stain to the repaired mortar to blend as closely as practical with the existing concrete roof tile.

No broken roof tiles were observed at the time of inspection. Replacement of broken or damaged tiles is not included. Any additional damage discovered during the work will be documented and discussed with the customer before performing work outside this scope. Due to the age and weathering of the existing tile, an exact stain or coating color match cannot be guaranteed.

I acknowledge that I have read and understand this page. Initials: _____

CONCRETE TILE ROOF REPAIR

Materials and Labor

Item
Concrete Tile Roof Cleaning Apply an appropriate diluted sodium hypochlorite roof-cleaning solution and use a low-pressure rinse to remove algae and surface buildup from the designated pavilion roof area.
Quikcrete Mortar SPEC QUIKRETE Mortar Mix
EXTERIOR CONCRETE/MASONRY STAIN Supply and apply an exterior-grade, solid-color concrete/masonry stain to the repaired mortar areas after the new mortar has sufficiently cured. Color will be selected to blend as closely as practical with the existing concrete roof tile. Due to the age and weathering of the existing tile, an exact color match cannot be guaranteed.
Labor costs Cost of labor to complete project.

Estimate subtotal	\$1,492.13
Total	\$1,492.13

AUTHORIZATION PAGE

Concrete Tile Roof Repair

\$1,492.13

Name: Robert Duncan
Address: 17611 Mentmore Boulevard, Land O' Lakes,
FL

Estimates are valid for 15 days from date of estimate. A 50% deposit is required before any project begins.

Deposit

50% deposit due upon acceptance of this proposal. The remaining balance is due upon completion of the contracted work.

50%

Customer Comments / Notes

Robert Duncan:

Date:

TERMS AND CONDITIONS

TERMS & CONDITIONS

Workmanship Warranty

Unless otherwise agreed in writing, Easy Roofing, LLC provides a 5-year workmanship warranty from the date of project completion for **new and/or full replacement roofs**.

This warranty does **not** cover:

Acts of God, including but not limited to hurricanes, tropical storms, named storms, hail, lightning strikes, floods, earthquakes, fires, or severe thunderstorms

Acts of war

Improper maintenance

External factors or events beyond the control of Easy Roofing, LLC

Products or materials (such as sealants) that are known to deteriorate naturally over time and require periodic inspection

Manufacturer warranties are offered directly by the manufacturer and are separate from this workmanship warranty.

Note: Full payment is required for this warranty to be valid. Any expressed or implied warranty becomes **null and void** if payment is not made in full.

Repair Warranty

Repairs performed by Easy Roofing, LLC are covered under a limited 1-year workmanship warranty from the date of completion. This warranty applies **only to the specific area repaired**, and does **not cover unrelated roof issues**, pre-existing damage, or problems caused by weather, animals, or other external conditions.

Material Color Variation

Due to the nature of manufacturing processes, slight color variations in roofing materials may occur. Easy Roofing, LLC is not liable for such variations.

Site Access and Preparation

Customers must provide clear truck access to the job site. We recommend you remove or secure items on **interior walls, ceilings, or shelves** near work zones, as vibrations during material loading or installation may cause them to dislodge. Easy Roofing, LLC is **not liable for interior cosmetic damage** resulting from such vibrations.

If **exposed sheathing** is present, the customer must notify us in advance. Customers accept responsibility for any nail penetrations through exposed areas. If gutters are installed, Easy Roofing, LLC recommends they be removed by a licensed gutter company prior to roof installation. Minor stucco damage, especially on poorly applied stucco, may occur and is not the responsibility of Easy Roofing, LLC.

Limitations of Liability

Due to the nature of roofing work and material weight, Easy Roofing, LLC disclaims liability for the following:

Interior: drywall cracks, nail pops, ceiling tape damage, texture cracking, or damage to plumbing, electrical, or HVAC systems improperly installed or too close to roof framing and not visible from the attic.

Exterior: solar panels, satellite dishes, gutters, driveways, walkways, landscaping, septic tanks, and drain fields.

Hidden Wood Damage

If damaged decking is discovered during tear-off, Easy Roofing, LLC reserves the right to proceed with

I acknowledge that I have read and understand this page. Initials: _____

replacement of up to \$200 worth of wood without prior customer approval. If costs exceed \$200, we will contact the customer for authorization before proceeding.

Photography and Media Use

Customer authorizes Easy Roofing, LLC to use drone footage or photography of the property for documentation, training, promotional, or legal use.

If you prefer not to have images or videos of your property used for promotional purposes, please notify us in writing before the project begins.

Commercial Impracticability Clause

In the event of substantial price increases in materials or labor, changes in building codes, tariffs, supply chain disruptions, or similar events beyond our control, Easy Roofing, LLC reserves the right to issue a **written change order** to reflect the new contract amount. If the customer declines the revised price, either party may cancel the contract without penalty.

Price Volatility Notice

Due to the current volatility in roofing material costs, contract pricing may be subject to change. If suppliers raise prices—including but not limited to changes in tariffs, government duties, or fees—written documentation will be provided, and the contract price will be adjusted accordingly.

Delinquent Accounts & Collections

In the event of nonpayment, the customer is responsible for all reasonable collection costs, attorney's fees, and court costs. A **finance charge of 2% per month (24% APR)** will be applied to unpaid balances beyond 15 days from project completion.

Contract Cancellation

You may cancel this agreement within 3 days of the contract signing date and **prior to the start of any work**.

Cancellation must be delivered in writing to the address on this contract via registered mail, fax, or personal delivery.

If cancellation is made **after this period** and before work commences, the customer agrees to pay **10% of the total contract value** as liquidated damages.

Both parties agree this amount is a reasonable estimate of administrative time and resources allocated to the project and **not a penalty**.

Acceptance of Proposal / Contract

By signing this agreement, you certify that you are the legal property owner or an authorized agent of the property and accept full financial responsibility for the project.

You acknowledge that any insurance claims are governed by your insurance policy and are subject to your carrier's approval. Payment is due **in full upon project completion** unless otherwise agreed in writing.

Unpaid balances over 15 days will accrue interest at 2% per month (24% APR).

Credit approval may be required. You authorize Easy Roofing, LLC to verify references and obtain credit reports, where applicable, in connection with this agreement.

Note: Additional work (e.g., third nail application, soffit, fascia, gutter work) must be documented by a **written change order signed by both parties**. It is **not included** unless specified in this agreement.

I acknowledge that I have read and understand this page. Initials: _____



REQUIRED FLORIDA RESIDENTIAL CONSTRUCTION NOTICES

Construction Lien Law Notice

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY.

THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY.

THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Florida Homeowners' Construction Recovery Fund

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR.

FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD:

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

2601 BLAIR STONE ROAD, TALLAHASSEE, FL 32399-2215 | (850) 921-6593

OWNER SIGNATURE REQUIRED FOR THE CONSTRUCTION LIEN NOTICE

Homeowner Signature

Date



ADDITIONAL NOTICES FOR RESIDENTIAL ROOF CONTRACTS

Prohibited Insurance-Related Roofing Practices

FLORIDA LAW PROHIBITS A CONTRACTOR FROM OFFERING A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE PROPERTY OWNER'S ROOF OR MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE PROPERTY OWNER'S ROOF.

Insurance Coverage Disclosure

IF THE PROPOSED WORK IS RELATED TO AN INSURANCE CLAIM, YOU, THE RESIDENTIAL PROPERTY OWNER, SHOULD CONTACT YOUR INSURANCE COMPANY TO VERIFY COVERAGE FOR THE PROPOSED ROOFING WORK, INCLUDING ANY CLAIMS, DEDUCTIBLES, AND POLICY TERMS, BEFORE SIGNING THIS CONTRACT.

BY SIGNING THIS CONTRACT, YOU ACKNOWLEDGE THAT YOU HAVE BEEN ADVISED TO CONTACT YOUR INSURANCE PROVIDER REGARDING COVERAGE AND REIMBURSEMENT OF THE PROPOSED WORK.

Emergency Cancellation Notice

YOU, THE RESIDENTIAL PROPERTY OWNER, MAY CANCEL THIS CONTRACT WITHOUT PENALTY OR OBLIGATION WITHIN 10 DAYS AFTER THE EXECUTION OF THE CONTRACT OR BY THE OFFICIAL START DATE, WHICHEVER COMES FIRST, BECAUSE THIS CONTRACT WAS ENTERED INTO WITHIN 180 DAYS OF EVENTS RESULTING IN THE DECLARATION OF A STATE OF EMERGENCY BY THE GOVERNOR.

THE OFFICIAL START DATE IS THE DATE ON WHICH WORK THAT INCLUDES THE INSTALLATION OF MATERIALS THAT WILL BE INCLUDED IN THE FINAL WORK ON THE ROOF COMMENCES, A PERMIT HAS BEEN ISSUED, OR A TEMPORARY REPAIR TO THE ROOF COVERING OR ROOF SYSTEM HAS BEEN MADE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

HOMEOWNER ACKNOWLEDGMENT

Homeowner Signature

Date



Roofing Repair Proposal

CCC1332104

DATE: 09/22/2026

ADDRESS: 18046 Ayrshire Boulevard Gazebo, Land O' Lakes, FL 34638-71

NAME: Robert Duncan

• We will perform the following repairs to your roof as specified below:

• Loose/sliding ridge cap tiles and mortar.

• All ridge caps to be checked for lift and secured using foam. Mortar to be re-applied and touched up.

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• Clean up and haul away all debris from repair.

• Payment within 2 business days of invoicing is a discount of \$ 50.00

WE WILL PERFORM SCOPE OF WORK PER LOCAL CODES AND MFG SPEC FOR THE BASE PRICE OF:

\$ \$950.00

We will match existing shingle color as closely as possible, however, when installing new shingles next to existing there may be a color variation. REPAIRS ARE GUARANTEED FOR ONE YEAR. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the Sharpe Roofing, Inc. ACCEPTANCE OF PROPOSAL: With my signature below, I hereby accept this proposal and authorize Sharpe Roofing to do the work as described in this proposal. I have read and agree to the Terms and Conditions on this document or attached. Should payment not be received upon substantial completion of the job, then interest shall accrue at 1.5% per month and should this account be referred to attorney for collection, I will be responsible for their fees.

Signature:

Date:

