**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Thursday, November 19, 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@havenmgtsol.com***

**I. Call to order / Roll Call**

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

**III. Board Organization and Oaths of Office**

1. Consideration and Adoption of Resolution 2027-01 Resolution Declaring Vacancies for Seats 1, 2, and 3 — **EXHIBIT 1**
2. Seat 1 — **EXHIBIT 2**
3. Seat 2 — **EXHIBIT 3**
4. Seat 3 — **EXHIBIT 4**

**IV. Vendor & Professional Reports**

A. Stantec – Project Manager Greg Woodcock

1. Discussion of Ballantrae Amenity Center –Sharp Design Presentation — **EXHIBIT 5**
2. O&M Reports and Proposals — **EXHIBIT 6**
3. Consideration of PSSC Addendum - $50,864 — **EXHIBIT 7**
4. Presentation of East Pond Erosion Review — **EXHIBIT 8**
5. Consideration of Finn Outdoor East Pond Erosion Proposal - $150,000 (or below) for Fabric/Fill/Sod Repair or $240,000 for Rip Rap Repair for 1500 Linear Feet of Erosion — **EXHIBIT 9**
6. Consideration of ADS East Pond Erosion Proposal — **EXHIBIT 10**
7. Presentation of Pond 33 Weir Review Report — **EXHIBIT 11**

8. Consideration of Finn Outdoor Pond 33 Weir Repair – 120 Linear Feet - $90,000 (without de-watering) **EXHIBIT 12**

9. Consideration of ADS Pond 33 Weir Repair **EXHIBIT 13**

B. Steadfast Environmental Report – Matt Goldrick

1. Conservation Area Inspection Report **EXHIBIT 14**

2. Waterway Inspection Report **EXHIBIT 15**

C. Steadfast Maintenance Division – Kevin Hiller

1. Presentation & Discussion of Maintenance Report *(to be distributed)* **EXHIBIT 16**

2. Consideration of Steadfast Proposal for Winter Annuals - $11,344.70 **EXHIBIT 17**

3. Consideration of Steadfast Proposal for Irrigation Enhancement – Electrical Damage to Control Box - $1,454.70 **EXHIBIT 18**

4. Consideration of Steadfast Proposal for Irrigation Enhancement – Sand Separator - $4.629.70 **EXHIBIT 19**

D. Amenity & General Maintenance Manager

1. Presentation of Amenity Center Report & Task List **EXHIBIT 20**

2. Discussion of Amenity Performance Reviews

**V. Administrative Items**

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held October 15, 2026 **EXHIBIT 21**

2. Consideration for Approval: The September Unaudited Financial Statements **EXHIBIT 22**

3. Presentation of Ballantrae Approval Listing **EXHIBIT 23**

**VI. District Manager**

1. Consideration and Adoption of Resolution 2027-02 Adopting an Amended FY 2025-2026 Budget **EXHIBIT 24**

2. Consideration of Hanley Pools Proposal – Splash Pad Repair - $5,350 **EXHIBIT 25**

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

**VIII. Supervisor Requests**

**IX. Adjournment**

EXHIBIT 1

RETURN TO AGENDA

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN ONE OR MORE SEATS ON THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS,** no one qualified to run in the 2026 general election for one or more seats on the Board of Supervisors of the District ("**Board**") for which the terms are expiring; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare such seats vacant effective on the second Tuesday following the general election.

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

1. **Declaring Vacancy on the Board**. The following seat(s) on the Board are hereby declared vacant effective as of November 17, 2026:

   Seat #1 (currently held by Cecilio Thomas)
   Seat #2 (currently held by Richard Levy)
   Seat #3 (currently held by Chris Milano)

2. **Holdover of Incumbent Supervisor until Appointment**. The Board should appoint qualified electors to fill the vacancies within 90 days of the effective date of this Resolution. Until such time as the Board appoints qualified electors to fill the vacancies, the incumbent supervisor of that seat shall remain in office.

3. **Effective Date**. This Resolution shall become effective upon its passage.

**Passed and Adopted** on November 19, 2026.

| | |
|---|---|
| Attested By: | **Ballantrae Community Development District** |
| _____ | _____ |
| Name:_____ | Name:_____ |
| ☐Secretary/☐Assistant Secretary | ☐Chair/☐Vice Chair of the Board |

EXHIBIT 2

RETURN TO AGENDA

# OATH OF OFFICE

**(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)**

**STATE OF FLORIDA**

**County of** Pasco

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Board of Supervisors, Ballantrae Community Development District, Pasco County

**(Full Name of Office – Abbreviations Not Accepted)**

on which I am now about to enter, so help me God.

**[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]**

**Signature** _____

*Sworn to and subscribed before me by means of physical presence* ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

**Signature of Officer Administering Oath or of Notary Public**

***(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)***

_____

*Print Name*

_____

*Title*

_____

*Court*

***(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)***

***Affix Seal Below***

*Personally Known* ☐ *OR Produced Identification* ☐

*Type of Identification Produced* _____

# ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: Home ☐ Office ☐

_____

Street or Post Office Box

_____

**Print Name**

_____

City, State, Zip Code

_____

**Signature**

EXHIBIT 3

RETURN TO AGENDA

# OATH OF OFFICE

**(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)**

**STATE OF FLORIDA**

**County of** Pasco

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Board of Supervisors, Ballantrae Community Development District, Pasco County

**(Full Name of Office – Abbreviations Not Accepted)**

on which I am now about to enter, so help me God.

**[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]**

**Signature** _____

*Sworn to and subscribed before me by means of physical presence* ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

**Signature of Officer Administering Oath or of Notary Public**

***(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)***

_____
*Print Name*

_____
*Title*

_____
*Court*

***(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)***

***Affix Seal Below***

*Personally Known* ☐ *OR Produced Identification* ☐

*Type of Identification Produced* _____

# ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
**Print Name**

_____
**Signature**

EXHIBIT 4

RETURN TO AGENDA

# OATH OF OFFICE

**(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)**

**STATE OF FLORIDA**

**County of** Pasco

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Board of Supervisors, Ballantrae Community Development District, Pasco County

**(Full Name of Office – Abbreviations Not Accepted)**

on which I am now about to enter, so help me God.

**[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]**

**Signature** _____

*Sworn to and subscribed before me by means of physical presence* ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

**Signature of Officer Administering Oath or of Notary Public**

***(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)***

_____

*Print Name*

_____

*Title*

_____

*Court*

***(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)***

***Affix Seal Below***

*Personally Known* ☐ *OR Produced Identification* ☐

*Type of Identification Produced* _____

# ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: Home ☐ Office ☐

_____

Street or Post Office Box

_____

**Print Name**

_____

City, State, Zip Code

_____

**Signature**

EXHIBIT 5

RETURN TO AGENDA

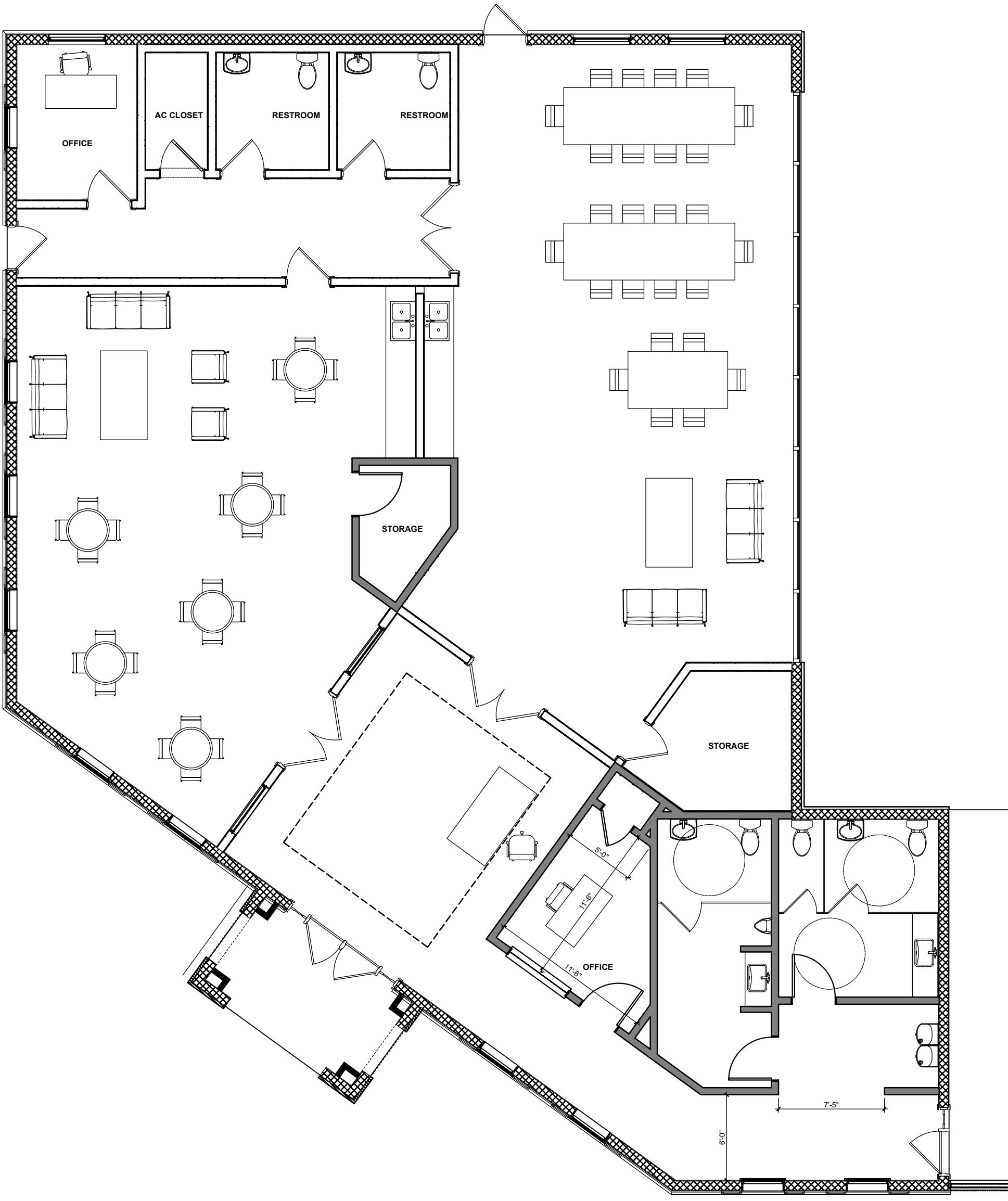

OFFICE
AC CLOSET
RESTROOM
RESTROOM
STORAGE
STORAGE
5'-0"
11'-6"
OFFICE
11'-6"
7'-5"
6'-0"

EXHIBIT 6

RETURN TO AGENDA

# ESTIMATE

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

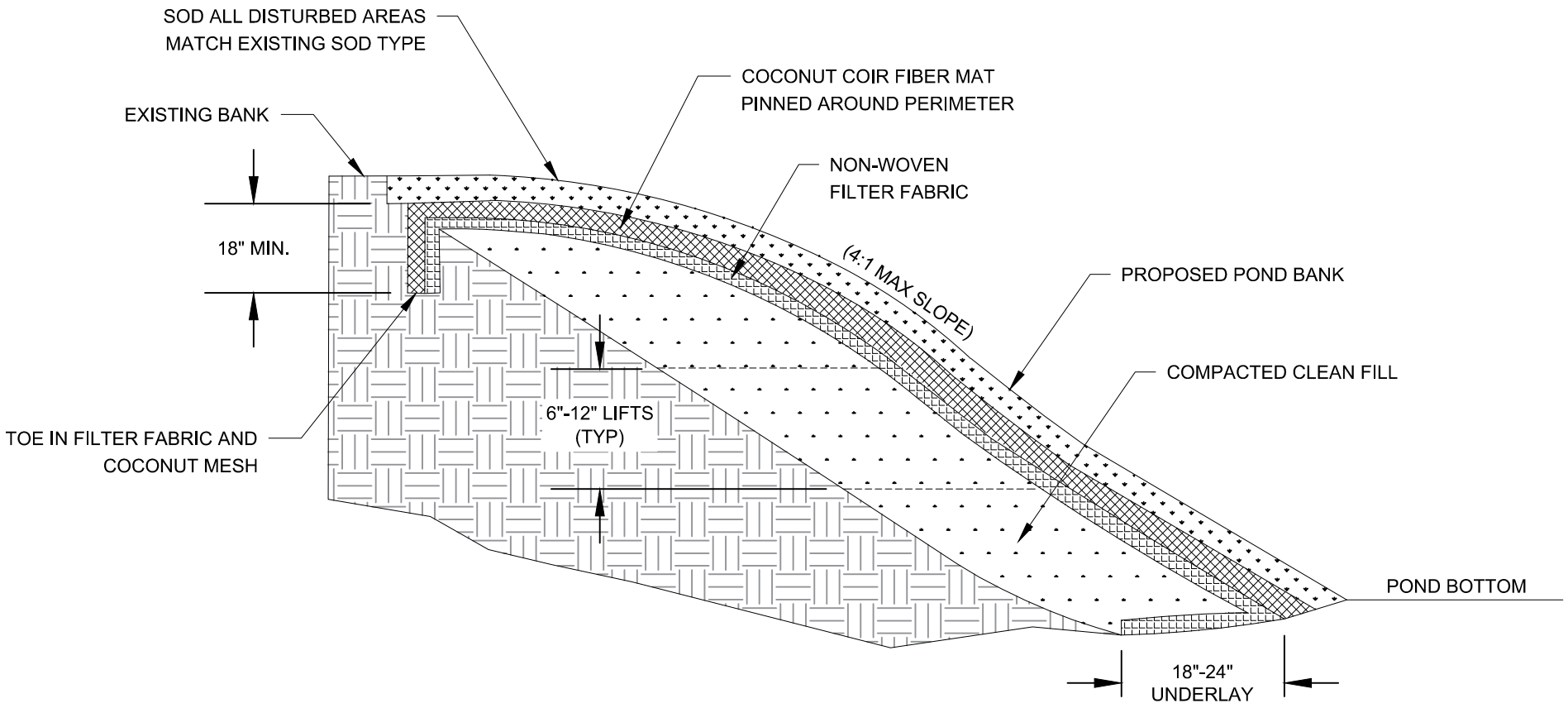
robb@finnoutdoor.com
+1 (813) 957-6075

**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 |

**Total** **$22,050.00**

## Note to customer

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

**Accepted date** **Accepted by**

ADS
ADVANCED DRAINAGE SOLUTIONS

# 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**

ADS
ADVANCED DRAINAGE SOLUTIONS

# 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.

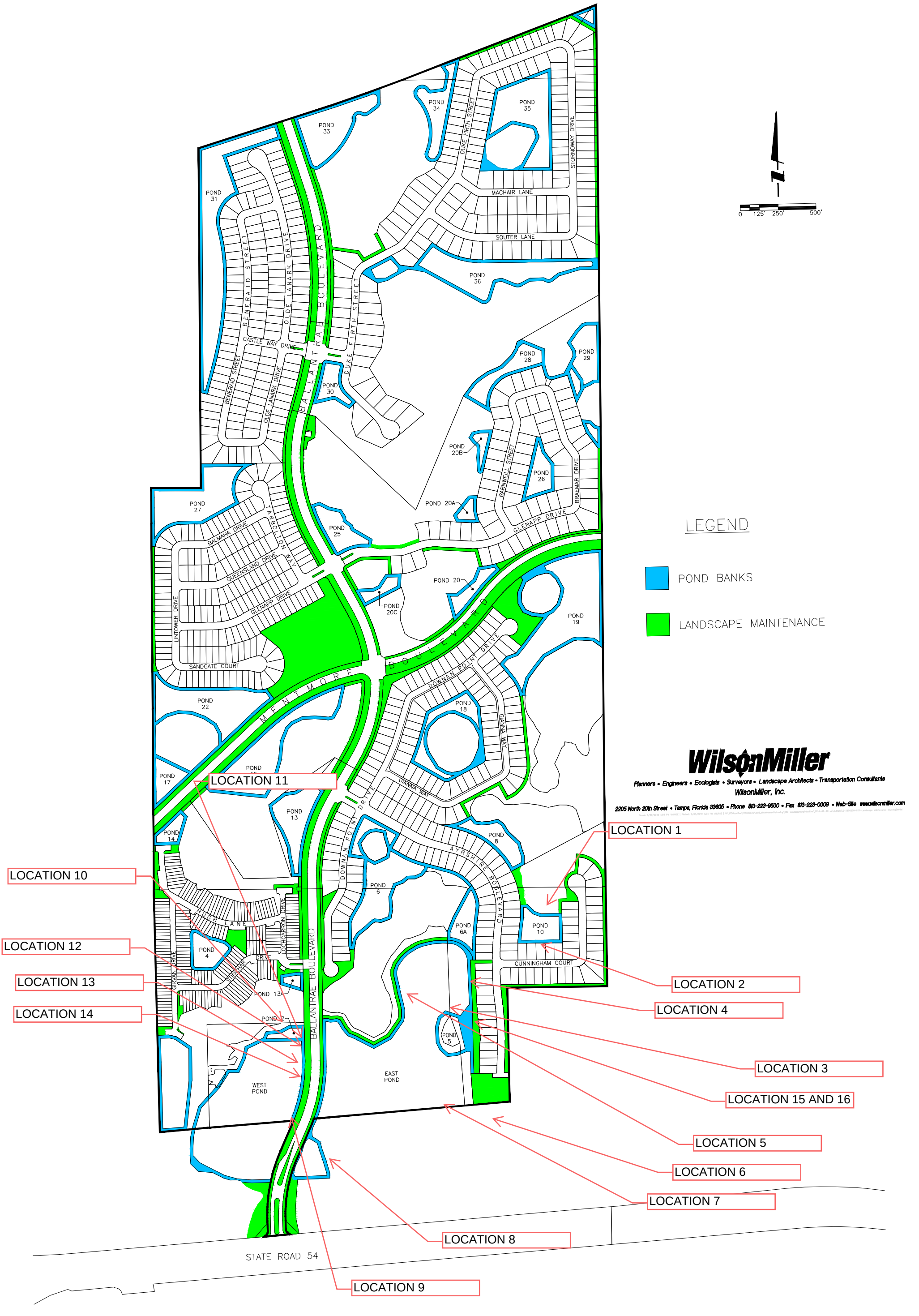
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com




WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
2205 North 20th Street • Tampa, Florida 33605 • Phone 813-223-9500 • Fax 813-223-0009 • Web-Site www.wilsonmiller.com

June 23, 2026

**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 origonal 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 origonal 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

June 23, 2026

**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.

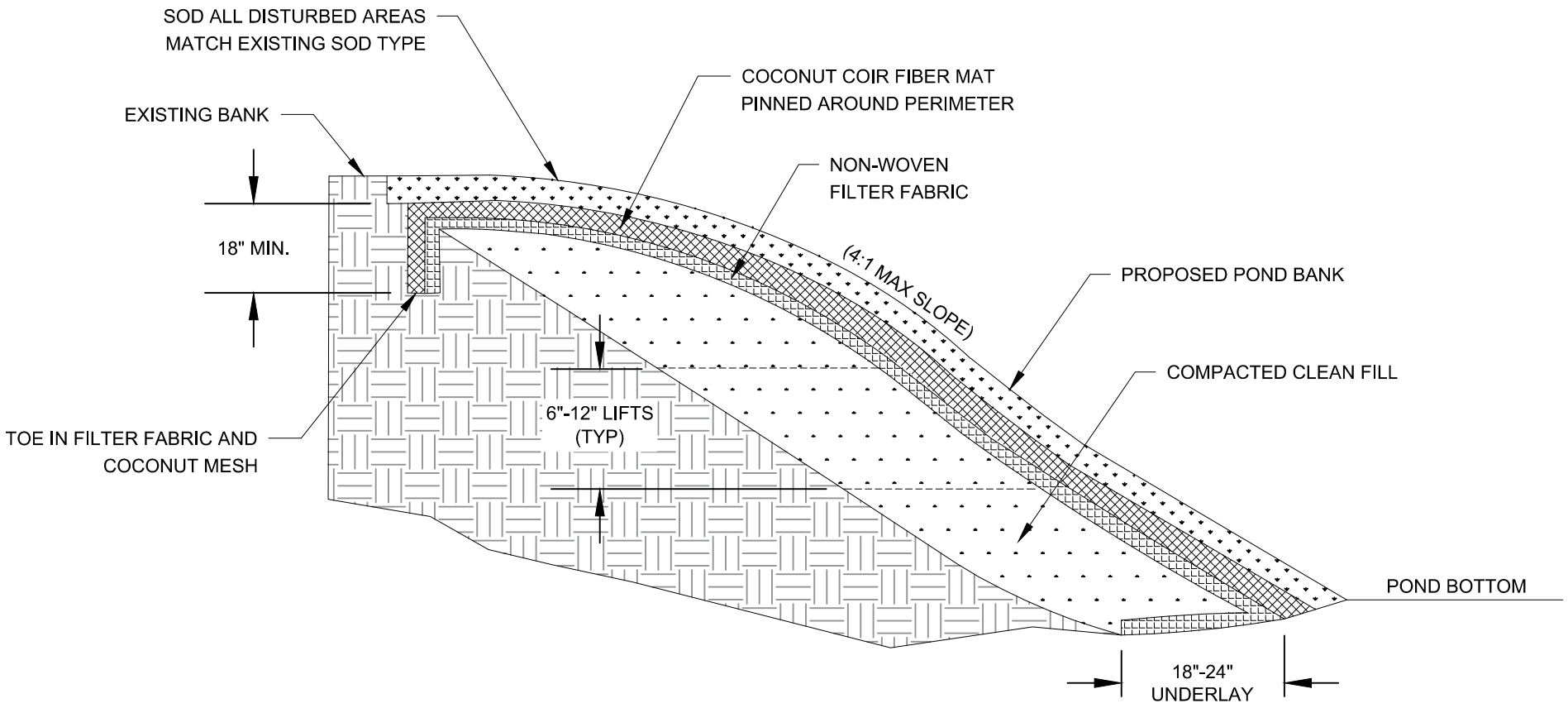


June 23, 2026

**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

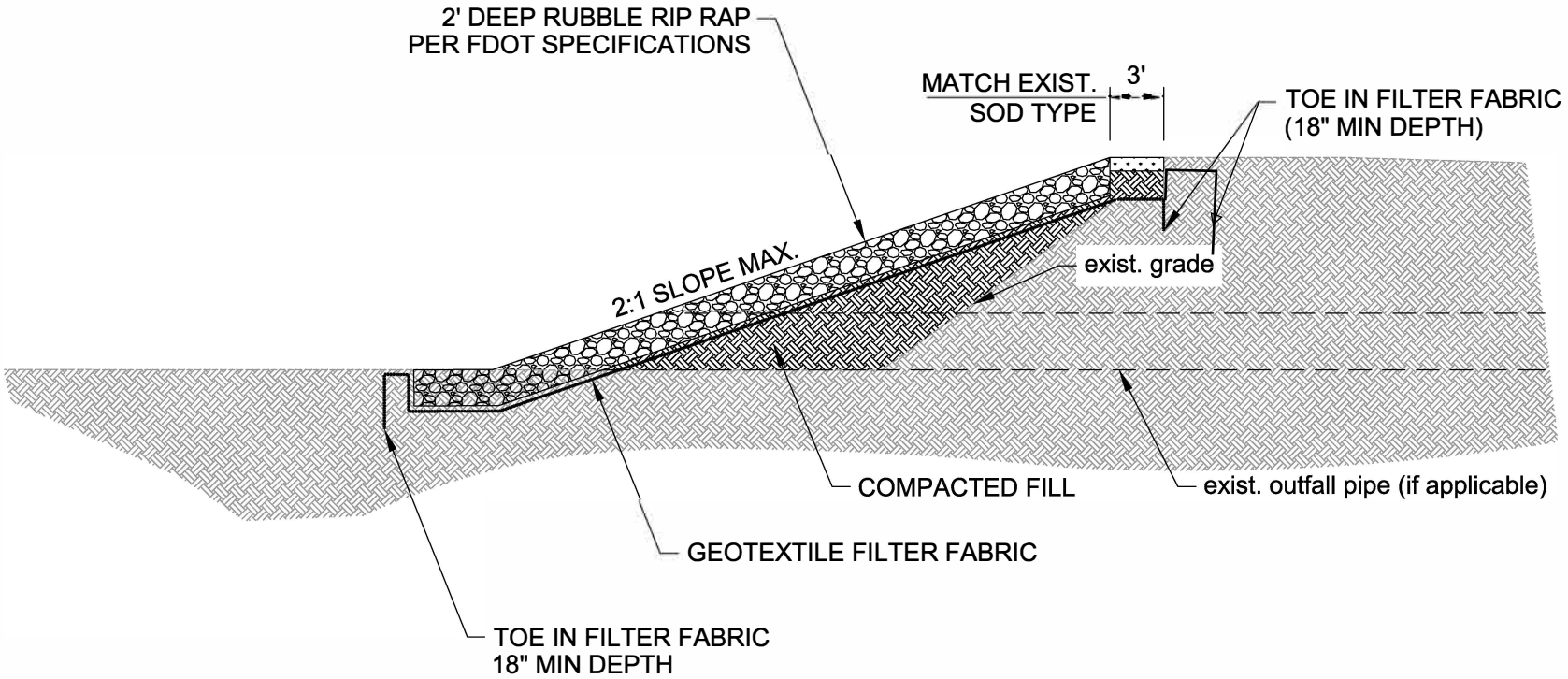


30 LF of pond bank repair.




# 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.

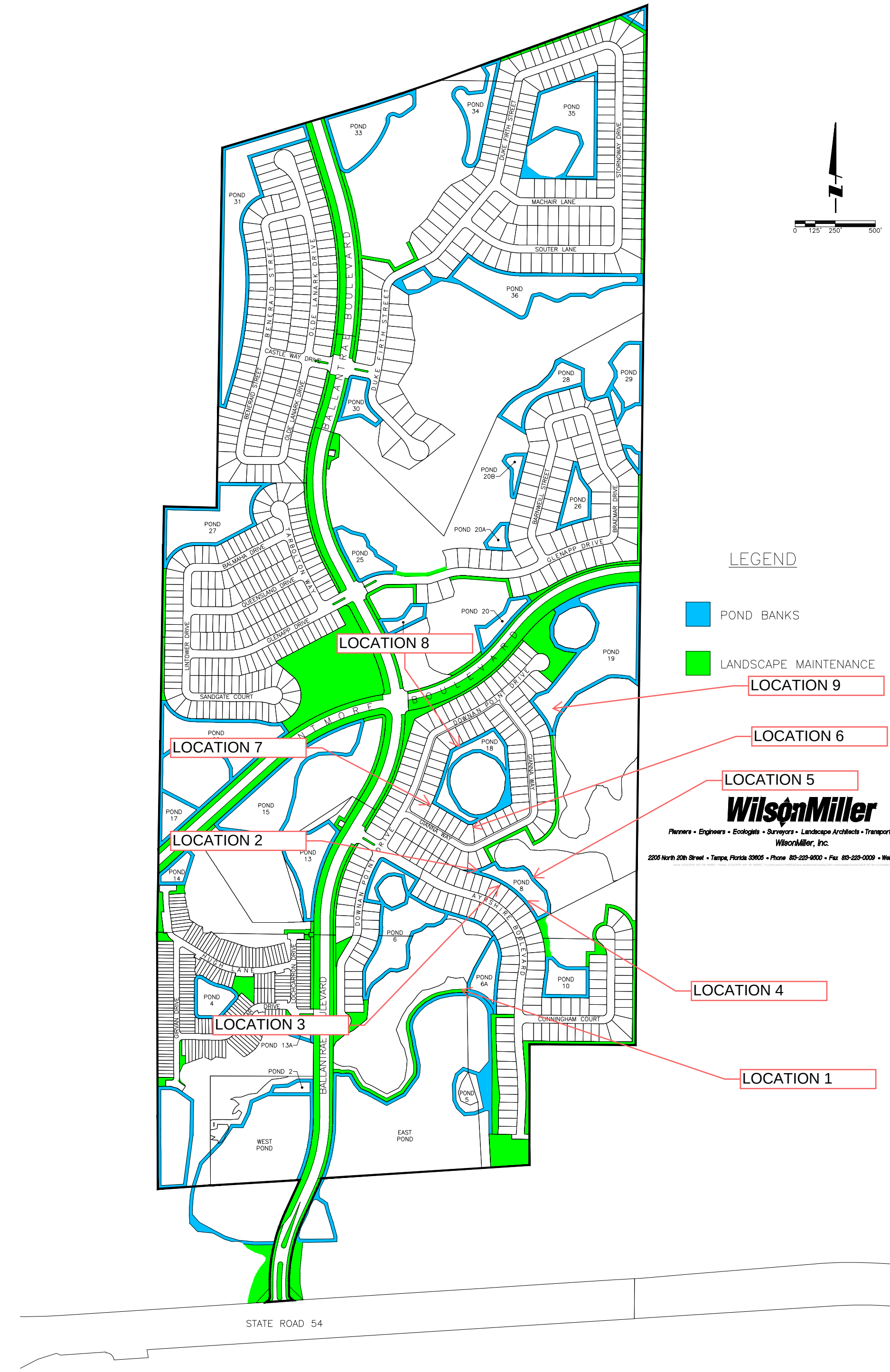
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com




WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
2205 North 20th Street • Tampa, Florida 33605 • Phone 813-223-9500 • Fax 813-223-0009 • Web-Site www.wilsonmiller.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 ajacent 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.



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



30 LF Rip Rap Point Repair.

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



30 LF Rip Rap Point Repair.

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



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



June 23, 2026

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

**June 2026:**



**July 2026:**

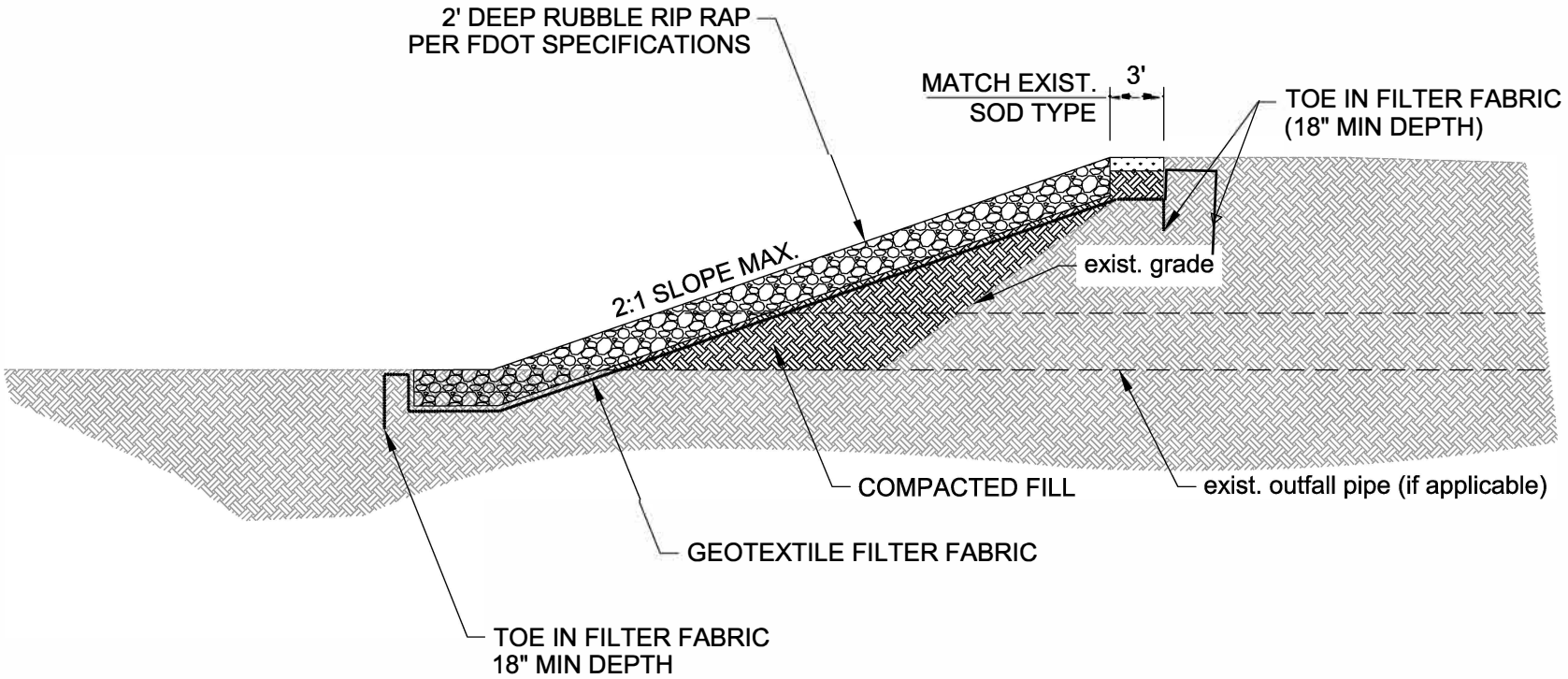


**Location 8:** Minor erosion. Monitor for migration into pond bank.

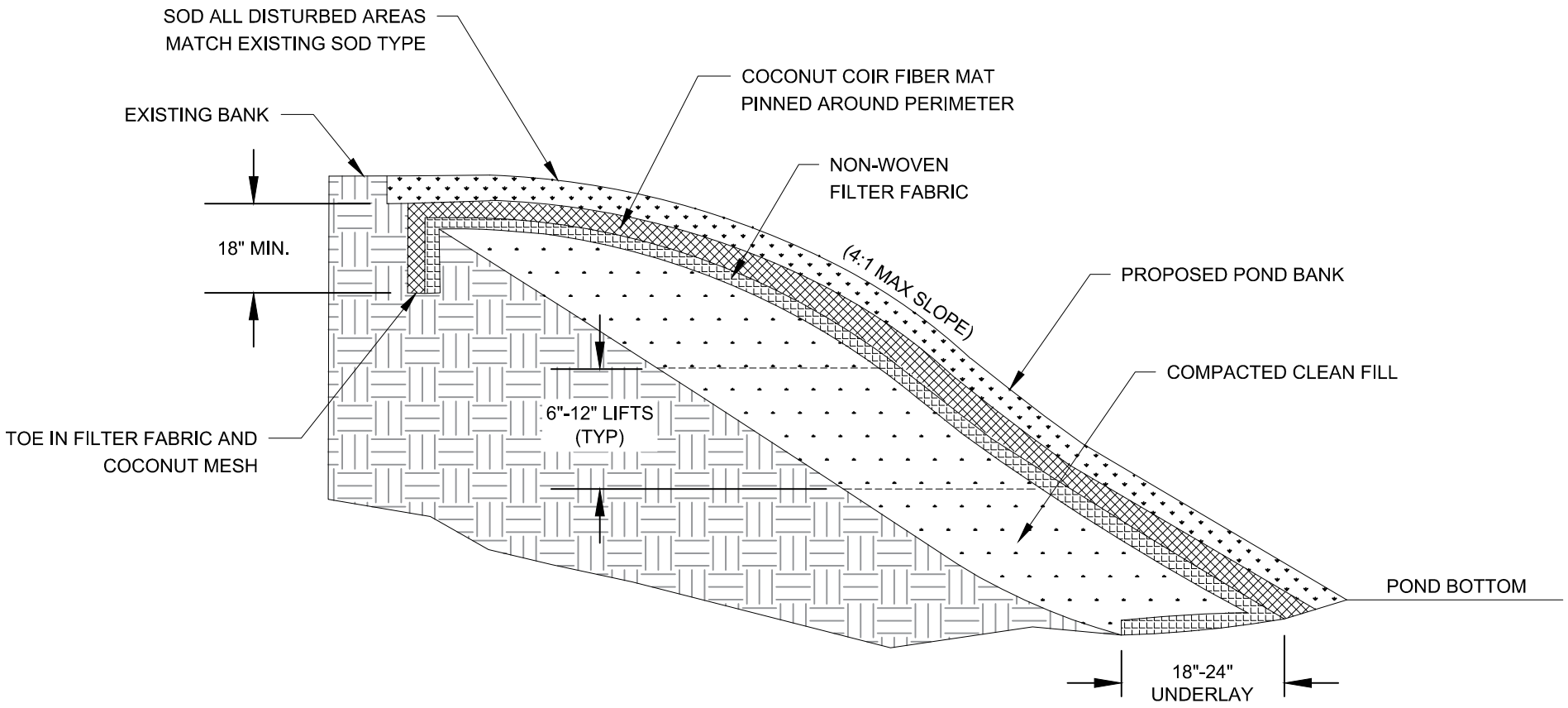


**Location 9:** Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 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 7

RETURN TO AGENDA

PRECISION SIDEWALK SAFETY
Trip Hazard Removal Specialists

# 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<br>**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:**<br>**$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**<br>**(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 8

RETURN TO AGENDA

Stantec staff visited Ballantrae CDD to review a report of pond bank erosion associated with the East Pond indicated on the maintenance map. During our review, we found erosion below the top of bank due to lack of turf below the high water line and stormwater runoff from the adjacent 8' trail. Our recommended repair is to regrade the bank and install clean fill to replace displaced soil filter fabric and rip rap at the edge to protect against erosion below the high water line and prevent migration back into the bank. Additionally there is a Mitere End Section (MES) on the pond that is starting to undermine that needs to be addressed with filter fabric and rip rap around the MES to deter future erosion. Additionally, Stantec staff met with Finn Outdoor onsite to review and provide a proposal for the repair outlined in this report.

Greg Woodcock
Project Manager
Stantec
(352) 777-0183
Greg.Woodcock@Stantec.com

**Location Map:**



**Location 1:** Erosion below the top of bank due to lack of turf and stormwater runoff from trail.









Stantec









Stantec









Stantec







EXHIBIT 9

RETURN TO AGENDA

# RE: Ballantrae Pond East Erosion

Summarize

Reply | Reply All | Forward

Robb <robb@finnoutdoor.com>
To Woodcock, Greg; Matt Magness
Cc Woodcock, Griffin; Woodcock, Braydon

Thu 10/15/2026 11:47 AM

This sender robb@finnoutdoor.com is from outside your organization.
You replied to this message on 10/15/2026 12:14 PM.

Hey Guys,

For the 1500 linear feet of erosion along the path, we would be at (or below) $150,000 for a simple fabric/fill/sod type repair, or $240,000 for a rip rap repair. Those numbers should be on the high end.

For the weir repair we would remove the damaged 60', drive vinyl sheet pile up to 7' down (or where we find significant resistance) and pour a new top cap at proper elevation to match the un-damaged sections of the weir. Add limestone rip rap throughout the repair area on both sides (120 linear feet total). For that we should be around $90k without any dewatering. It looks like that area dries out pretty well, so we would expect to do that in the driest time, mid or late spring. If it turns out that the area stays too soft or wet to easily access, we will have to come up with some way firm it up enough to get equipment out there, and that would have to be an extra charge, maybe a couple thousand dollars worth of dry fill and/or rock to make us a path.

Robb Brown
Owner – Finn Outdoor
813.957.6075

Finn Outdoor

EXHIBIT 10

RETURN TO AGENDA

ADS
ADVANCED DRAINAGE SOLUTIONS

# Proposal for East Pond Bank Repair

**Prepared For: Ballantrae CDD**

**Contractor**: Advanced Drainage Solutions (ADS)
**Date Created:** 11/18/2026
**Proposal No.** : 1358
**Project Location:** East Pond

## Scope of Work

- Mobilize equipment and materials, establish access, and install temporary erosion and sediment controls as needed.
- Remove loose material and rebuild the eroded bank with suitable compacted fill. Shape the reconstructed slope to tie into the adjacent grades.
- Install and anchor coconut-fiber erosion control matting on the reconstructed grassed portion of the bank, then install sod to match the adjacent turf where practical.
- Install nonwoven geotextile filter fabric and riprap in the designated 200-foot by 20-foot area. Tie the rock into the restored bank and clean up the work area.

## Project Pricing

Total Project Cost: **$68,800.00**

## Pricing Assumptions

Budget pricing assumes upland equipment access and normal pond levels. Confirm repair limits, fill and sod quantities, and riprap size and thickness in the field before authorizing work. Dewatering, engineering, permitting, and stormwater structure repairs are excluded.

## 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

EXHIBIT 11

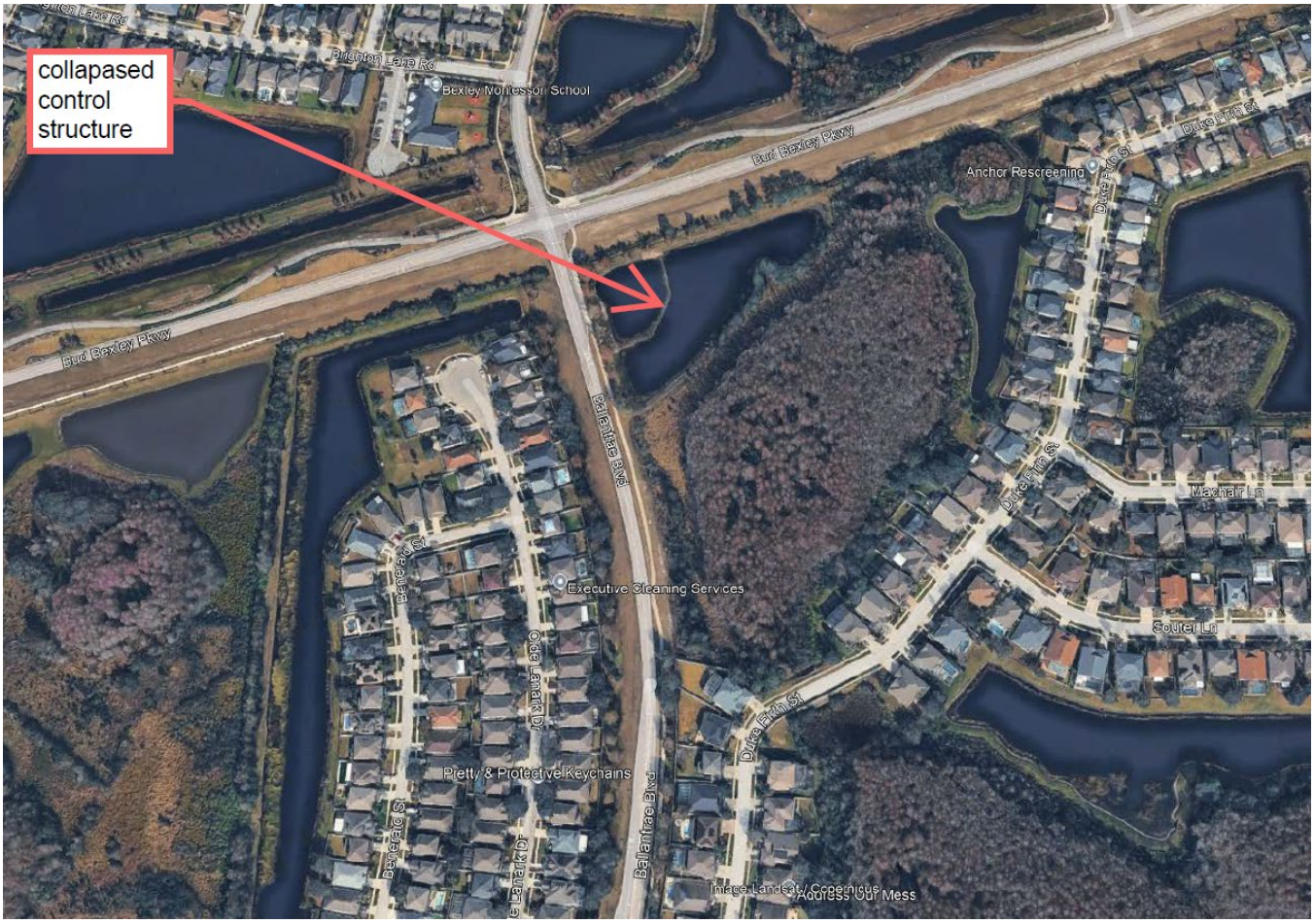
RETURN TO AGENDA

Stantec staff visited Ballantrae CDD to review a report of pond bank erosion on Pond 33. During our review we identified a failed concrete weir section. Based on our review of the plans the existing weir is to control the water elevation of the pond prior to discharging into the wetland. Below is a clip of the plans showing the 300' sharp crested weir and details. The faild section of the weir is required to be removed and replaced in kind matching the control elevations indicated on the as-built plans. The existing pond is going to require dewatering to access the failed structure and determine the extent of the damage. The failure measured approximatly 60'. Our recommendation is to dewater the existing pond and evaluate the extent of the failure, install shoring to stabilize the failed structure area and install filter fabric and rip rap toed in at the top and bottom of the structure to stabilze and prevent future erosion and undermining of the structure. The footing of the structure was not visable due to high water levels in pond. Additional evaluation is required once dewatered to determine extent of undermining of the existing concrete weir structure.

Based on our review of historic aerials the pond water elevation is reduced in the dry season providing for access and reduced dewatering efforts. Sheet pile weir with cap is an alternative to pouring concrete due to the wet conditions.

Greg Woodcock
Project Manager
Stantec
(352) 777-0183
Greg.Woodcock@Stantec.com

**Location Map:**



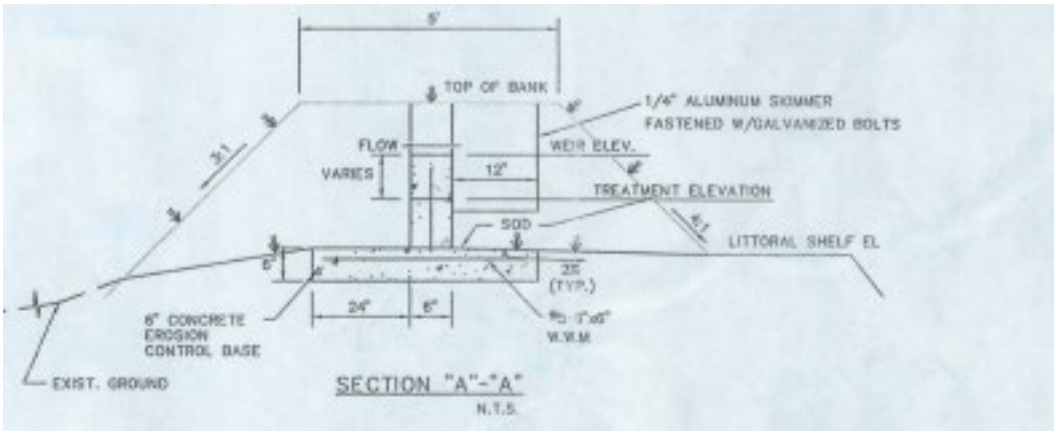
**Location 1:** Erosion below the top of bank due to lack of turf and stormwater runoff. Recommended repair is geo webb and #57 stone along the top of bank down approx 20-25 feet. Additional there is a (MES) that needs to be fixed with our typical (MES) repair.

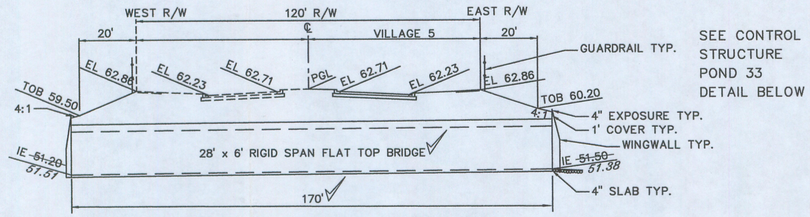






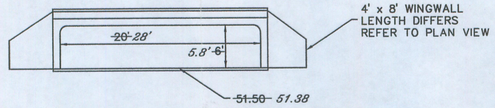
Weir Footing Detail


5'
TOP OF BANK
1/4" ALUMINUM SKIMMER
FASTENED W/GALVANIZED BOLTS
FLOW
VARIES
WEIR ELEV.
12"
TREATMENT ELEVATION
SOD
LITTORAL SHELF EL
3:1
4:1
6"
3E
(TYP.)
24"
6"
W.W.M
6" CONCRETE
EROSION
CONTROL BASE
EXIST. GROUND
SECTION "A"-"A"
N.T.S.

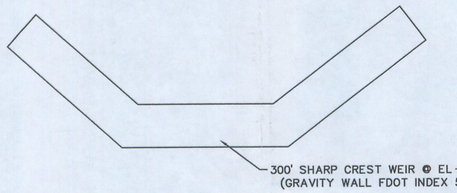



SEE CONTROL STRUCTURE POND 33 DETAIL BELOW

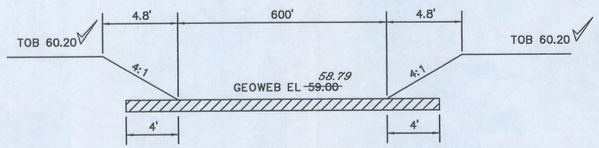
RIGID SPAN FLAT TOP BRIDGE
N.T.S.



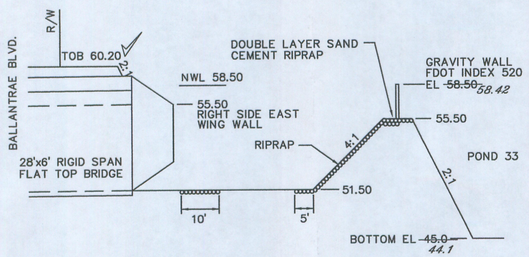

EAST END SIDE VIEW FIXED SPAN BRIDGE
N.T.S.




DETAIL STRUCTURE 33-31 (SHARP CREST WEIR)
N.T.S.




BROAD CREST WEIR H4-33
N.T.S.

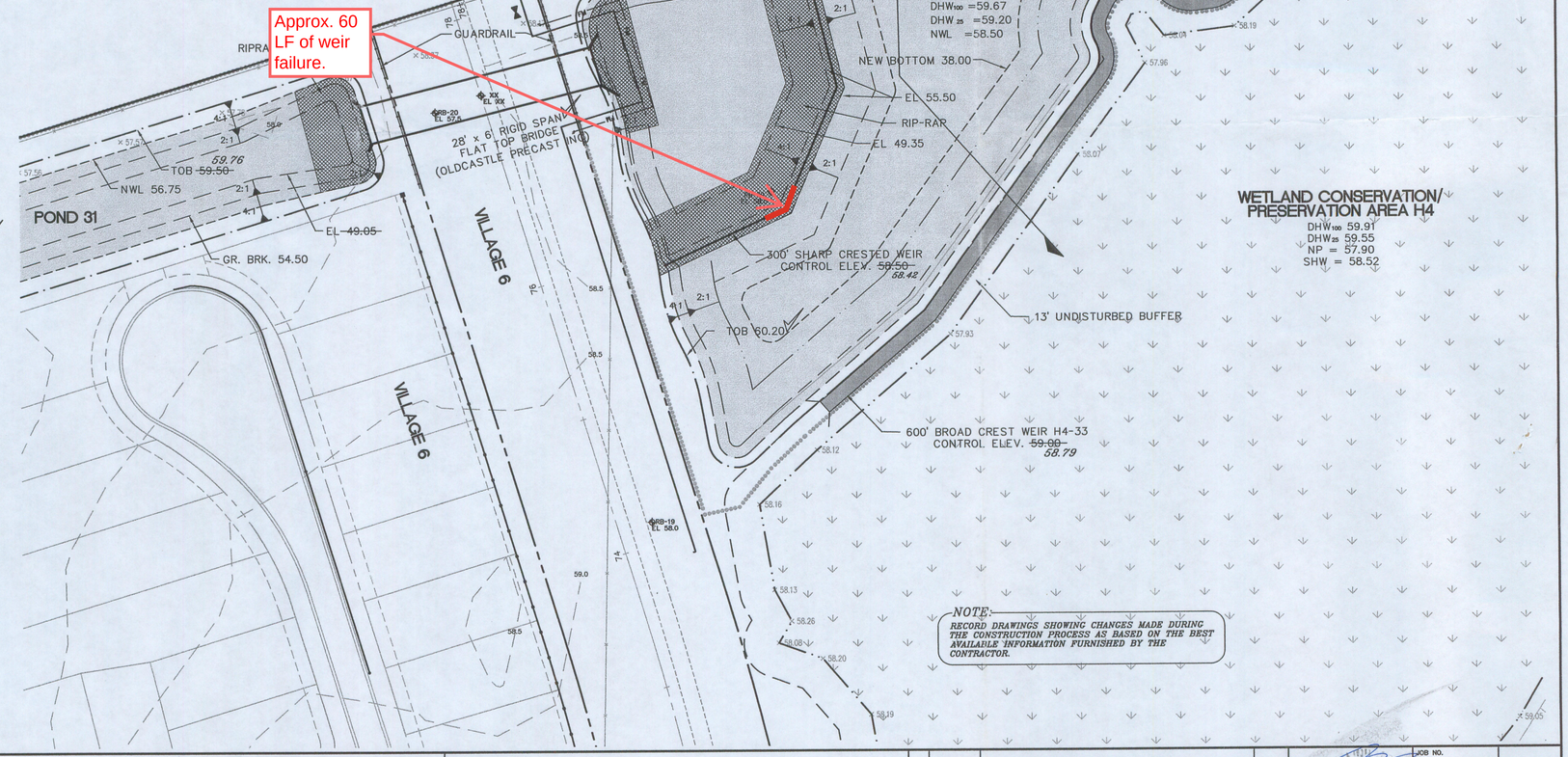



POND 33 CONTROL STRUCTURE
N.T.S.

## NOTES

"SWFWMD IS NOT, BY THIS AUTHORIZATION, APPROVING ANY PROPOSED FUTURE WETLAND OR SURFACE WATER IMPACT, ROADWAY ALIGNMENTS, OR LOT CONFIGURATIONS IN OTHER PARCELS OR PHASES. WHEN APPLICATIONS FOR FUTURE PHASES ARE SUBMITTED, SWFWMD WILL EVALUATE THE QUALITY OF THE WETLAND OR SURFACE WATER BEING IMPACTED AND THE PROPOSED MITIGATION."

WEIR WALL TO BE EMBEDDED INTO POND BANKS 4' TYP.




NOTE:
*RECORD DRAWINGS SHOWING CHANGES MADE DURING THE CONSTRUCTION PROCESS AS BASED ON THE BEST AVAILABLE INFORMATION FURNISHED BY THE CONTRACTOR.*

© COPYRIGHT 1999 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND CONCEPTS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION

DESIGNED
DRAWN
CHECKED
Q.C.

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

King ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
ENGINEERING LICENSE #00002610
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com

**BALLANTRAE (a.k.a. CYPRESS HIGHLANDS)**
**VILLAGE 5**
**M/I HOMES**
**4904 EISENHOWER BOULEVARD, SUITE 150**
**TAMPA, FLORIDA 33634**

**PAVING, GRADING AND DRAINAGE PLAN**

| NO. | DATE | DESCRIPTION | APP'D BY |
|---|---|---|---|
| 4 | 03/21/06 | ADDED BRIDGE RECORD DRAWING INFO | |
| 3 | 02/28/05 | REVISED POND BOTTOM ON PONDS 33, 35, & 36 | |
| 2 | 2/22/05 | ADDED RECORD DRAWING INFORMATION | |
| 1 | 10/15/04 | REPLACED ALUMINUM PIPES WITH BRIDGE | |

Trent L. Tran
MAR 22 2006
FL P.E. NO. 54099
Professional Engineer

JOB NO. 3855-002-050
FIELD BOOK NO.
DATE: JANUARY, 2004
SCALE: AS SHOWN
SHT. 12 OF 33

FILE OF RECORD
44001890.008

S.W.F.W.M.D.
MAR 24 2006
BRO-REG
RECEIVED

IMAGED

EXHIBIT 12

RETURN TO AGENDA

# RE: Ballantrae Pond East Erosion

Summarize

Reply | Reply All | Forward

Robb <robb@finnoutdoor.com>
To Woodcock, Greg; Matt Magness
Cc Woodcock, Griffin; Woodcock, Braydon

Thu 10/15/2026 11:47 AM

This sender robb@finnoutdoor.com is from outside your organization.
You replied to this message on 10/15/2026 12:14 PM.

Hey Guys,

For the 1500 linear feet of erosion along the path, we would be at (or below) $150,000 for a simple fabric/fill/sod type repair, or $240,000 for a rip rap repair. Those numbers should be on the high end.

For the weir repair we would remove the damaged 60', drive vinyl sheet pile up to 7' down (or where we find significant resistance) and pour a new top cap at proper elevation to match the un-damaged sections of the weir. Add limestone rip rap throughout the repair area on both sides (120 linear feet total). For that we should be around $90k without any dewatering. It looks like that area dries out pretty well, so we would expect to do that in the driest time, mid or late spring. If it turns out that the area stays too soft or wet to easily access, we will have to come up with some way firm it up enough to get equipment out there, and that would have to be an extra charge, maybe a couple thousand dollars worth of dry fill and/or rock to make us a path.

Robb Brown
Owner – Finn Outdoor
813.957.6075

Finn Outdoor

EXHIBIT 13

RETURN TO AGENDA

ADS
ADVANCED DRAINAGE SOLUTIONS

# Proposal for Weir Replacement

**Prepared For: Ballantrae CDD**

**Contractor**: Advanced Drainage Solutions (ADS)
**Date Created:** 11/18/2026
**Proposal No.** : 1355
**Project Location:** Pond 33

## Project Overview

Remove and replace approximately 60 linear feet of failed concrete at Pond 33. Stantec identifies this section as part of Structure 33-31, the existing 300-foot sharp-crested weir.

## Scope of Work

1. Access and dewatering. Mobilize and establish shore-based access and staging. Prepare and submit the Pasco County dewatering plan and permit paperwork. Coordinate review, then install a temporary sandbag cofferdam to isolate the weir repair area. Pump as needed to dewater the isolated area and keep it workable during repairs, and manage discharge in accordance with applicable approvals.
2. Footing inspection and shoring. After drawdown, expose the footing and review the extent of undermining and the repair limits with the District's engineer. Provide temporary shoring in the repair area ahead of demolition.
3. Concrete weir and footing replacement. Remove and dispose of the failed section. Within the confirmed repair limits, rebuild the concrete gravity weir and footing to match the dimensions and profile shown on the as-built plans. Tie the new section into sound adjoining sections and restore the as-built crest elevation. Record sheet 12 shows a revised control elevation of 58.42 feet, subject to confirmation of the elevation and datum with the District's engineer before placement.
4. Erosion protection and restoration. Once the concrete weir repair is complete, install filter fabric and armor the repaired structure area with riprap keyed in at the top and bottom, per the engineer's confirmed detail. Restore disturbed staging and access areas and remove the sandbag cofferdam and other temporary controls when work is complete.



*Pond access and the failed weir section. Source: Stantec Pond 33 Weir Review Report.*

## Project Pricing

Total Project Cost: **$86,000.00**

### Pricing Basis

ADS recommends scheduling construction during the dry season when pond water levels are low. Lower water levels are expected to reduce the amount of water to pump and improve access to the failed weir. Pricing assumes those conditions, shore-based equipment access, and the pumping and discharge controls in the scope of work. The proposal includes an allowance for Pasco County dewatering plan preparation, submittal, coordination, and fees. Confirm the final repair limits, footing conditions, access, and discharge requirements before converting this budget to a firm price.

Price separately if needed for repairs beyond the estimated 60 LF, additional foundation stabilization discovered after drawdown, barge access, a larger cofferdam system beyond the temporary sandbag cofferdam described in the scope, engineered design or survey services, and separate state or federal authorizations.

### 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**

EXHIBIT 14

RETURN TO AGENDA

STEADFAST
ENVIRONMENTAL




# Ballantrae CDD Conservation Areas

**Inspection Date:**

11/10/2026 12:16 PM

**Prepared by:**

Matt Goldrick

Account Manager

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

# Inspection Report

## SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Most sections of the buffer are still covered with desirable low-lying growth. Those that are not have some mild new nuisance growth that can be cleared with an herbicide application.

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

## SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Very little nuisance growth remaining in the buffer. One full sweep of the entire zone with spot treatments as needed will get it in excellent condition headed into the winter.

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

## SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Very mild new growth in the buffer. One herbicide application next visit should clear this ahead of dormant season.

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

## SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Most of the larger nuisance growth is decaying and on its way out. Technicians will monitor for new growth and treat any remaining.

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

## SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Similar conditions as most other buffers. Late-season growth is all that remains and will be treated during an upcoming service.

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

## SITE: 7

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

This wetland was completely full of water last month and cleared any nuisance growth from the buffer zone. Routine monitoring and treatment as needed will continue.

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

# Inspection Report

## SITE: 8

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Low-lying nuisance growth is almost completed cleared because it has been choked-out by larger woody growth. Technicians can maintain current conditions and encourage native grasses to move in.

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

## SITE: 11

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

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

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

# Inspection Report

## SITE: 12

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

This buffer likely has the most amount of nuisance growth of any inspected today. I'll note this for treatment next visit to get it caught up with the others.

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

## SITE: 13

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

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

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

## MANAGEMENT SUMMARY




We're in great shape headed into winter. Very little new growth is remaining in every buffer zone and should only take one or two more herbicide applications to clear them up before seasonal dormancy. At that point, techs will be monitoring for any new growth and making way for native ground cover to move into those areas that don't already have it.

## 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

STEADFAST ENVIRONMENTAL

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

Gate Code:

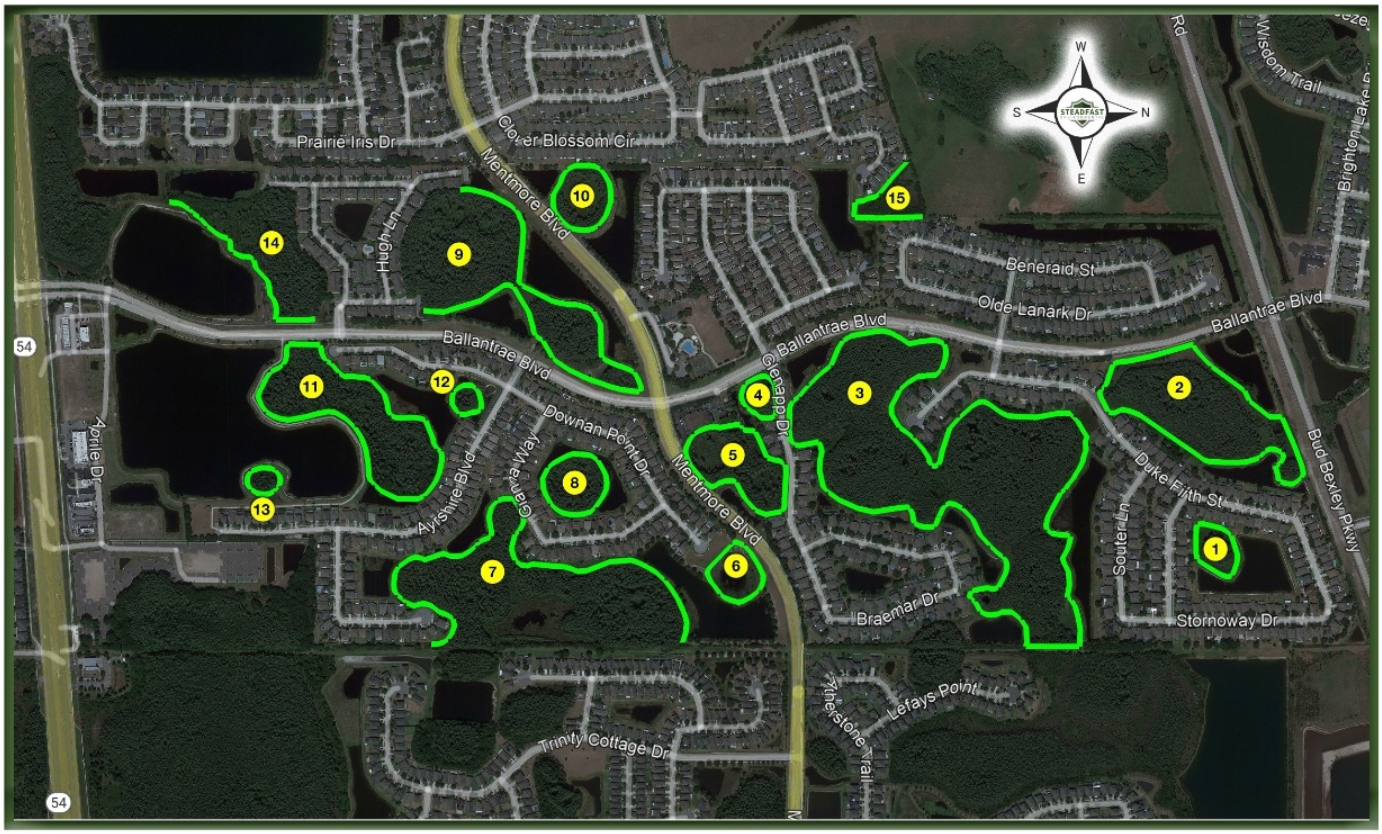


EXHIBIT 15

RETURN TO AGENDA




# Ballantrae CDD Aquatics

**Inspection Date:**

11/10/2026 12:17 PM

**Prepared by:**

Matt Goldrick

Account Manager

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

# Inspection Report

## SITE: 26

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild filamentous algae growth around the perimeter. There are a few instances of this across the community so I will ensure a technician is prepared before next service.
Nuisance grasses on the shoreline will also be addressed at that time.

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

## SITE: 27

Condition: Excellent Great Good ✓Poor Mixed Condition Improving





Comments:

Salvinia has flowed in from the adjacent wetland. This has been fairly common this month so technicians are coming prepared with targeted herbicides on daily routes. I'll make a note for the tech to address this, the submersed vegetation, and the algae next service.

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

## SITE: 28

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild filamentous algae growth around the perimeter. Much of it appears to be decaying from recent treatments, but will likely need a follow-up next visit. Nuisance grasses will be addressed at that time as well.

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

## SITE: 29

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Remnants of decayed filamentous algae are on their way out. A technician will inspect an re-treat if needed.
Treatments to thin out spatterdock are ongoing and will continue until desired density is reached.

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

# Inspection Report

## SITE: 30

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Most of the filamentous algae present is still submersed from rain last week. If decay does not progress naturally, a technician will treat it next visit.
The terrestrial weeds here cleared when this pond filled with water, but have come back since drying up again. Technicians will begin another round of herbicide applications.

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

## SITE: 31

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

More algal growth near the shoreline. A technician will address this and and nuisance grasses on exposed banks next service.

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

# Inspection Report

## SITE: 32

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

This pond has dried up again, but is not growing excessive terrestrials. Pre-emergents will be applied to prevent this for the next several months.

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

## SITE: 33

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

There are some areas with notable terrestrial growth on the banks, however this pond is having erosion issues at the moment. We're going to leave the terrestrials in place for now to provide soil stabilization until erosion remediation is complete. No algae observed.

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

# Inspection Report

## SITE: 35

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

Filamentous algae is clinging to any vegetation present, native and invasive alike. Spatterdock treatments may have temporarily altered water chemistry to encourage the bloom, so these will resume once the algae has cleared.

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

## SITE: 36

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving





Comments:

Any algae and nuisance grasses are well into decay from previous treatment. A technician will inspect and re-treat if needed.

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

## MANAGEMENT SUMMARY




The final days of growing season are here. Daytime temperatures are hovering around 80°F which is still enough for algal blooms to rapidly appear. Other key factors will be the driving force for growth moving forward; mainly rain events and residential runoff. It's been an odd season; right now we're seeing pond conditions typically for July. Algal growth has accelerated as grass growth has slowed. I'm curious to see if this winter will be as unprecedented as predicted and how that will affect stormwater systems. Efforts made by technicians now will be crucial to prepare ponds for what may come in the following months.

The extended period of high temperatures has prolonged the unusual pond behavior. Late-season algal blooms are present in multiple ponds right now. None of them have formed large mats yet, so techs can easily clear these in one or two visits. Fortunately grasses will remain mostly dormant for several months so we can focus on algae and more fine-tuned treatments for now.

## 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:

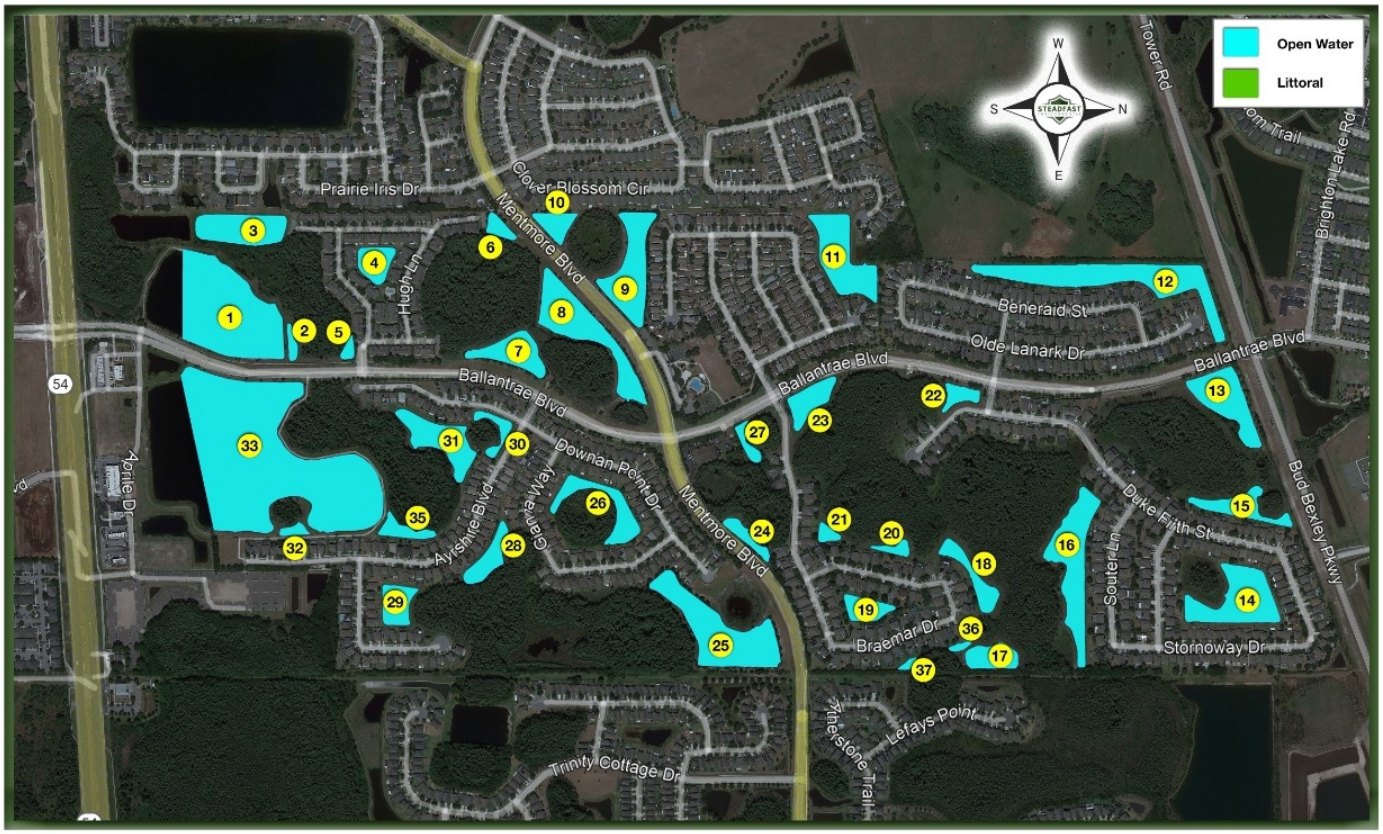


EXHIBIT 16

RETURN TO AGENDA

EXHIBIT 17

RETURN TO AGENDA

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

# Quote

#EST000344

11/16/2026

**Bill To**

Ballantrae CDD
SM1152 Ballantrae CDD
255 Primera Boulevard
Suite 160
Lake Mary FL 32746
United States

**Ship To**

SM1152 Ballantrae CDD
Maintenance
17611 Mentmore Blvd
Land O Lakes FL 34638
United States

**TOTAL**

$11,344.70

**Expires: 12/16/2026**

| Expires | Sales Rep |
|---|---|
| 12/16/2026 | |

**Description of Work**

This proposal is for the change out of annuals with Holiday color

**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 |
|---|---|---|---|
| 2,304 | **Annuals**<br>Winter Holiday Annuals<br>Red Geranium 4.5" | $4.30 | $9,907.20 |
| 575 | **Annuals**<br>Winter Holiday Annuals<br>Dusty Miller 4.5" | $2.50 | $1,437.50 |

| | |
|---|---|
| **Subtotal** | $11,344.70 |
| **Tax Total (%)** | |
| **Total** | $11,344.70 |

**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): _____

EST000344

EXHIBIT 18

RETURN TO AGENDA

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

# Quote

#EST000207

11/02/2026

**Bill To**

Ballantrae CDD
SM1152 Ballantrae CDD
255 Primera Boulevard
Suite 160
Lake Mary FL 32746
United States

**Ship To**

SM1152 Ballantrae CDD
Maintenance
17611 Mentmore Blvd
Land O Lakes FL 34638
United States

**TOTAL**

$1,454.70

**Expires: 12/02/2026**

| Expires | Sales Rep |
|---|---|
| 12/02/2026 | Yovani Cordero |

**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 | **Irrigation Enhancement**<br>This quote is to replace the electrical control box for the well/pump. Technician stated that there was extensive damage on incoming power lines has damaged the control box. They will need to replace this part in order to check the pump and motor for any damages.<br><br>Price includes-<br>*Installation<br>*5 HP Grundfos Deluxe Control Box 230v 1PH<br>*Misc Fittings | | $1,454.70 |

| | |
|---|---|
| **Subtotal** | $1,454.70 |
| **Tax Total (%)** | |
| **Total** | $1,454.70 |

**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): _____

EST000207

EXHIBIT 19

RETURN TO AGENDA

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

# Quote

#EST000206

11/02/2026

**Bill To**

Ballantrae CDD
SM1152 Ballantrae CDD
255 Primera Boulevard
Suite 160
Lake Mary FL 32746
United States

**Ship To**

SM1152 Ballantrae CDD
Maintenance
17611 Mentmore Blvd
Land O Lakes FL 34638
United States

**TOTAL**

$4,629.70

**Expires: 12/02/2026**

| Expires | Sales Rep |
|---|---|
| 12/02/2026 | Yovani Cordero |

**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 | **Irrigation Enhancement**<br>This quote is to install a sand separator at Well #4 (Mentmore Blvd) due to the well producing sediment, which is clogging up the nozzles and valves. Since there is no timer at this location, we will need to install a battery timer, 1" valve and drain pipe to allow the sand to drain out.<br><br>Price includes-<br>*Installation<br>*2" Lakos Sand Separator w/mounting brackets<br>*Misc Fittings<br>* 4"x 4"x 8' Reinforced Concrete Post to Mount Filter<br>* 1- BT Node<br>* 1- 1" valve<br>* Drain Pipe w/ drain pop-up | | $4,629.70 |

| | |
|---|---|
| **Subtotal** | $4,629.70 |
| **Tax Total (%)** | |
| **Total** | $4,629.70 |

**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): _____

EST000206

EXHIBIT 20

RETURN TO AGENDA

# BALLANTRAE DAILY MAINTENANCE TASKS
# 2026

**Name: ROBERT DUNCAN**

**MONTH: OCTOBER/NOVEMBER**

**CHECK ONLY TASKS YOU DO DAILY**

| DESCRIPTION | STATUS | | | | | | |
|---|---|---|---|---|---|---|---|
| **BALLANTRAE CLUBHOUSE** | MON 26 | TUE 27 | WED 28 | THUR 29 | FRI 30 | SAT 31 | SUN 01 |
| CHECK DAILY E-MAILS AND RESPOND AS NEEDED | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| UPDATE MONTHLY MAINTENANCE REPORT AND SUMMARY REPORT | ✓ | | | | ✓ | | |
| DRIVE ENTIRE PROPERTY DAILY AND CHECK GROUND FOR ANY DAMAGES, BROKEN OR PUSHED DOWN SIGNS, ANY WATER LEAKS, ETC. | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| RESPOND TO RESIDENTS AND MAKE AMENITY CARDS AS NEEDED | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| ASSIGN TEAM DAILY TASKS | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| DEFINE THE SCOPE AND SPECIFICATIOS OF PROJECTS TO BE DONE | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| INTERACT WITH CONTRACTORS WHILE ON CDD PROPERTY | ✓ | | ✓ | | ✓ | | |
| KEEP UP WITH INVENTORY ON HAND AND ORDER AS NECESSARY | ✓ | ✓ | ✓ | ✓ | ✓ | | |
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# MAINTENANCE DAILY TASK LIST (ROB)

| DAILY TASKS MAIN POOL | MON 10-26 | TUE 10-27 | WED 10-28 | THUR 10-29 | FRI 09-10-30 | SAT 10-31 | SUN 11-01 |
|---|---|---|---|---|---|---|---|
| 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. | | | | | | | |

# MAINTENANCE DAILY TASK LIST (GARRY)

| DAILY TASKS MAIN POOL | MON 10-26 | TUE 10-27 | WED 10-28 | THUR 10-29 | FRI 09-10-30 | SAT 10-31 | SUN 11-01 |
|---|---|---|---|---|---|---|---|
| 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. | | | | | | ✓ | |

# MAINTENANCE DAILY TASK LIST (JEEP)

| DAILY TASKS MAIN POOL | MON 10-26 | TUE 10-27 | WED 10-28 | THUR 10-29 | FRI 09-10-30 | SAT 10-31 | SUN 11-01 |
|---|---|---|---|---|---|---|---|
| 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 | 10-9 RD GK | 10-16 GK | 10-22 RD GK | |
| 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 | 10-5 RD GK | 10-12 RD GK | 10-16 GK | 10-25 GK |
| NOVEMBER | | | | |
| DECEMBER | | | | |

## PARK AND PLAY STRUCTURE

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

| 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 | 10-5 GK | 10-11 GK | 10-16 GK | 10-25 GK |
| NOVEMBER | | | | |
| DECEMBER | | | | |

# MONTHLY TASK LIST

# 2026

| MONTH | CHECK FIRE EXTINGUSHERS | CHECK NON-POTABLE BACK FLOD DEVICES | CHECK DOMESTIC WATER BACK FLOW DEVICES | CHECK ALL BENCHES FOR STRUCTURE FLAWSAND CLEAN AS NEEDED | |
|---|---|---|---|---|---|
| JANUARY | 1/6 EF | 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 | 10-11 GK | 10-18 GK | 10-25 GK | |
| NOVEMBER | | | | | |
| DECEMBER | | | CONTACT KEYSTONE BACK FLOW FOR JANUARY INSPECTION | | |

**NOTES :**

# PROJECTS TO BE DONE

## ROBERT*GARRY*JEEP

***FOLLOW MAINTENANCE DAILY TASK LIST & COMPLETE FIRST***

1. SAND AND REPAINT ENTRY GATES

   MAIN POOL_____

   STRAITON POOL_____

2. PAINT AYRSHIRE PAVILLION.

   COMPLETION DATE_____

   BOARD APPROVED ROOF REPAIR ON 10-15-26. SOFFIT REPAIR NEXT BEFORE PAINTING.

3 CLEAN AND PAINT SIX MONUMENTS
COMPLETION DATE:

   STRAITON 10-23-26 **COMPLETED** **GK**

   AYRSHIRE_____

   BRAEMAR_____

   LINTOWER_____

   CASTLEWAY_____

   CUNNINGHAM_____

4. REMOVE PAINT FRON AYRSHIRE MONUMENT GEM LIGHTING

   COMPLETION DATE_____

5. REMOVE RUST FROM COMMUNITY SIGNS

   COMPLETION DATE 10-23-26 **COMPLETED** **GK**

6. FIX BOTTOM OF OFFICE DOOR. DOOR NEEDS TO BE RE-HINGED FIRST

   COMPLETION DATE_____

7. PAINT OFFICE EGRESS DOOR
WAITING ON ITEM #6

8. PAINT BALLANTRAE PARK SIGN

COMPLETION DATE_____

9. FIX WEST WATER FOUNTAIN AT BALLANTRAE PARK.

COMPLETION DATE_____

10. REPAIR CORNERS OF COLUMNS AT STRAITON POOL.

COMPLETION DATE **10-28-26** **RD**

11. TOUCH UP PAINTING AT STRAITON POOL

COMPLETION DATE_____

12. RAISE TWO DRAINS TO BE FLUSH WITH PAVERS AT STRAITON POOL .

COMPLETION DATE_____

# BALLANTRAE MAINTENANCE REPORT
# OCTOBER

01. **OCTOBER 2, 2026,** ROB AND GARRY COMPLETE MARKING OF ALL SIDEWALKS THAT ARE OF SAFETY CONCERNS TO THE PUBLIC. **COMPLETED**

02. **OCTOBER 03, 2026,** STRAITON POOL LOST POWER. HAD TO GET LADDER TO ACCESS FACILITY. WAS ABLE TO RESET POWER. **THINK WE NEED A NEW POWER STRIP.**

    SAME THING HAPPENED ON SUNDAY.

03. **OCTOBER 03, 2026,** FINISHED PAINTING ALL MONUMENT LED LIGHTING. **(BLACK)**

04. **OCTOBER 04, 2026,** GEM LIGHTING ON THE ENTRANCE SIDE HAD TO BE RESET AGAIN. WILL CONTINUE TO MONITOR.

05. **OCTOBER 08, 2026,** DANIEL OF DCSI WAS ON SITE TODAY TO SOLVE THE PROBLEM OF THE AEC PROGRAM AT STRAITON POOL FOR ACCESS TO MAKE ACCESS CARDS AND CONTROL GATE. DISCUSSED PROPOSAL FOR MAINTENANCE ON MONUMENT CAMERAS TO ENSURE ALL CAMERAS ARE ACTIVE.

06. **OCTOBER 09, 2026,** GEM LIGHTS ON ENTRANCE SIDE WERE OUT THIS MORNING. WILL SEE IF THEY CAN BE RESET .

    TIM OF HOLIDAY LIGHTING WAS CONTACTED TO ACCESS THE CONTROLLER PROBLEM. HE REPLIED AND WILL BE OUT EARLY NEXT WEEK TO ACCESS THE ISSUE.

07. **OCTOBER 09, 2026,** ROB AND GARRY COMPLETED STRAIGHTENING OF POND WARNING SIGNS AS WELL AS MONUMENT COUNTY SIGNS.

08. **OCTOBER 15,2026,** BOARD APPROVED ROOF WORK ON AYRSHIRE PAVILLION.

09. **OCTOBER 22, 2026,** FRONT TOWER GEM LIGHTS ARE NOW WORKING AGAIN.

10. **OCTOBER 22, 2026,** ROB AND GARRY BEGIN EVAULATING BASKETBALL SURFACE. WORKING ON GETTING FOUR CAUTION SIGNS FOR BASKETBALL COURT. AFTER EVAULATION OF SURFACE WE CAN ONLY BLOCK OFF RAISED SURFACE.

11. **OCTOBER 23, 2026,** GARRY RE- PAINTED THE STRAITON MONUMENT.

12. **OCTOBER 28, 2026,** ROB COMPLETED STUCCO REPAIRS AT THE STRAITON POOL.

# 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 | 3 | 0 | 3 |
| NOVEMBER | | | |
| DECEMBER | | | |
| | | | |
| TOTALS TO DATE | 58 | 2 | 56 |

| MAINTENANCE REPORT | 2026 | MAIN POOL | MONTH | OCTOBER |
|---|---|---|---|---|

| DATE | FILTER BACKWASH | FLOW METER | CL | PH | TA | VAC | ORP | PH | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| 01 | MAIN/AUX | 750 | 10.0 | 7.4 | | | 747 | 7.66 | CL↓ |
| 02 | | 750 | 5.0 | 7.4 | | | 730 | 7.69 | |
| 03 | | 750 | 5.0 | 7.4 | | | 718 | 7.66 | |
| 04 | | 750 | 5.0 | 7.4 | | | 676 | 7.68 | |
| 05 | | 750 | 5.0 | 7.4 | | | 676 | 7.67 | |
| 06 | | 750 | 3.0 | 7.6 | | | 663 | 7.68 | CL↑ SA↓ |
| 07 | | 750 | 5.0 | 7.4 | | | 676 | 7.55 | — |
| 08 | | 750 | 3.0 | 7.4 | | | 707 | 7.53 | CL↑ |
| 09 | | 750 | 5.0 | 7.4 | | | 744 | 7.56 | |
| 10 | | 750 | 5.0 | 7.4 | | | 688 | 7.53 | |
| 11 | | 750 | 5.0 | 7.4 | | | 722 | 7.55 | |
| 12 | | 750 | 5.0 | 7.4 | | | 738 | 7.56 | |
| 13 | | 750 | 5.0 | 7.4 | | | 732 | 7.55 | |
| 14 | | 750 | 5.0 | 7.4 | | | 728 | 7.56 | |
| 15 | MAIN/AUX | 750 | 5.0 | 7.4 | | | 726 | 7.54 | |
| 16 | | 750 | 5.0 | 7.4 | | | 737 | 7.48 | |
| 17 | | 750 | 5.0 | 7.4 | | | 719 | 7.53 | |
| 18 | | 750 | 5.0 | 7.4 | | | 730 | 7.58 | |
| 19 | | 750 | 5.0 | 7.4 | | | 710 | 7.56 | |
| 20 | | 750 | 5.0 | 7.2 | | | 707 | 7.55 | |
| 21 | | 750 | 5.0 | 7.4 | | | 719 | 7.61 | |
| 22 | | 750 | 5.0 | 7.4 | | | 734 | 7.65 | |
| 23 | | 750 | 4.0 | 7.4 | | | 730 | 7.67 | |
| 24 | | 750 | 4.0 | 7.4 | | | 727 | 7.65 | |
| 25 | | 750 | 7.5 | 7.4 | | | 761 | 7.65 | CL↓ |
| 26 | | 750 | 5.0 | 7.4 | | | 745 | 7.66 | |
| 27 | | 750 | 4.0 | 7.6 | | | 716 | 7.67 | NEW ACID |
| 28 | | 750 | 5.0 | 7.6 | | | 692 | 7.58 | |
| 29 | | 750 | 5.0 | 7.4 | | | 704 | 7.58 | |
| 30 | | 750 | 5.0 | 7.4 | | | 724 | 7.58 | |
| 31 | | 750 | 5.0 | 7.4 | | | 721 | 7.53 | |

| MAINTENANCE REPORT | 2026 | SPLASH PAD | MONTH | OCTOBER |
|---|---|---|---|---|

| DATE | FILTER BACKWASH | FLOW METER | CL | PH | TA | VAC | ORP | PH | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| 01 | | 40 | 1.5 | 7.4 | | | 819 | 7.51 | CL↑ |
| 02 | | 40 | 10.0 | 7.4 | | | 858 | 7.60 | CL↓ |
| 03 | | 40 | 10.0 | 7.4 | | | 851 | 7.56 | unplugged CL |
| 04 | | 40 | 3.0 | 7.2 | | | 801 | 7.55 | plugged in CL |
| 05 | | 40 | 5.0 | 7.4 | | | 822 | 7.58 | |
| 06 | | 40 | 5.0 | 7.6 | | | 835 | 7.69 | TA↓ |
| 07 | | 40 | 3.0 | 7.2 | | | 829 | 7.30 | — |
| 08 | | 40 | 10.0 | 7.2 | | | 852 | 7.23 | CL↓ ph↓ |
| 09 | | 40 | 1.5 | 7.2 | | | 807 | 7.29 | CL↑ |
| 10 | | 40 | 10.0 | 7.8 | | | 781 | 7.63 | PH↓ |
| 11 | | 40 | 2.0 | 7.4 | | | 784 | 7.43 | |
| 12 | | 40 | 2.0 | 7.4 | | | 807 | 7.60 | |
| 13 | | 40 | 3.0 | 7.4 | | | 809 | 7.56 | |
| 14 | | 40 | 3.0 | 7.4 | | | 815 | 7.55 | |
| 15 | | 40 | 4.0 | 7.4 | | | 827 | 7.57 | |
| 16 | | 40 | 2.0 | 7.4 | | | 811 | 7.67 | |
| 17 | | 40 | 5.0 | 7.4 | | | 820 | 7.64 | |
| 18 | | 40 | 2.0 | 7.4 | | | 798 | 7.68 | |
| 19 | | 40 | 5.0 | 7.4 | | | 791 | 7.42 | |
| 20 | | 40 | 3.0 | 7.2 | | | 784 | 7.43 | |
| 21 | | 40 | 2.0 | 7.4 | | | 779 | 7.61 | |
| 22 | | 40 | 3.0 | 7.4 | | | 774 | 7.70 | |
| 23 | | 40 | 2.0 | 7.4 | | | 797 | 7.83 | |
| 24 | | 40 | 4.0 | 7.4 | | | 810 | 7.80 | |
| 25 | | 40 | 5.0 | 7.4 | | | 819 | 7.80 | |
| 26 | | 40 | 6.0 | 7.4 | | | 817 | 7.81 | |
| 27 | | 40 | 5.0 | 7.6 | | | 805 | 7.77 | |
| 28 | | 40 | 7.5 | 7.4 | | | 796 | 7.56 | CL↓ |
| 29 | | 40 | 4 | 7.4 | | | 793 | 7.72 | |
| 30 | | 40 | 3 | 7.6 | | | 798 | 7.72 | AC↓ |
| 31 | | 40 | 3.0 | 7.4 | | | 796 | 7.21 | |

| MAINTENANCE REPORT | 2026 | STRAITON | MONTH | OCTOBER |
|---|---|---|---|---|

| DATE | FILTER BACKWASH | FLOW METER | CL | PH | TA | VAC | ORP | PH | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| 01 | | 170 | 4.0 | 7.4 | | | 648 | 752 | |
| 02 | | 170 | 5.0 | 7.8 | 80 | | 670 | 750 | ph↑ |
| 03 | | 170 | 2.0 | 7.8 | | | 646 | 7.69 | FEED Limit |
| 04 | | 170 | 2.0 | 7.8 | | | 672 | 7.80 | FEED Limit |
| 05 | | 170 | 1.5 | 7.8 | | | 567 | 7.71 | FEED LIMIT |
| 06 | | 170 | 6.0 | 7.6 | | | 704 | 7.42 | |
| 07 | | 170 | 7.0 | 7.6 | | | 672 | 7.46 | CL↓ SA↑ |
| 08 | | 170 | 7.0 | 7.6 | | | 662 | 7.41 | |
| 09 | | 170 | 8.0 | 7.6 | | | 684 | 7.43 | |
| 10 | | 170 | 10.0 | 7.4 | | | 642 | 7.23 | |
| 11 | | 170 | 10.0 | 7.4 | | | 689 | 7.46 | |
| 12 | ✓ | 170 | 7.0 | 7.6 | | | 679 | 7.44 | |
| 13 | | 190 | 5.0 | 7.6 | | | 734 | 7.49 | |
| 14 | | 170 | 5.0 | 7.6 | | | 743 | 7.49 | |
| 15 | | 170 | 4.0 | 7.4 | | | 735 | 7.44 | |
| 16 | | 170 | 2.0 | 7.4 | | | 702 | 7.48 | CL↑ |
| 17 | | 170 | 7.5 | 7.4 | | | 746 | 7.47 | |
| 18 | | 170 | 4.0 | 7.4 | | | 692 | 7.47 | |
| 19 | | 190 | 8 | 7.6 | | | 787 | 7.50 | |
| 20 | | 190 | 7 | 7.6 | | | 779 | 7.48 | |
| 21 | | 190 | 6 | 7.6 | | | 777 | 7.48 | |
| 22 | | 190 | 5 | 7.6 | | | 754 | 7.51 | |
| 23 | | 190 | 4 | 7.6 | | | 739 | 7.51 | |
| 24 | | 170 | 3.0 | 7.4 | | | 740 | 7.49 | |
| 25 | | 170 | 5.0 | 7.4 | | | 760 | 7.46 | |
| 26 | | 170 | 7.0 | 7.4 | | | 762 | 7.49 | |
| 27 | | 190 | 7.0 | 7.4 | | | 756 | 7.47 | |
| 28 | | 170 | 5.0 | 7.4 | | | 689 | 7.40 | |
| 29 | | 190 | 6.0 | 7.4 | | | 714 | 7.49 | |
| 30 | | 170 | 6.0 | 7.6 | | | 729 | 7.43 | |
| 31 | | 170 | 7.5 | 7.4 | | | 716 | 7.40 | CL↓ |

| Work order # | Description | Requested by | Date of Inspection | Priority No. | Assigned To: | Assigned Date: | Projected Completion Date | % Complete | tual Date Comple | Status/Remarks | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 9/27-067 | Straton Pool Pavillion- Touch up paint where needed | RJL | 9/27/2026 | 5 | RD | 9/28/2026 | | 0% | | IN House Staff | |
| 10/03-068 | Castleway sign pole still needs to be straighten | RJL | 10/3/2026 | 3 | RD | 10/5/2026 | | 0% | | IN House Staff | COMPLETE |
| 10/03-069 | Trash in Castleway Pond | RJL | 10/3/2026 | Next Service | STEADFAST | 10/5/2026 | | 0% | | IN House Staff | STEADFAST |
| 10/03-070 | Straighten signs along all Ponds | RJL | 10/3/2026 | 5 | RD | 10/5/2026 | | 0% | | IN House Staff | |
| 10/10-071 | Paint fasic Clubhouse Portico | RJL | 10/10/2026 | 5 | RD | 10/11/2026 | | 0% | | | |
| 10/10-072 | R&R Hanging Light Fixture Clubhouse Portico | RJL | 10/10/2026 | 5 | RD | 10/11/2026 | | 0% | | | |
| 10/10/-073 | Ck. w/ Rust removal contractor re: rust stains around circle at clubhouse | RJL | 10/10/2026 | 1 | RD | 10/11/2026 | | 0% | | | |
| 10/10-074 | Remove/spray for Dollar Weed in all Landscaping | RJL | 10/10/2026 | Next service | STEADFAST | 10/11/2026 | | 0% | | | |
| 10/31-075 | Provide a schedule for the Pavillion Roof replacement | RJL | 10/31/2026 | 5 | | 10/31/2026 | | 0% | | Schedule needed | |
| 10/31-076 | Touch up/add mulch around pool deck | RJL | 10/31/2026 | 5 | | 10/31/2026 | | 0% | | Steadfast OR IN-HOUSE STAFF? | This could be doen with a few bags of mulch purchased |
| 10/31-077 | Repair loose faucet in mens reoom handicap stall | RJL | 10/31/2026 | 1 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-078 | Reset clock to correct time on pool deck | RJL | 10/31/2026 | 1 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-079 | Pressure wash hallway between meeting room and restrooms | RJL | 10/31/2026 | 5 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-080 | Remove debris from pool skimmers | RJL | 10/31/2026 | 2 | | 10/31/2026 | | 0% | | IN House Staff | Around entire pool |
| 10/31-081 | Pick-up trash in Juniper beds & around clubhouse | RJL | 10/31/2026 | 2 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-082 | Clean widow sills & louvers Straiton Restrooms | RJL | 10/31/2026 | 5 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-083 | Tripping hazard at Drain - Straiton Pool Deck | RJL | 10/31/2026 | | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-084 | Valve on shower sticks - Straiton | RJL | 10/31/2026 | 3 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-085 | Clean ALL pavillions in Park (mildew) | RJL | 10/31/2026 | 5 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-086 | Pressure wash Storage Bldg. | RJL | 10/31/2026 | 5 | | 10/31/2026 | | 0% | | IN House Staff | |
| 10/31-087 | Rake Back mulch under swings | RJL | 10/31/2026 | | | 10/31/2026 | | 0% | | IN House Staff | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

PATCHES MADE AS GOOD AS POSSIBLE

COMPLETED
LIFT QUOTES
LIFT QUOTES
COMPLETED

WAITING ON CONTRACT

COMPLETE
COMPLETE

COMPLETED
COMPLETED
COMPLETED
CONES PLACED
COMPLETED

COMPLETED

**Steadfsast Assignments - Total 5**

**5/28-019 – Cut back bushes blocking sidewalks AS NEEDED**

**8/29-053 – Trim seed pods off palm trees around Mentmore Pool [Work Order...03-2026-R2 | Excel]**

**9/27-057 – Pick up palm tree boots in all areas [Work Order...03-2026-R2 | Excel]**

**9/27-058 – Edge valve boxes in playground area [Work Order...03-2026-R2 | Excel]**

| Work order # | Description | Requested by | Date of Inspection | Priority No. | Assigned To: | Assigned Date: | Projected Completion Date | % Complete | tual Date Comple | Status/Remarks | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/13-043 | Contact County re: Pot hole on exit side of Braemar. | RJL/Milano | 8/11/2026 | — | RD | 8/11/2026 | N/A | 100% | Complete | County Issue | |
| 8/11-044 | **Basketball Courts have raised areas creating a potential Tripping Hazard** | RJL | **8/11/2026** | 5 | RD | 8/11/2026 | TBD | 0% | ~~TBD~~ | BoS Directed Play at your own risk signs | RD obtaining Signs |
| 8/13-045 | Acquire NFPA/Warning Signs for Pool Chemical Storage Area & GHS/MSDS Safety Sheets for Maintenance Shed | RJL | 8/13/2026 | — | RD | 8/14/2026 | 8/27/2026 | 100% | 8/27/2026 | Complete | MSDS/GHS Sheets & Binder for Employee & FD Safety Purposes |
| 8/11-046 | Repair and/or Replace and Paint wood Facia on Mentmore Pool Pavillion | RJL | 8/11/2026 | 5 | RD | 8/21/2026 | | 0% | | Need Scheduled Completion Date | Need schedule |
| 8/29-047 | Clean and Paint Monument lights AT ALL LOCATIONS | RJL | 8/29/2026 | 3 | GK | 8/29/2026 | | 0% | | Need Scheduled Completion Date | ~~Need schedule~~ |
| 8/29-048 | Sand and repaint Main Gate to Pool | BoS | 8/29/2026 | 5 | GK | 8/29/2026 | | 0% | | Need Scheduled Completion Date | Need schedule |
| 8/29-049 | Repair Splash Pad nozzles North side of pad | BoS | 5/29/2026 | 5.0 | Pool Vendor | 8/29/2026 | | 0% | | RD-Get Quotes | Need schedule & Quotes |
| 8/29-050 | Repair splash pad chip in floor | BoS | 5/29/2026 | 2.0 | Hanley's | 8/29/2026 | | 0% | | RD-Get Quotes | Need schedule & Quotes |
| 8/29-051 | Replace LED Light on Braemar Island | BoS | | — | RD/GK | 8/29/2026 | | 100% | | Complete | Complete |
| 8/29-052 | Replace LED Light behind exit wall | BoS | | — | RD/GK | 8/29/2026 | 8/28/2026 | 100% | | Complete | Complete |
| 8/29-053 | Trim seed pods off palm trees around Mentmore Pool | BoS | 9/27/2026 | — | Steadfast | 8/29/2026 | | 0% | | Steadfast proposal coming | Need schedule |
| 8/29-054 | Remove wasps & wasp nests from Clubhouse Portico | BoS | | — | RD | 8/29/2026 | | 0% | | Complete | ~~Need schedule~~ |
| 8/30-055 | **Mark all raised sidwalk areas 2nd notice** | BoS | 9/27/2026 | 1.0 | RD/GK/EC | 8/29/2026 | | Continious | 9/21/2026 | On-going | Need to maintain markings during trash policing/pick- |
| 9/17-056 | Straton-Clean bugs/cobwebs from ceiling light fixtures | RJL | 9/27/2026 | 2.0 | EC | 9/28/2026 | | 100% | 9/30/2026 | IN House Staff | Staff to Monitor |
| 9/27-057 | Pick-up palm trees boots in all areas | RJL | 9/27/2026 | Next service | Steadfast | 9/28/2026 | | 0% | | | Steadfast |
| 9/27-058 | Edge valve boves in playground area | RJL | 9/27/2026 | Next service | Steadfast | 9/28/2026 | | 0% | | | Steadfast |
| 9/27-059 | pick-up all fallen branches in plyground area | RJL | 9/27/2026 | Next service | Steadfast | 9/28/2026 | | 0% | | | Steadfast |
| 9/27-060 | Repair inoperative water fountain in Park | RJL | 9/27/2026 | 2 | RD | 9/28/2026 | | 0% | | Is repair required ? | FL. Bldg. Code Violation |
| 9/27-061 | Replace worn ADA detectable warning surfaces at sidewalk corners | RJL | 9/27/2026 | 5 | RD/GK | 9/28/2026 | | 0% | | RD-Get Quotes | ALL CDD OWNED SIDEWALKS CORNERS Vendor required |
| 9/27-062 | Remove Cable tripping hazard near volley ball court | RJL | 9/27/2026 | — | RD/GK | 9/28/2026 | | 100% | | IN House Staff | Complete |
| 9/27-063 | Remove burnt device under picnic pavilion roof playground | RJL | 9/27/2026 | — | RD/GK | 9/28/2026 | | 100% | 10/2/2026 | IN House Staff | Complete |
| 9/27-064 | Check playground mulch for ADA Compliance 12"& no less than 9 inches after compression | RJL | 9/27/2026 | — | RD/GK | 9/28/2026 | | 100% | | RPT. 9" depth | Complete |
| 9/27-065 | Straton Pool - Replace missing light bulb(s) | RJL | 9/27/2026 | — | RD/GK | 9/28/2026 | | 100% | | IN House Staff | Complete |
| 9/27-066 | Straton Pool - Tripping Hazards near 4ft marker(s) and pool deck drain | RJL | 9/27/2026 | 1 | RD/GK | 9/28/2026 | | 0% | | IN House Staff | PRIORITY REPAIR |

ORDERED & INSTALLED

COMPLETED

COMPLETED

EXHIBIT 21

RETURN TO AGENDA

**MINUTES OF 10/15/26 REGULAR MEETING**
**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, October 15, 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

Also present were:

Patricia Thibault ..... District Manager, Haven Management Solutions
Raymond Lotito ..... Field Manager, Haven Management Solutions
Robert Donovan ..... Maintenance
Kevin Hiller ..... Steadfast
Greg Woodcock ..... District Project Manager, Stantec
Matt Goldrick ..... Steadfast

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

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

- There were no audience comments.

## III. Vendor & Professional Reports

### A. Stantec – Project Manager Greg Woodcock

#### 1. Discussion of Ballantrae Amenity Center – Sharp Design Presentation

Mr. Woodcock updated the Board, reporting that Sharp Design had been unable to attend the meeting. He advised that the drawings were in his inbox and would be sent out the Board.

#### 2. O&M Reports and Proposals

Mr. Woodcock explained the reports and proposals, noting there were quite a few mitered end sections that were eroding. He presented the proposals from Finn Outdoor for $53,000 and ADS for $52,975. Mr. Woodcock reported on the status of Pond 33, noting that the overall cost to fix the wall issue would be around $88,000, with $30,000 spent to de-water the pond. The Board discussed the necessity of repairing the wall. Mr. Woodcock confirmed that it was a SWFWMD requirement. He suggested waiting for the dry season. Mr. Woodcock reported that the Finn Outdoor proposal was $150,000. The Board discussed the erosion and water level, noting that the water was much lower than it should have been. Mr. Woodcock confirmed he would look at the control structure. Ms. Thibault suggested Mr. Woodcock discuss with Steadfast. Mr. Woodcock walked through the Finn Outdoor and ADS proposals, noting that they covered putting rip rap around the mitered end sections, and a few smaller areas of erosion as well. The Board discussed payment options, noting they wanted to know what the areas would look like once the repairs were completed. Ms. Thibault detailed the status of the reserve fund, noting that she was investigating the line items to manipulate the savings, adding

that she was fairly certain she could get $50,000 from the savings from completed projects. She advised that they were over budget for pond erosion.

**3. Consideration of PSSC Addendum - $50,864**

The Board discussed the sidewalks. Ms. Thibault advised that someone form Stantec will walk the area and catalogue which sidewalks that have root barrier issues need to be replaced. Mr. Hiller discussed flush cutting versus stump grinding, noting the expenses of both options. Ms. Thibault confirmed all the District Engineer items would return to the next meeting. Supervisor Milano asked Mr. Donovan about the unpainted sidewalks.

**B. Steadfast Maintenance Division – Matt Goldrick**

Mr. Goldrick presented the Conservation Area Inspection Report and the Waterway Inspection Report.

**1. Consideration of Addendum to the Existing Routine Aquatic Maintenance**

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the Addendum to the Existing Routine Aquatic Maintenance for the Ballantrae Community Development District.

**2. Presentation & Discussion of Maintenance Report**

Mr. Hiller presented the report, noting that beyond a few small issues maintenance looked to be in good shape. He suggested the Board place holiday flowers (colors) in November. Mr. Hiller advised of a few irrigation issues that would be replaced under warranty.

Mr. Donovan advised that he had taken care of the trash removal / dumpster proposal. Chairman Levy noted some of the trees were covered in Spanish moss. The board discussed planting trees after the construction of the clubhouse.

**C. Amenity Manager**

1. **Presentation of Amenity Center Report and Task List**

Mr. Donovan updated the Board on the amenity projects. He explained a motor issue, noting he had received a quote for the soft start for the mower.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $1,429 for the Soft Start for the Mower for the Ballantrae Community Development District.

Mr. Donivan advised that they had marked the sidewalks for tripping hazards and ended up with 91 slabs that needed to be replaced. The Board discussed funding

Mr. Lotito reported that they had 67 work orders, 29 of which were complete, 38 items that were open, 22% of which had not been started. The amenity team reported on the basketball court resurface, noting that residents were still playing on the uneven, cracked parts of the court, even with some of the rims removed. The Board discussed the crack and raised section on the basketball court. Mr. Donovan reported the raised area was raised about a quarter inch and about 6 to 8 feet long. Ms. Thibault asked if they could grind the sidewalk down im-house, noting they did not currently have the funding. She suggested they place “play at your own risk” signs as soon as possible, directing Mr. Donovan to look into purchasing / renting the grinder.

**2. Proposal for Ayrshire Shingles - $1,492.13 – Easy Roofing**

On a MOTION by Supervisor Milano, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the Easy Roofing Proposal for Ayrshire Shingles for $1,492.13 for the Ballantrae Community Development District.

The Board discussed a soffit repair and paint. Ms. Thibault suggested the Brand Sherwin Williams. The Board discussed purchasing a picnic table for the pavilion.

> On a MOTION by Chairman Levy, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $900 from the Asset Reserves Furniture for a Picnic Table for the Pavilion for the Ballantrae Community Development District.

**3. Splash Pad Repair – Hanley Pools - $9,350**

Chairman Levy suggested removing the rubber lining from the splash pad. Ms. Thibault expressed concerns of paying 55% of the proposal as a deposit. She suggested they look for another proposal and ask to split the payment 30-30-30.

Mr. Lotito reported on the facia by the pavilion.

Ms. Thibault advised that the performance reviews needed to be completed to address the cost of living adjustments. She confirmed they would be in the agenda next month.

**IV. Administrative Items**

**1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held September 17, 2026**

The Board asked for clarification on line 57, the jetting of Giana Way.

> On a MOTION by Supervisor Miller, SECONDED by Supervisor Milano, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Regular Meeting of Board of Supervisors Held September 17, 2026, With Further Clarification of Line 57, for the Ballantrae Community Development District.

**2. Consideration for Approval: The August Unaudited Financial Statements**

Ms. Thibault reported that the District was trending favorably, noting that she would bring their fund balance forward in November.

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

**3. Presentation of Ballantrae Approval Listing**

**4. Consideration for Ratification**

> On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Ratified the Steadfast Proposal for the Damaged Mainline on Ballantrae Blvd for $850 for the Ballantrae Community Development District.

**V. District Manager**

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

**VII. Supervisor Requests**

**VIII. Adjournment**

There being no further business, the meeting was adjourned

On a MOTION by Supervisor Giacobbe, 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 $1,429 for the Soft Start for the Mower
- Board Approved the Easy Roofing Proposal for Ayrshire Shingles for $1,492.13
- Board Approved the Not-to-Exceed Amount of $900 from the Asset Reserves Furniture for a Picnic Table for the Pavilion
- Board Ratified the Steadfast Proposal for the Damaged Mainline on Ballantrae Blvd for $850

EXHIBIT 22

RETURN TO AGENDA

# Ballantrae
# Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2026

# Ballantrae CDD
## Balance Sheet
## September 30, 2026

Ballantrae CDD

| | | GENERAL FUND | RESERVE FUND | DS-2015 FUND | TOTAL |
|---|---|---|---|---|---|
| 1 | **ASSETS:** | | | | |
| 2 | CASH - OPERATING ACCTS | $ 192,378 | $ - | $ - | $ 192,378 |
| 3 | CASH - OPERATING ACCTS-RESTRICTED | - | - | - | - |
| 4 | CASH - OPERATING SOUTHSTATE | 46,597 | - | - | 46,597 |
| 5 | CASH - DEBIT CARD SOUTHSTATE | 4,148 | - | - | 4,148 |
| 6 | PETTY CASH | 400 | - | - | 400 |
| 7 | INVESTMENTS: | | | | |
| 8 | ASSET RESERVE | - | 544,689 | - | 544,689 |
| 9 | EMERGENCY RESERVE | - | 282,607 | - | 282,607 |
| 10 | PARK DEVELOPMENT | - | 1,177,703 | - | 1,177,703 |
| 11 | BILL PAYMENT RESERVE | - | 174,714 | - | 174,714 |
| 12 | SINKING FUND-SERIES 2015 | - | - | - | - |
| 13 | REVENUE-SERIES 2015 | - | - | 199,449 | 199,449 |
| 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 | 40,924 | - | - | 40,924 |
| 24 | **TOTAL ASSETS** | **$ 287,252** | **$ 2,179,713** | **$ 445,332** | **$ 2,912,297** |
| 25 | **LIABILITIES:** | | | | |
| 26 | ACCOUNTS PAYABLE | $ 49,911 | $ - | $ - | $ 49,911 |
| 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 | **FUND BALANCE:** | | | | |
| 32 | NON SPENDABLE (Deposits & Prepaid) | 42,099 | - | - | 42,099 |
| 33 | ASSIGNED | - | 2,104,835 | - | 2,104,835 |
| 34 | RESTRICTED FOR DEBT SERVICE | - | - | 444,514 | 444,514 |
| 35 | UNASSIGNED | 162,822 | - | - | 162,822 |
| 36 | **TOTAL LIABILITIES & FUND BALANCE** | **$ 287,252** | **$ 2,179,713** | **$ 445,332** | **$ 2,912,297** |

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

| | | FY 2026 BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | VARIANCE YTD vs Actual YTD FAV (UNFAV) | YTD % ACTUAL / AMENDED |
|---|---|---|---|---|---|---|
| 1 | **O&M REVENUES:** | | | | | |
| 2 | LANDOWNER ASSESMENTS (NET) | $ 1,024,661 | $ 1,024,661 | $ 1,023,153 | $ (1,508) | 100% |
| 3 | EXCESS FEES CARRYFORWARD PREVIOUS YEARS | - | - | - | - | 0% |
| 4 | CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD) | 118,252 | - | - | - | 0% |
| 5 | OTHER INCOME | - | - | 23,918 | 23,918 | 0% |
| 6 | TRANSFER IN FROM RESERVE FUND | - | - | - | - | 0% |
| 7 | **O&M TOTAL REVENUES:** | **1,142,913** | **1,024,661** | **1,047,071** | **22,410** | **92%** |
| 8 | **O&M ADMINISTRATIVE EXPENDITURES:** | | | | | |
| | BOARD OF SUPERVISORS | | | | | |
| 9 | SUPERVISOR STIPENDS | 14,000 | 14,000 | 9,585 | 4,415 | 68% |
| 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 | 55,000 | 55,000 | - | 100% |
| 15 | FINANCIAL CONSULTING SERVICES | - | - | - | - | 0% |
| 16 | ACCOUNTING SERVICES | - | - | - | - | 0% |
| 17 | DISTRICT ENGINEER | 18,000 | 18,000 | 22,061 | (4,061) | 123% |
| 18 | DISTRICT COUNSEL | 10,000 | 10,000 | 6,635 | 3,365 | 66% |
| 19 | ANNUAL FINANCIAL AUDIT | 4,400 | 4,400 | 4,400 | - | 100% |
| 20 | DISCLOSURE REPORT | - | - | - | - | 0% |
| 21 | TRUSTEES FEES | 4,507 | 4,507 | 3,950 | 557 | 88% |
| 22 | PROPERTY APPRAISER FEE | 150 | 150 | 150 | - | 100% |
| 23 | LEGAL ADVERTISING | 1,500 | 1,500 | - | 1,500 | 0% |
| 24 | ARBITRAGE REBATE CALCULATION | 475 | 475 | - | 475 | 0% |
| 25 | DUES, LISCENSES AND FEES | 1,200 | 1,200 | 1,072 | 128 | 89% |
| 26 | COMPLIANCE WITH ADA | - | - | - | - | 0% |
| 27 | PROPERTY TAX IN ARREARS | - | - | - | - | 0% |
| 28 | ADMINISTRATIVE CONTINGENCY | - | - | - | - | 0% |
| 29 | **O&M ADMINISTRATIVE TOTAL:** | **114,978** | **114,978** | **106,368** | **8,610** | **93%** |

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

| | | FY 2026 BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | VARIANCE YTD vs Actual YTD FAV (UNFAV) | YTD % ACTUAL / AMENDED |
|---|---|---|---|---|---|---|
| 30 | **INSURANCE** | | - | - | - | |
| 31 | GERNERAL LIABILITY | 5,037 | 5,037 | 4,746 | 291 | 94% |
| 32 | PROPERTY CASUALTY | 23,657 | 23,657 | 23,799 | (142) | 101% |
| 33 | **INSURANCE TOTAL** | **28,694** | **28,694** | **28,545** | **149** | **99%** |
| 34 | **UTILITY SERVICES** | | | | | |
| 35 | ELECTRIC UTILITY SERVICES | 40,000 | 40,000 | 38,975 | 1,025 | 97% |
| 36 | ELECTRIC UTILITY - RECREATION FACILITIES | 20,000 | 20,000 | 15,481 | 4,519 | 77% |
| 37 | ELECTRIC STREET LIGHTING | 121,000 | 121,000 | 122,962 | (1,962) | 102% |
| 38 | UTILITY - WATER - CLUBHOUSE & POOLS | 16,000 | 16,000 | 20,722 | (4,722) | 130% |
| 39 | STORMWATER ASSESSMENT | 2,400 | 2,400 | 1,769 | 631 | 74% |
| 40 | **UTILITY SERVICES SUBTOTAL** | **199,400** | **199,400** | **199,910** | **(510)** | **100%** |
| 45 | **LAKES/PONDS & LANDSCAPE** | | | | | |
| 46 | AQUATIC CONTRACT | 38,076 | 38,076 | 38,078 | (2) | 100% |
| 47 | WETLAND BUFFER SPRAY CONTRACT | 16,800 | 16,800 | 16,800 | - | 100% |
| 48 | FOUNTAIN REPAIRS & MAINTNANCE | 3,500 | 3,500 | 10,070 | (6,570) | 288% |
| 49 | MITIGATION AREAS: MONITOR & MAINTAIN | 1,500 | 1,500 | - | 1,500 | 0% |
| 50 | LAKE/POND REPAIRS | - | - | 9,475 | (9,475) | 0% |
| 51 | INSTALL/REPLACE AQUATIC PLANTS | 5,000 | 5,000 | - | - | 0% |
| 52 | LANDSCAPE MAINTENANCE CONTRACT | 159,900 | 159,900 | 145,983 | 13,918 | 91% |
| 53 | LANDSCAPE - SECONDARY CONTRACTS | 51,200 | 51,200 | 46,665 | 4,535 | 91% |
| 54 | IRRIGATION REPAIRS AND MAINTENANCE | 14,000 | 14,000 | 20,567 | (6,567) | 147% |
| 55 | REPLACE PLANTS, MULCH & TREES | 15,000 | 15,000 | 12,720 | 2,280 | 85% |
| 56 | SOD & SEED REPLACEMENT | 10,000 | 10,000 | - | 10,000 | 0% |
| 57 | EXTRA MOWINGS DURING RAINY SEASON | 1,000 | 1,000 | - | 1,000 | 0% |
| 58 | RUST PREVENTION FOR IRRIGATION SYSTEM | 12,000 | 12,000 | 11,190 | 810 | 93% |
| 59 | FIELD MISCELLANEOUS | - | - | - | - | 0% |
| 60 | **LAKES/PONDS & LANDSCAPE TOTAL** | **327,976** | **327,976** | **311,548** | **16,428** | **95%** |

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

| | | FY 2026 BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | VARIANCE YTD vs Actual YTD FAV (UNFAV) | YTD % ACTUAL / AMENDED |
|---|---|---|---|---|---|---|
| 61 | **STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS** | | | | | |
| 62 | ENTRY & WALLS MAINTENANCE | 2,000 | 2,000 | 275 | 1,725 | 14% |
| 63 | STREET/DECORATIVE LIGHT MAINTENACE | 1,000 | 1,000 | 1,210 | (210) | 121% |
| 64 | SIDEWALK REPAIR & MAINTENANCE | 1,500 | 1,500 | - | 1,500 | 0% |
| 65 | EMPLOYEE - SALARIES | 152,880 | 152,880 | 150,136 | 2,744 | 98% |
| 66 | EMPLOYEE - P/R TAXES | 13,695 | 13,695 | 12,141 | 1,554 | 89% |
| 67 | EMPLOYEE - WORKERS COMP | 4,620 | 4,620 | 6,607 | (1,987) | 143% |
| 68 | PAYROLL PROCESSING FEES | 1,900 | 1,900 | 2,240 | (340) | 118% |
| 69 | EMPLOYEE- HEALTH & PHONE STIPENDS | 14,400 | 14,400 | 7,400 | 7,000 | 51% |
| 70 | MILEAGE | 1,000 | 1,000 | - | 1,000 | 0% |
| 71 | **STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS** | **192,995** | **192,995** | **180,010** | **12,985** | **93%** |
| 72 | **CLUBHOUSE & SAFETY & SECURITY** | | | | | |
| 73 | PARK/FIELD REPAIRS | - | - | - | - | 0% |
| 74 | CLUBHOUSE FACILITY MAINTENANCE | 12,000 | 12,000 | 18,628 | (6,628) | 155% |
| 75 | CLUBHOUSE TELEPHONE/INTERNET/FAX | 5,500 | 5,500 | 5,654 | (154) | 103% |
| 76 | MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD) | - | - | - | - | 0% |
| 77 | SECURITY - OTHER (GATE SERVICE) | 1,000 | 1,000 | 3,656 | (2,656) | 366% |
| 78 | POOL/FOUNTAIN/SPALSH PAD MAINTENANCE | 20,000 | 20,000 | 24,943 | (4,943) | 125% |
| 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 | 2,425 | (1,905) | 466% |
| 82 | CLUBHOUSE EXTERIOR FURNISHINGS | - | - | - | - | 0% |
| 83 | CLUBHOUSE CLEANING | - | - | - | - | 0% |
| 84 | CLUBHOUSE MISCELLANEOUS | 10,000 | 10,000 | 4,358 | 5,642 | 44% |
| 85 | PART-TIME LAW ENFORCEMENT DETAILS | 35,000 | 35,000 | 23,628 | 11,372 | 68% |
| 86 | SALARY FOR SUMMER MONITOR AT BOTH POOLS | 23,500 | 23,500 | 9,894 | 13,606 | 42% |
| 87 | EMPLOYEE P/R TAXES | 2,000 | 2,000 | - | 2,000 | 0% |
| 88 | EMPLOYEE WORKER'S COMP | 1,300 | 1,300 | - | 1,300 | 0% |
| 89 | VIDEO SURVEILLANCE | 1,300 | 1,300 | - | 1,300 | 0% |
| 90 | **CLUBHOUSE & SAFETY & SECURITY** | **126,870** | **126,870** | **101,321** | **25,549** | **80%** |

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

| | | FY 2026 BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | VARIANCE YTD vs Actual YTD FAV (UNFAV) | YTD % ACTUAL / AMENDED |
|---|---|---|---|---|---|---|
| 101 | **O&M CONTINGENCY & CAPITAL PROJECTS** | | | | | |
| 102 | O&M CONTINGENCY | 50,000 | - | 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** | **990,913** | **932,847** | **58,066** | **90%** |
| 108 | **EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.** | **102,001** | **33,749** | **114,224** | **80,475** | **112%** |
| 109 | **OTHER FINANCING SOURCES AND (USES)** | | | | | |
| 110 | **RESERVES TRANSFERS OUT-OTHER FINANCING USES** | | | | | |
| 111 | EMERGENCY RESERVE | - | - | - | - | 0% |
| 112 | ASSET RESERVE | 82,000 | 82,000 | 82,000 | - | 100% |
| 113 | BILL PAYMENT RESERVE | - | - | - | - | 0% |
| 114 | PARK DEVELOPMENT RESERVE | 20,000 | 20,000 | 20,000 | - | 100% |
| 115 | **TOTAL OTHER FINANCING SOURCES AND (USES)** | **102,000** | **102,000** | **102,000** | **-** | **100%** |
| | | | - | - | - | 0% |
| 116 | **O&M TOTAL EXPENDITURES** | **1,142,913** | **1,092,913** | **1,034,847** | **58,066** | **91%** |
| 117 | **NET CHANGE IN FUND BALANCE** | **-** | **(68,251)** | **12,223** | **80,475** | **0%** |
| 118 | **NET CHANGE IN FUND BALANCE** | **-** | **(68,251)** | **12,223** | **80,475** | 0% |
| 119 | BEGINNING FUND BALANCE GENERAL FUND | | | 192,698 | | |
| 120 | LESS FUND BALANCE FORWARD | | | - | | |
| 121 | ENDING FUND BALANCE GENERAL FUND | | | **204,921** | | |
| 122 | ENDING FUND BALANCE - RESERVE FUND (Stmt 2) | | | - | | |
| 123 | TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS | | | | | |
| 124 | **ADJUSTED FUND BALANCE** | **$ -** | **$ -** | **$ 204,921** | **$ -** | |

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

| | | FY 2026 ADOPTED BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | VARIANCE FAVORABLE (UNFAVORABLE) |
|---|---|---|---|---|---|
| 1 | **REVENUES:** | | | | |
| 2 | **INTEREST REVENUE** | $ - | $ - | $ 59,272 | $ 59,272 |
| 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 | - | 193,332 | 193,332 |
| 9 | **RESERVES EXPENDITURES:** | | | | |
| 10 | EMERGENCY RESERVE | - | - | - | - |
| 11 | ASSET RESERVE | - | - | - | - |
| 12 | PARK DEVELOPMENT RESERVE | 15,000 | 15,000 | 135,785 | (120,785) |
| 13 | PROJECTS | - | - | 93,147 | 93,147 |
| 14 | **TOTAL RESERVE EXPENDITURES** | 15,000 | 15,000 | 228,932 | (27,638) |
| 15 | **EXCESS OF REVENUE OVER(UNDER)EXPENDITURES** | - | - | (35,600) | 165,694 |
| 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** | - | - | (35,600) | |
| 34 | **FUND BALANCE BEGINNING** | | | 2,140,435 | |
| 35 | **FUND BALANCE FORWARD USE** | | | - | |
| 36 | **FUND BALANCE ENDING** | | | **$ 2,104,835** | |

# Ballantrae CDD
## Debt Service Fund -Series 2015
## Statement of Revenue, Expenditures and Changes in Fund Balance
## For The Period Beginning October 1, 2025 Ending September 30, 2026

| | | FY 2026 ADOPTED BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | VARIANCE FAVORABLE (UNFAVORABLE) |
|---|---|---|---|---|---|
| 1 | **REVENUE** | | | | |
| 2 | ASSESSMENT - ON-ROLL | $ 556,611 | $ 545,479 | $ 555,793 | $ 10,314 |
| 3 | ASSESSMENT - EXCESS FEES | - | - | - | - |
| 4 | PREPAYMENT REVENUE | - | - | - | - |
| 5 | INTEREST EARNINGS | - | - | 14,838 | 14,838 |
| 6 | **TOTAL REVENUE** | **556,611** | **545,479** | **570,631** | **25,152** |
| | **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)** | **6,745** | **13,218** |
| 13 | **OTHER FINANCING SOURCES** | | | | |
| 14 | TRANSFER-IN | - | - | - | - |
| 15 | **TOTAL OTHER FINANCING SOURCES (USES)** | **-** | **-** | **-** | **-** |
| 16 | NET CHANGE IN FUND BALANCE | **4,659** | **(6,473)** | **6,745** | **13,218** |
| 17 | **FUND BALANCE - BEGINNING** | - | - | 437,769 | 437,769 |
| 18 | **FUND BALANCE - ENDING** | **$ 4,659** | **$ (6,473)** | **$ 444,514** | **$ 450,987** |

# Ballantrae CDD
## Bank Reconciliation
## September 30, 2026

| | | HB Acct |
|---|---|---|
| Balance Per Bank Statement | $ | 222,911.17 |
| Less: Outstanding Checks | | (30,533.40) |
| Deposits in Transit | | - |
| ***Adjusted Bank Balance*** | **$** | **192,377.77** |
| | | |
| Beginning Cash Balance Per Books | $ | 244,743.62 |
| Deposits / Transfer | | - |
| Cash Disbursements | | (52,365.85) |
| ***Balance Per Books*** ***(Cash Operating Acct.)*** | **$** | **192,377.77** |

# BALLANTRAE CDD

**Check Register**

**FY2026**

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

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 10/27/2025 | 102725ach | Duke Energy | 2131 Ballantrae Blvd 9/3-10/1 | | 64.44 | 43,001.40 |
| 10/27/2025 | 102725ach | Duke Energy | Reference: 17835 State Road 54 9/4-10/2 | | 9,698.44 | 33,302.96 |
| 10/27/2025 | 10/27/2025 | Duke Energy | Duke | | 43.25 | 33,259.71 |
| 10/28/2025 | 2736 | Bandu LLC | Splash Pad-Cartridge Filter | | 918.54 | 32,341.17 |
| 10/28/2025 | 2737 | Steadfast Alliance, LLC | Aquatic Maint | | 4,573.15 | 27,768.02 |
| 10/29/2025 | 102925ACH | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 400.00 | 27,368.02 |
| 10/31/2025 | 103125ach | Engage PEO | PR 10-31-25 | | 5,578.86 | 21,789.16 |
| 10/31/2025 | | | Deposit | | - | 21,789.16 |
| 10/31/2025 | | | Funds Transfer | 35,000.00 | | 56,789.16 |
| **10/31/2025** | | | | **35,000.00** | **109,121.46** | **56,789.16** |
| 11/1/2025 | 110125ach | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 400.00 | 56,389.16 |
| 11/3/2025 | 2738 | JCS Investigations | Reference: Security Patrol | | 1,980.00 | 54,409.16 |
| 11/3/2025 | 2739 | Anchor Stone Management, LLC | District Mgt Fees | | 4,933.33 | 49,475.83 |
| 11/3/2025 | 2740 | Anchor Stone Management, LLC | Temp on site Manager | | 1,800.00 | 47,675.83 |
| 11/3/2025 | 2741 | Steadfast Alliance, LLC | Landcape Maint | | 13,325.00 | 34,350.83 |
| 11/3/2025 | 2742 | Steadfast Alliance, LLC | Aquatic Maint | | 4,573.15 | 29,777.68 |
| 11/6/2025 | 2743 | Arrow Exterminators Inc | Pest Control | | 35.00 | 29,742.68 |
| 11/6/2025 | 2744 | Arrow Exterminators Inc | Pest Control | | 50.00 | 29,692.68 |
| 11/6/2025 | 2745 | Arrow Exterminators Inc | Pest Control | | 90.00 | 29,602.68 |
| 11/6/2025 | | | Deposit | 95.56 | | 29,698.24 |
| 11/6/2025 | | | Deposit | 8,563.16 | | 38,261.40 |
| 11/10/2025 | 2746 | Dibartolomeo, McBee, Hartley & Barnes, PA | Services through 9/30/24 | | 4,200.00 | 34,061.40 |
| 11/10/2025 | | | Deposit | 0.14 | | 34,061.54 |
| 11/14/2025 | 111425ach | Engage PEO | PR 11-14-25 | | 6,760.07 | 27,301.47 |
| 11/14/2025 | | | Deposit | 59,946.33 | | 87,247.80 |
| 11/17/2025 | 2747 | Arrow Exterminators Inc | Pest Control | | 35.00 | 87,212.80 |
| 11/17/2025 | 2748 | FLORIDA DEPT OF ECONOMIC OPPORTUNIT | Annual special district fee 25-26 | | 175.00 | 87,037.80 |
| 11/18/2025 | 2750 | Poolsure | WM-Chem Base-Dec 2025 | | 1,174.43 | 85,863.37 |
| 11/20/2025 | | | Deposit | 53,964.62 | | 139,827.99 |
| 11/21/2025 | 112125ach | Pasco County Utilities Services Branch | 0 Ballantrae & Mentmor | | 1,463.17 | 138,364.82 |
| 11/21/2025 | 112125ach1 | Pasco County Utilities Services Branch | 0 Ayshire Blvd - | | 11.00 | 138,353.82 |
| 11/24/2025 | 112425ach | Bright House Networks | 17611 MENTMORE Blvd Clubhouse nov | | 25.00 | 138,328.82 |
| 11/26/2025 | 112625ach | Duke Energy | 3351 Downan Point Dr | | 70.46 | 138,258.36 |
| 11/26/2025 | 112625ach1 | Duke Energy | 17600 Stinchar Dr | | 140.38 | 138,117.98 |
| 11/26/2025 | 112625ach2 | Duke Energy | 3643 Duke Firth St | | 30.80 | 138,087.18 |
| 11/26/2025 | 112625ach3 | Duke Energy | 2500 Ballantrae Blvd | | 66.44 | 138,020.74 |
| 11/26/2025 | 112625ach4 | Duke Energy | 17626 Glenapp Dr | | 85.83 | 137,934.91 |
| 11/26/2025 | 112625ach5 | Duke Energy | 2131 Ballantrae Blvd | | 120.13 | 137,814.78 |
| 11/26/2025 | 112625ach6 | Duke Energy | 3542 BALLANTRAE BLVD | | 100.58 | 137,714.20 |
| 11/26/2025 | 112625ach7 | Duke Energy | 17650 Ayrshire Blvd | | 33.67 | 137,680.53 |
| 11/26/2025 | 112625ach | Duke Energy | 2800 Ballantrae Blvd Pump Pond \ | | 1,936.23 | 135,744.30 |
| 11/26/2025 | 112625ach10 | Duke Energy | 17700 Glennapp Dr | | 40.52 | 135,703.78 |
| 11/26/2025 | 112625ach11 | Duke Energy | 172524 Hugh Ln | | 212.94 | 135,490.84 |
| 11/26/2025 | 112625ach13 | Duke Energy | 17611 Mentmore Blvd Rec Bldg | | 1,408.03 | 134,082.81 |
| 11/26/2025 | | | Deposit | 35,481.97 | | 169,564.78 |
| 11/27/2025 | 11/27/2025 | Duke Energy | Duke | | 47.38 | 169,517.40 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 11/28/2025 | 112825ach | Engage PEO | PR 11-28-25 | | 5,288.67 | 164,228.73 |
| 11/30/2025 | | | Funds Transfer | | 40,096.95 | 124,131.78 |
| 11/30/2025 | | | Funds Transfer | 40,096.95 | | 164,228.73 |
| 11/30/2025 | 456 | | To adjust restricted for DS to correct amount | 8,881.89 | | 173,110.62 |
| 11/30/2025 | 456 | | To adjust restricted for DS to correct amount | | 8,881.89 | 164,228.73 |
| **11/30/2025** | | | | **207,030.62** | **99,591.05** | **164,228.73** |
| 12/1/2025 | 120125ach | Duke Energy | Reference: 17835 State Road 54 | | 9,698.44 | 154,530.29 |
| 12/4/2025 | 2752 | Steadfast Alliance, LLC | Aquatic Maint | | 1,207.50 | 153,322.79 |
| 12/4/2025 | 2753 | Arrow Exterminators Inc | Pest Control | | 90.00 | 153,232.79 |
| 12/4/2025 | 2754 | Bandu LLC | Splash Pad | | 3,629.97 | 149,602.82 |
| 12/4/2025 | 2755 | Business Observer | Legal Advertisement | | 72.19 | 149,530.63 |
| 12/4/2025 | 2756 | JCS Investigations | Reference: Security Patrol | | 1,980.00 | 147,550.63 |
| 12/4/2025 | 2757 | Stantec Consulting Services Inc. | Reference: Engineering Fees 9/30/25 | | 8,809.47 | 138,741.16 |
| 12/4/2025 | 2758 | Stantec Consulting Services Inc. | Reference: Engineering Fees 10/31/25 | | 896.82 | 137,844.34 |
| 12/4/2025 | 2759 | Steadfast Alliance, LLC | Reference: Landscape Service. | | 2,400.00 | 135,444.34 |
| 12/4/2025 | 2760 | Steadfast Alliance, LLC | Aquatic Maint | | 4,573.15 | 130,871.19 |
| 12/5/2025 | 2761 | Roof X | Repairs/Maint- Remaining Bal Owed | | 34,035.00 | 96,836.19 |
| 12/5/2025 | 120525acj | Engage PEO | BOS MTG | | 305.90 | 96,530.29 |
| 12/5/2025 | 180 | Christopher Milano | BOS MTG | | 200.00 | 96,330.29 |
| 12/5/2025 | 179 | Richard Levy | BOS | | 200.00 | 96,130.29 |
| 12/5/2025 | 177 | Brian Giacobbee | BOS | | 184.70 | 95,945.59 |
| 12/5/2025 | | | Deposit | 1,166,843.48 | | 1,262,789.07 |
| 12/7/2025 | 2762 | Illuminations Holiday Lighting, LLC | Holiday lights | | 6,625.00 | 1,256,164.07 |
| 12/7/2025 | 2763 | Roof X | Repairs/Maint | | 700.00 | 1,255,464.07 |
| 12/7/2025 | 2764 | Steadfast Alliance, LLC | irrigation maint | | 160.00 | 1,255,304.07 |
| 12/7/2025 | 2765 | Steadfast Alliance, LLC | Landcape Maint | | 13,325.00 | 1,241,979.07 |
| 12/8/2025 | 2766 | Pasco County Tax Collector-Mike Fasano | Real Estates Taxes 2026180040000000U0 | | 1,769.28 | 1,240,209.79 |
| 12/9/2025 | 2768 | Summit Fire & Security | Reference: Fire Extinguisher Annual Inspection. | | 120.00 | 1,240,089.79 |
| 12/9/2025 | 2769 | Summit Fire & Security | cabinet/truck | | 115.00 | 1,239,974.79 |
| 12/9/2025 | 2770 | Summit Fire & Security | Fire Extinguisher installation | | 266.75 | 1,239,708.04 |
| 12/9/2025 | 2771 | Arrow Exterminators Inc | Pest Control | | 50.00 | 1,239,658.04 |
| 12/9/2025 | 2772 | Arrow Exterminators Inc | Pest Control | | 90.00 | 1,239,568.04 |
| 12/9/2025 | 2773 | Arrow Exterminators Inc | Pest Control | | 35.00 | 1,239,533.04 |
| 12/10/2025 | 2774 | Florida Fountain & Equipment LLC | Fountain Maint | | 2,808.00 | 1,236,725.04 |
| 12/10/2025 | 2775 | Anchor Stone Management, LLC | | | 1,050.00 | 1,235,675.04 |
| 12/10/2025 | 2776 | Egis Insurance Risk Advisors | Ref: Policy # WC100125657 | | 987.00 | 1,234,688.04 |
| 12/10/2025 | 2777 | Steadfast Alliance, LLC | Paint Facia w/owner supplied paint | | 1,250.00 | 1,233,438.04 |
| 12/11/2025 | | | Deposit | 134,226.54 | | 1,367,664.58 |
| 12/12/2025 | 121225ach | Engage PEO | PR | | 6,851.53 | 1,360,813.05 |
| 12/14/2025 | 2779 | Signarama | signs | | 200.00 | 1,360,613.05 |
| 12/14/2025 | 2780 | Anchor Stone Management, LLC | Temp on site Manager | | 300.00 | 1,360,313.05 |
| 12/15/2025 | 2781 | Illuminations Holiday Lighting, LLC | track lighting repair-clubhouse | | 2,450.00 | 1,357,863.05 |
| 12/18/2025 | | | Deposit | 1,436.05 | | 1,359,299.10 |
| 12/18/2025 | | | Deposit | 11,108.17 | | 1,370,407.27 |
| 12/19/2025 | 121925acj | Pasco County Utilities Services Branch | 0 Ballantrae & Mentmor | | 1,032.61 | 1,369,374.66 |
| 12/19/2025 | 121925ach | Pasco County Utilities Services Branch | 0 Ayshire Blvd - | | 11.00 | 1,369,363.66 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 12/21/2025 | 2782 | Florida Fountain & Equipment LLC | Fountain Maint-motor replacement | | 3,675.00 | 1,365,688.66 |
| 12/21/2025 | 2783 | Steadfast Alliance, LLC | Landscape Service-mulch | | 21,000.00 | 1,344,688.66 |
| 12/21/2025 | 2784 | Summit Fire & Security | cabinet/truck | | 115.00 | 1,344,573.66 |
| 12/21/2025 | 2785 | Summit Fire & Security | Fire Extinguisher installation | | 266.75 | 1,344,306.91 |
| 12/24/2025 | 122425ach | Engage PEO | PR | | 6,295.85 | 1,338,011.06 |
| 12/24/2025 | 122425ach1 | Engage PEO | BOS MTG | | 295.90 | 1,337,715.16 |
| 12/24/2025 | 184 | Christopher Milano | BOS MTG | | 200.00 | 1,337,515.16 |
| 12/24/2025 | 183 | Richard Levy | BOS | | 200.00 | 1,337,315.16 |
| 12/24/2025 | 181 | Brian Giacobbee | BOS | | 184.70 | 1,337,130.46 |
| 12/24/2025 | 122425ac15h | Bright House Networks | 17611 MENTMORE Blvd Clubhouse nov | | 25.00 | 1,337,105.46 |
| 12/26/2025 | 122625ach | Duke Energy | 3351 Downan Point Dr | | 55.58 | 1,337,049.88 |
| 12/26/2025 | 122625ach1 | Duke Energy | 17600 Stinchar Dr | | 139.52 | 1,336,910.36 |
| 12/26/2025 | 122625ach2 | Duke Energy | 3643 Duke Firth St | | 30.80 | 1,336,879.56 |
| 12/26/2025 | 122625ach4 | Duke Energy | 2500 Ballantrae Blvd | | 165.79 | 1,336,713.77 |
| 12/26/2025 | 122625ach5 | Duke Energy | 17626 Glenapp Dr | | 85.68 | 1,336,628.09 |
| 12/26/2025 | 122625ach6 | Duke Energy | 2131 Ballantrae Blvd | | 148.07 | 1,336,480.02 |
| 12/26/2025 | 122625ach7 | Duke Energy | 3542 BALLANTRAE BLVD | | 89.69 | 1,336,390.33 |
| 12/26/2025 | 122625ach8 | Duke Energy | 17835 State Road 54 | | 9,698.44 | 1,326,691.89 |
| 12/26/2025 | 122625ach9 | Duke Energy | 17650 Ayrshire Blvd | | 31.67 | 1,326,660.22 |
| 12/26/2025 | 122625ach10 | Duke Energy | 2800 Ballantrae Blvd | | 1,638.85 | 1,325,021.37 |
| 12/26/2025 | 122625ach11 | Duke Energy | 17700 Glenapp Dr Entry Tower | | 36.84 | 1,324,984.53 |
| 12/26/2025 | 122625ach12 | Duke Energy | 172524 Hugh Ln | | 199.64 | 1,324,784.89 |
| 12/26/2025 | 122625ach13 | Duke Energy | 17611 Mentmore Blvd Rec Bldg | | 1,244.10 | 1,323,540.79 |
| 12/28/2025 | 2786 | Keystone Backflow Services Inc | Backflow testing | | 285.00 | 1,323,255.79 |
| 12/28/2025 | 2787 | Straley Robin Vericker | Prof ServThrough 11/30/25 | | 736.50 | 1,322,519.29 |
| 12/29/2025 | 12/29/2025 | Duke Energy | Duke Energy | | 43.71 | 1,322,475.58 |
| 12/31/2025 | 123125ach | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 400.00 | 1,322,075.58 |
| **12/31/2025** | | | | **1,313,614.24** | **155,767.39** | **1,322,075.58** |
| 1/6/2026 | 010626ach | Engage PEO | BOS MTG | | 1,782.40 | 1,320,293.18 |
| 1/8/2026 | 2807 | Arrow Exterminators Inc | Pest Control | | 90.00 | 1,320,203.18 |
| 1/9/2026 | 2789 | Steadfast Alliance, LLC | Irrigation Monitoring | | 120.00 | 1,320,083.18 |
| 1/9/2026 | 010926ach | Engage PEO | PR | | 4,785.17 | 1,315,298.01 |
| 1/9/2026 | 185 | Elliot Farmer | PR | | 1,508.95 | 1,313,789.06 |
| 1/9/2026 | | | Deposit | 21,741.95 | | 1,335,531.01 |
| 1/11/2026 | 2790 | Steadfast Alliance, LLC | Erosion/Mitigation Pond 28 | | 4,800.00 | 1,330,731.01 |
| 1/12/2026 | 2791 | Florida Coast Equipment | Maint/Repair | | 499.82 | 1,330,231.19 |
| 1/12/2026 | 2792 | Haven Management Solutions | Billing #10 - Field Services | | 225.00 | 1,330,006.19 |
| 1/15/2026 | 2793 | Straley Robin Vericker | Prof ServThrough 12/31/25 | | 762.50 | 1,329,243.69 |
| 1/16/2026 | 011626ach | Florida Dept of Revenue | Sales tax- Conf 920000632111 | | 118.49 | 1,329,125.20 |
| 1/19/2026 | 2794 | Anchor Stone Management, LLC | District Mgt Fees | | 2,661.29 | 1,326,463.91 |
| 1/23/2026 | 012326ach | Pasco County Utilities Services Branch | 0 Ballantrae & Mentmor | | 1,363.81 | 1,325,100.10 |
| 1/23/2026 | 012326acj | Pasco County Utilities Services Branch | 0 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 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 1/27/2026 | 012726ach2 | Duke Energy | 3643 Duke Firth St | | 30.80 | 1,319,184.30 |
| 1/27/2026 | 012726ach4 | Duke Energy | 2500 Ballantrae Blvd | | 238.76 | 1,318,945.54 |
| 1/27/2026 | 012726ach5 | Duke Energy | 17626 Glenapp Dr | | 73.06 | 1,318,872.48 |
| 1/27/2026 | 012726ach6 | Duke Energy | 2131 Ballantrae Blvd | | 152.14 | 1,318,720.34 |
| 1/27/2026 | 012726ach7 | Duke Energy | 3542 BALLANTRAE BLVD | | 96.97 | 1,318,623.37 |
| 1/27/2026 | 012726ach8 | Duke Energy | 17650 Ayrshire Blvd | | 34.81 | 1,318,588.56 |
| 1/27/2026 | 012726ach9 | Duke Energy | 2800 Ballantrae Blvd | | 2,638.11 | 1,315,950.45 |
| 1/27/2026 | 012726ach10 | Duke Energy | 17700 Glenapp Dr Entry Tower | | 40.23 | 1,315,910.22 |
| 1/27/2026 | 012726ach11 | Duke Energy | 17611 Mentmore Blvd Rec Bldg | | 1,548.42 | 1,314,361.80 |
| 1/28/2026 | 2795 | Haven Management Solutions | Billing #11 - Field Services | | 300.00 | 1,314,061.80 |
| 1/28/2026 | 012826ach | Duke Energy | 172524 Hugh Ln | | 238.48 | 1,313,823.32 |
| 1/29/2026 | 2796 | GK Electrical Solutions Inc | Pond 4 Aertor Pump | | 4,675.00 | 1,309,148.32 |
| 1/29/2026 | 012926ach | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 400.00 | 1,308,748.32 |
| 1/29/2026 | 012926acj | Duke Energy | 17835 State Road 54 | | 9,803.11 | 1,298,945.21 |
| 1/29/2026 | 012926ach | Duke Energy | 3643 Duke Firth St | | 49.19 | 1,298,896.02 |
| **1/31/2026** | | | | **21,741.95** | **44,921.51** | **1,298,896.02** |
| 2/1/2026 | 2799 | Haven Management Solutions | District Management Services - February | | 4,583.33 | 1,294,312.69 |
| 2/1/2026 | 020126ach | Engage PEO | PR | | 7,000.96 | 1,287,311.73 |
| 2/2/2026 | 2798 | Anchor Stone Management, LLC | Settlement | | 1,922.04 | 1,285,389.69 |
| 2/2/2026 | 020226ach' | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 400.00 | 1,284,989.69 |
| 2/3/2026 | 2800 | Court Project LLC | Progress Invoice-Tennis Court Resurface | | 15,000.00 | 1,269,989.69 |
| 2/3/2026 | 2801 | JCS Investigations | Reference: Security Patrol | | 1,848.00 | 1,268,141.69 |
| 2/9/2026 | 2802 | Stantec Consulting Services Inc. | Engineering Fees | | 276.55 | 1,267,865.14 |
| 2/9/2026 | 2803 | Steadfast Alliance, LLC | Landcape Maint | | 13,325.00 | 1,254,540.14 |
| 2/10/2026 | 2804 | Haven Management Solutions | Billing #20 - Field Services & Maintenance | | 300.00 | 1,254,240.14 |
| 2/11/2026 | | | Deposit | 25,494.55 | | 1,279,734.69 |
| 2/17/2026 | 2808 | Straley Robin Vericker | Prof ServThrough 10/31/25 | | 584.00 | 1,279,150.69 |
| 2/20/2026 | 022026ach | Pasco County Utilities Services Branch | 0 Ballantrae & Mentmor | | 2,920.45 | 1,276,230.24 |
| 2/20/2026 | 022026ach1 | Pasco County Utilities Services Branch | 0 Ayshire Blvd - | | 11.00 | 1,276,219.24 |
| 2/20/2026 | 022026ach | Engage PEO | PR | | 5,391.96 | 1,270,827.28 |
| 2/24/2026 | 2806 | Haven Management Solutions | Billing #20 - Field Services & Maintenance 2/8-2/21/26 | | 300.00 | 1,270,527.28 |
| 2/24/2026 | 022426ach1 | Bright House Networks | 17611 MENTMORE Blvd Clubhouse jan | | 30.00 | 1,270,497.28 |
| 2/25/2026 | 2809 | Arrow Exterminators Inc | Pest Control | | 35.00 | 1,270,462.28 |
| 2/25/2026 | 2810 | Arrow Exterminators Inc | Pest Control | | 50.00 | 1,270,412.28 |
| 2/25/2026 | 2811 | Arrow Exterminators Inc | Pest Control | | 35.00 | 1,270,377.28 |
| 2/25/2026 | 2812 | Arrow Exterminators Inc | Pest Control | | 50.00 | 1,270,327.28 |
| 2/25/2026 | 2813 | Arrow Exterminators Inc | Pest Control | | 90.00 | 1,270,237.28 |
| 2/25/2026 | 022526ach | Duke Energy | 3351 Downan Point Dr | | 53.20 | 1,270,184.08 |
| 2/25/2026 | 022526ach2 | Duke Energy | 17600 Stinchar Dr | | 90.61 | 1,270,093.47 |
| 2/25/2026 | 022526ach3 | Duke Energy | 3643 Duke Firth St | | 30.80 | 1,270,062.67 |
| 2/25/2026 | 022526ach4 | Duke Energy | 2500 Ballantrae Blvd | | 114.63 | 1,269,948.04 |
| 2/25/2026 | 022526ach5 | Duke Energy | 17626 Glenapp Dr | | 30.80 | 1,269,917.24 |
| 2/25/2026 | 022526ach6 | Duke Energy | 2131 Ballantrae Blvd | | 78.69 | 1,269,838.55 |
| 2/25/2026 | 022526ach7 | Duke Energy | 17650 Ayrshire Blvd | | 31.07 | 1,269,807.48 |
| 2/25/2026 | 022526ach8 | Duke Energy | 2800 Ballantrae Blvd | | 2,721.72 | 1,267,085.76 |
| 2/25/2026 | 022526ach9 | Duke Energy | 17700 Glenapp Dr Entry Tower | | 35.13 | 1,267,050.63 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 2/25/2026 | 022526ach10 | Duke Energy | 172524 Hugh Ln | | 205.17 | 1,266,845.46 |
| 2/25/2026 | 022526ach11 | Duke Energy | 17611 Mentmore Blvd Rec Bldg | | 1,299.29 | 1,265,546.17 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 2/25/2026 | 022526ach13 | Engage PEO | elliot 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 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 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 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

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

# BALLANTRAE CDD

**Check Register**

**FY2026**

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

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 6/24/2026 | 6/24/2026 | Bright House Networks | 17611 MENTMORE Blvd Clubhouse April | | 30.00 | 395,298.32 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 3643 Duke Firth St | | 30.80 | 395,267.52 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 17650 Ayrshire Blvd | | 30.80 | 395,236.72 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 17650 Ayrshire Blvd | | 30.80 | 395,205.92 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 17700 Glenapp Dr | | 33.64 | 395,172.28 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 17626 Glenapp Dr | | 37.72 | 395,134.56 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 3351 Downan Pt Dr | | 70.81 | 395,063.75 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 3542 BALLANTRAE BLVD | | 77.54 | 394,986.21 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 2500 Ballantrae Blvd | | 94.37 | 394,891.84 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 2131Ballantrae Blvd | | 105.31 | 394,786.53 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 17600 Stinchar Dr | | 122.82 | 394,663.71 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 17600 Stinchar Dr | | 167.17 | 394,496.54 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 17611 Mentmore Blvd | | 1,078.84 | 393,417.70 |
| 6/25/2026 | 6/25/2026 | Duke Energy | 2800 Ballantrae Blvd Pump Pond | | 2,611.96 | 390,805.74 |
| 6/26/2026 | 062626ach | Engage PEO | PR | | 5,730.30 | 385,075.44 |
| 6/26/2026 | 062626-1 | Engage PEO | BOS MTG 6.18.26 | | 295.90 | 384,779.54 |
| 6/26/2026 | 202 | Christopher Milano | BOS MTG | | 200.00 | 384,579.54 |
| 6/26/2026 | 201 | Richard Levy | BOS | | 200.00 | 384,379.54 |
| 6/26/2026 | 200 | Brian Giacobbee | BOS | | 184.70 | 384,194.84 |
| **6/30/2026** | | | | **15,262.05** | **53,260.73** | **384,194.84** |
| 7/1/2026 | 7/1/2026 | Duke Energy | 17835 State Rd 54 Lite | | 9,294.78 | 374,900.06 |
| 7/1/2026 | 7/1/2026 | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 414.12 | 374,485.94 |
| 7/10/2026 | 071026ach | Engage PEO | PR | | 5,806.20 | 368,679.74 |
| 7/10/2026 | 203 | Robert Duncan | PR | | 363.00 | 368,316.74 |
| 7/15/2026 | 2901 | Steadfast Alliance, LLC | Irrigation | | 2,500.00 | 365,816.74 |
| 7/15/2026 | 071526ach | Engage PEO | PR Duncan | | 371.87 | 365,444.87 |
| 7/15/2026 | 205 | Robert Duncan | PR | | 1,248.12 | 364,196.75 |
| 7/15/2026 | 071526ach3 | Engage PEO | PR | | 221.04 | 363,975.71 |
| 7/15/2026 | 204 | Sophia McGregor | Payroll | | 799.78 | 363,175.93 |
| 7/17/2026 | 2902 | Haven Management Solutions | Field Services & Maintenance 6/29-7/12/26 | | 300.00 | 362,875.93 |
| 7/19/2026 | 2903 | Poolsure | WM-Chem Base | | 2,086.58 | 360,789.35 |
| 7/19/2026 | 2904 | Stantec Consulting Services Inc. | Engineering Fees | | 5,063.41 | 355,725.94 |
| 7/19/2026 | 2905 | DCSI, Inc | access gate control cards | | 449.00 | 355,276.94 |
| 7/19/2026 | 2906 | DCSI, Inc | router/modem | | 145.00 | 355,131.94 |
| 7/19/2026 | 2907 | DCSI, Inc | gate svc | | 145.00 | 354,986.94 |
| 7/20/2026 | 072026ach1 | Pasco County Utilities Services Branch | 0 Ayshire Blvd - | | 11.00 | 354,975.94 |
| 7/20/2026 | 072026ach2 | Pasco County Utilities Services Branch | 0 Ballantrae & Mentmor | | 1,347.25 | 353,628.69 |
| 7/22/2026 | 2908 | Steadfast Alliance, LLC | Aquatic Maint | | 4,573.15 | 349,055.54 |
| 7/22/2026 | 2909 | Straley Robin Vericker | Prof Serv | | 1,321.00 | 347,734.54 |
| 7/23/2026 | 2910 | Florida Dept of Health in Pasco County | Pool Permit.(51-BID-8200875) | | 305.00 | 347,429.54 |
| 7/24/2026 | 072426ach | Engage PEO | PR | | 7,865.87 | 339,563.67 |
| 7/24/2026 | 206 | Sophia McGregor | Payroll | | 799.78 | 338,763.89 |
| 7/24/2026 | 072426ach2 | Engage PEO | BOS MTG | | 495.90 | 338,267.99 |
| 7/24/2026 | 209 | Christopher Milano | BOS MTG | | 200.00 | 338,067.99 |
| 7/24/2026 | 208 | Richard Levy | BOS | | 200.00 | 337,867.99 |
| 7/24/2026 | 207 | Brian Giacobbee | BOS | | 184.70 | 337,683.29 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 7/24/2026 | 7/24/2026 | Bright House Networks | 17611 MENTMORE Blvd Clubhouse April | | 30.00 | 337,653.29 |
| 7/27/2026 | 072726ach1 | Duke Energy | 3351 Downan Pt Dr | | 30.80 | 337,622.49 |
| 7/27/2026 | 072726ach2 | Duke Energy | 3643 Duke Firth St | | 30.80 | 337,591.69 |
| 7/27/2026 | 072726ach3 | Duke Energy | 17650 Ayrshire Blvd | | 36.80 | 337,554.89 |
| 7/27/2026 | 072726ach4 | Duke Energy | 17700 Glenapp Dr | | 32.93 | 337,521.96 |
| 7/27/2026 | 072726ach5 | Duke Energy | 17626 Glenapp Dr | | 44.99 | 337,476.97 |
| 7/27/2026 | 072726ach6 | Duke Energy | 2131Ballantrae Blvd | | 85.52 | 337,391.45 |
| 7/27/2026 | 072726ach7 | Duke Energy | 2500 Ballantrae Blvd | | 88.06 | 337,303.39 |
| 7/27/2026 | 072726ach8 | Duke Energy | 3542 BALLANTRAE BLVD | | 110.77 | 337,192.62 |
| 7/27/2026 | 072726ach9 | Duke Energy | 17600 Stinchar Dr | | 146.82 | 337,045.80 |
| 7/27/2026 | 072726ach10 | Duke Energy | 17524 Hugh Lane | | 167.30 | 336,878.50 |
| 7/27/2026 | 072726ach11 | Duke Energy | 17611 Mentmore Blvd | | 1,074.14 | 335,804.36 |
| 7/27/2026 | 072726ach12 | Duke Energy | 2800 Ballantrae Blvd Pump Pond | | 2,533.56 | 333,270.80 |
| 7/29/2026 | 2911 | Haven Management Solutions | Field Services & Maintenance 7/13-7/26/26 | | 487.50 | 332,783.30 |
| 7/29/2026 | 2912 | Steadfast Alliance, LLC | Landcape Maint | | 13,325.00 | 319,458.30 |
| 7/29/2026 | 072926ach1 | Duke Energy | 17835 State Rd 54 Lite | | 9,294.78 | 310,163.52 |
| 7/31/2026 | 7/31/2026 | Florida Dept of Health in Pasco County | DEPT OF HEALTH PERMIT - Pool | | 780.35 | 309,383.17 |
| 7/31/2026 | 7/31/2026 | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 414.40 | 308,968.77 |
| **7/31/2026** | | | | **-** | **75,226.07** | **308,968.77** |
| 8/3/2026 | 2913 | Haven Management Solutions | District Management Services - July | | 4,583.33 | 304,385.44 |
| 8/5/2026 | 2914 | Suncoast Rust Control, Inc | Monthly Water Treatment | | 895.00 | 303,490.44 |
| 8/7/2026 | 8/7/2026 | Engage PEO | PR | | 8,257.21 | 295,233.23 |
| 8/7/2026 | 210 | Sophia McGregor | Payroll | | 710.76 | 294,522.47 |
| 8/14/2026 | 2915 | Haven Management Solutions | Field Services & Maintenance 7/27-8/9/26 | | 462.50 | 294,059.97 |
| 8/14/2026 | | | Deposit | 0.03 | | 294,060.00 |
| 8/17/2026 | 2916 | Straley Robin Vericker | Prof Serv | | 157.52 | 293,902.48 |
| 8/17/2026 | 2917 | Arrow Exterminators Inc | Pest Control | | 35.00 | 293,867.48 |
| 8/17/2026 | 2918 | Arrow Exterminators Inc | Pest Control | | 50.00 | 293,817.48 |
| 8/17/2026 | 2919 | Arrow Exterminators Inc | Pest Control | | 90.00 | 293,727.48 |
| 8/19/2026 | 2920 | Poolsure | WM-Chem Base | | 2,086.58 | 291,640.90 |
| 8/19/2026 | 081926ach | Florida Dept of Revenue | Sales | | 63.37 | 291,577.53 |
| 8/21/2026 | 8/21/2026 | Pasco County Utilities Services Branch | 0 Ballantrae & Mentmor | | 2,059.33 | 289,518.20 |
| 8/21/2026 | 8/21/2026 | Pasco County Utilities Services Branch | 0 Ayshire Blvd - | | 11.00 | 289,507.20 |
| 8/21/2026 | 8/21/2026 | Engage PEO | PR | | 7,328.11 | 282,179.09 |
| 8/21/2026 | 211 | Sophia McGregor | Payroll | | 712.40 | 281,466.69 |
| 8/24/2026 | 8/24/2002 | Bright House Networks | 17611 MENTMORE Blvd Clubhouse August | | 30.00 | 281,436.69 |
| 8/26/2026 | 2921 | Haven Management Solutions | Field Services & Maintenance 8/10-8/23/26 | | 362.50 | 281,074.19 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 17611 Mentmore Blvd | | 1,140.93 | 279,933.26 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 2800 Ballantrae Blvd Pump Pond | | 2,787.41 | 277,145.85 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 17600 Stinchar Dr | | 165.76 | 276,980.09 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 2500 Ballantrae Blvd | | 111.74 | 276,868.35 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 2131Ballantrae Blvd | | 105.59 | 276,762.76 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 17626 Glenapp Dr | | 95.75 | 276,667.01 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 17700 Glenapp Dr | | 35.31 | 276,631.70 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 17650 Ayrshire Blvd | | 30.96 | 276,600.74 |
| 8/26/2026 | 8/26/2026 | Duke Energy | 3643 Duke Firth St | | 30.80 | 276,569.94 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 8/26/2026 | 8/26/2026 | Duke Energy | 3351 Downan Pt Dr | | 26.53 | 276,543.41 |
| 8/27/2026 | 2922 | Stantec Consulting Services Inc. | Engineering Fees | | 3,303.15 | 273,240.26 |
| 8/27/2026 | 8/27/2026 | Duke Energy | 3542 BALLANTRAE BLVD | | 665.92 | 272,574.34 |
| 8/27/2026 | 8/27/2026 | Duke Energy | 17524 Hugh Lane | | 184.62 | 272,389.72 |
| 8/28/2026 | 8/28/2026 | Duke Energy | 17835 State Rd 54 Lite | | 9,294.78 | 263,094.94 |
| 8/28/2026 | 8/28/2026 | Duke Energy | 026239004241554PPD | | 38.77 | 263,056.17 |
| 8/31/2026 | 2923 | Steadfast Alliance, LLC | Landcape Maint | | 13,325.00 | 249,731.17 |
| 8/31/2026 | 2924 | Steadfast Alliance, LLC | Aquatic Maint | | 4,573.15 | 245,158.02 |
| 8/31/2026 | 8/31/2026 | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 414.40 | 244,743.62 |
| **8/31/2026** | | | | **0.03** | **64,225.18** | **244,743.62** |
| 9/1/2026 | 2925 | Florida Coast Equipment | Maint/Repair | | 914.70 | 243,828.92 |
| 9/1/2026 | 2926 | Florida Coast Equipment | Maint/Repair | | 310.25 | 243,518.67 |
| 9/2/2026 | 2927 | Haven Management Solutions | District Management Services - August | | 4,583.33 | 238,935.34 |
| 9/3/2026 | 092426ach | Duke Energy | 3351 Downan Pt Dr | | 30.80 | 238,904.54 |
| 9/4/2026 | 090426ach | Engage PEO | PR | | 6,623.29 | 232,281.25 |
| 9/4/2026 | 090426ach2 | Engage PEO | BOS MTG | | 505.90 | 231,775.35 |
| 9/4/2026 | 213 | Christopher Milano | BOS MTG | | 200.00 | 231,575.35 |
| 9/4/2026 | 212 | Brian Giacobbee | BOS | | 184.70 | 231,390.65 |
| 9/4/2026 | 090426ach1 | Bright House Networks | 17611 Mentmore Blvd #1 CTRL ACCT | | 414.40 | 230,976.25 |
| 9/4/2026 | 090426ach3 | Bright House Networks | 17611 MENTMORE Blvd Clubhouse August | | 30.00 | 230,946.25 |
| 9/7/2026 | 2928 | Steadfast Alliance, LLC | Water Mgt-Aug Inspection (irrigation) | | 120.50 | 230,825.75 |
| 9/7/2026 | 2929 | Suncoast Rust Control, Inc | Monthly Water Treatment | | 895.00 | 229,930.75 |
| 9/9/2026 | 2930 | Haven Management Solutions | Field Services & Maintenance 8/24-9/6/26 | | 406.25 | 229,524.50 |
| 9/10/2026 | 2931 | Arrow Exterminators Inc | Pest Control | | 35.00 | 229,489.50 |
| 9/10/2026 | 2932 | Arrow Exterminators Inc | Pest Control | | 50.00 | 229,439.50 |
| 9/10/2026 | 2933 | Arrow Exterminators Inc | Pest Control | | 90.00 | 229,349.50 |
| 9/17/2026 | 2934 | Poolsure | WM-Chem Base | | 1,251.95 | 228,097.55 |
| 9/18/2026 | 091826ach | Engage PEO | PR | | 5,980.41 | 222,117.14 |
| 9/21/2026 | 092126ach | Pasco County Utilities Services Branch | 0 Ballantrae & Mentmor | | 744.97 | 221,372.17 |
| 9/21/2026 | 092126ach3 | Pasco County Utilities Services Branch | 0 Ayshire Blvd - | | 11.00 | 221,361.17 |
| 9/22/2026 | 2935 | Steadfast Alliance, LLC | sod replacement | | 5,795.00 | 215,566.17 |
| 9/22/2026 | 2936 | Hanley Pools LLC | Motor replacement | | 2,942.78 | 212,623.39 |
| 9/24/2026 | 2937 | Straley Robin Vericker | Prof Serv | | 35.00 | 212,588.39 |
| 9/24/2026 | 092426ach1 | Duke Energy | 17600 Stinchar Dr | | 214.69 | 212,373.70 |
| 9/24/2026 | 092426ack | Duke Energy | 3643 Duke Firth St | | 30.80 | 212,342.90 |
| 9/24/2026 | 092426ach3 | Duke Energy | 2500 Ballantrae Blvd | | 104.66 | 212,238.24 |
| 9/24/2026 | 092426ach4 | Duke Energy | 17626 Glenapp Dr | | 89.56 | 212,148.68 |
| 9/24/2026 | 092426ach5 | Duke Energy | 2131Ballantrae Blvd | | 91.48 | 212,057.20 |
| 9/24/2026 | 092426ach6 | Duke Energy | 3542 BALLANTRAE BLVD | | 594.99 | 211,462.21 |
| 9/24/2026 | 092426ach7 | Duke Energy | 17650 Ayrshire Blvd | | 30.80 | 211,431.41 |
| 9/24/2026 | 092426ach8 | Duke Energy | 2800 Ballantrae Blvd Pump Pond | | 2,296.31 | 209,135.10 |
| 9/24/2026 | 092426ach9 | Duke Energy | 17700 Glenapp Dr | | 34.06 | 209,101.04 |
| 9/24/2026 | 092426ach10 | Duke Energy | 17524 Hugh Lane | | 163.62 | 208,937.42 |
| 9/24/2026 | 092426ach11 | Duke Energy | 17611 Mentmore Blvd | | 923.59 | 208,013.83 |
| 9/28/2026 | 2939 | Stantec Consulting Services Inc. | Engineering Fees | | 5,345.47 | 202,668.36 |
| 9/28/2026 | 9/28/2026 | Duke Energy | 026268002829980PPD | | 36.69 | 202,631.67 |

# BALLANTRAE CDD

**Check Register**

**FY2026**

| Date | Ref # | Vendor Name | Memo | Deposits | Disbursements | HB Acct Balance |
|---|---|---|---|---|---|---|
| 9/29/2026 | 2938 | Haven Management Solutions | Field Services & Maintenance 9/7-9/20/26 | | 468.75 | 202,162.92 |
| 9/29/2026 | 092926ach | Duke Energy | 17835 State Rd 54 Lite | | 9,296.15 | 192,866.77 |
| 9/30/2026 | 2940 | DCSI, Inc | camera mgtm | | 489.00 | 192,377.77 |
| **9/30/2026** | | | | **-** | **52,365.85** | **192,377.77** |

EXHIBIT 23

RETURN TO AGENDA

| Meeting Date | Vendor | Amount | Brief Item Description | Source of Funds |
|---|---|---|---|---|
| 10.15.2026 | | $ 1,429.00 | Soft start for the motor | General Fund |
| 10.15.2026 | Steadfast | $ 850.00 | Damaged Mainlin on Ballantrae Blvd | General FUnd |
| 10.15.2026 | Easy Roofing | $ 1,492.13 | Ayrshire Shingles | General Fund |
| 10.15.2026 | TBD | $ 900.00 | Picnic Table for Pavillion | Reerve Fund |

EXHIBIT 24

RETURN TO AGENDA

**RESOLUTION 2027-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 26, 2025, the Board of Supervisors of the Ballantrae Community Development District ("**Board**"), adopted Resolution 2025-11 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

**WHEREAS**, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-11 authorize the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT:**

**1. BUDGET AMENDMENT.**

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Ballantrae Lake Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 19, 2026."

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of Ballantrae Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2025-11, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-11 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**5. EFFECTIVE DATE.** This Resolution shall take effect as of November 19th, 2026.

Introduced, considered favorably, and adopted this 19th day of November 2026.

**ATTEST:**

**BALLANTRAE COMMUNTY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

**Exhibit A**: Amended Fiscal Year 2025/2026 Budget

**Exhibit A**
Amended Fiscal Year 2025/2026 Budget

**STATEMENT 2**
**BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**
**FY 2026 AMENDED RESERVE (O&M)**

| | Category | FY 2026 ADOPTED | FY 2026 ACTUAL | 2026 Variance | FY 2026 Proposed Amended | FY 2026 AMENDED |
|---|---|---|---|---|---|---|
| 6 | **Revenues** | | | | | |
| 7 | Interest Revenue | - | 59,272 | 59,272 | 59,272 | 59,272 |
| 8 | Park Development | - | - | - | - | |
| 9 | Asset Reserve | - | - | - | - | |
| 10 | Emergency Reserve | - | - | - | - | |
| 11 | Bill Payment | - | - | - | - | |
| 12 | Fund Balance Forward | 15,000 | 15,000 | - | 122,690 | 137,690 |
| 13 | **Total Revenue** | **15,000** | **74,272** | **59,272** | **181,962** | **196,962** |
| 14 | **Reserve Expenditures** | | | | | |
| 15 | Emergency Reserve | - | 4,050 | 4,050 | 4,050 | 4,050 |
| 16 | Asset Reserve | - | 38,986 | 38,986 | 38,986 | 38,986 |
| 17 | Park Development Reserve | 15,000 | 180,986 | 165,986 | 165,986 | 180,986 |
| 18 | **Total Reserve Expenditures** | **15,000** | **224,022** | **209,022** | **209,022** | **224,022** |
| 19 | **Excess of Revenue Over/(Under) Expenditures** | **-** | **(149,750)** | **(149,750)** | **(27,060)** | **(27,060)** |
| 20 | **Other Financing Sources/(Uses)** | | | | | |
| 21 | Transfer In - Park Development | 20,000 | 20,000 | - | - | 20,000 |
| 22 | Transfer In (Out) - Asset Reserve | 82,000 | 82,000 | - | - | 82,000 |
| 23 | Transfer in - Bill Payment Reserve | - | 32,060 | 32,060 | 32,060 | 32,060 |
| 24 | (Increase)in Fund Balance | - | - | - | - | (102,000) |
| 25 | Transfer In (Out) - Emergency Reserve | - | - | - | (5,000) | (5,000) |
| 26 | **Total Other Financing Sources (Uses)** | **102,000** | **134,060** | **32,060** | **27,060** | **27,060** |
| 27 | **Net Change in Fund Balance** | **102,000** | **(15,690)** | **(117,690)** | **-** | **-** |

EXHIBIT 25

RETURN TO AGENDA

## Proposal to NO.

2026135Ballantrae Motor replacement

**DATE** 2026-08-19

HANLEY POOLS LLC
CPC1461025

| | |
|---|---|
| **CONTRACT / PROPOSAL** | |
| **CONTACT** | |
| **NAME** | Ballantrae Community Development District |
| **ADDRESS** | 250 International Pkwy Suite 280, Lake Mary, FL 32746 |
| **JOB SITE:** | |
| **EMAIL** | ballantrae2@tampabay.rr.com |
| **TEL** | |

**ORDER TAKEN BY:** Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

| Hanley Pools will perform the work as follows; | QT | Cost |
|---|---|---|
| Replace 95-X Motor with Seal Kit and Ring Kit | | $5,350.50 |
| Provide labor and materials to remove and replace the existing 95-X motor, including installation of a new seal kit and ring kit. Test the motor and verify proper operation upon completion. | | |

**Any additional repairs or unforeseen issues may require a separate estimate. All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)**

**With payments to be made as follows:**
**E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com. Make checks payable to: Hanley Pools LLC**
**Bank-to-Bank transfers or through our QuickBooks invoice system.**
**Credit Card Payments – to QuickBooks invoice system + 3.5%.**
**Zelle – to 813-940-9875.**

**Payment structure**

| | |
|---|---|
| **Down payment 55%** | $2,942.78 |
| **Completion 40%** | $2,140.20 |
| **Final 5%** | $267.53 |

**L# CPC1461025**
**Hanley Pools LLC**
**PO Box 28, Lutz, FL 33548**
**Phone 813-839-7665**
**info@flapools.com**
**L# CPC1461025**

**TOTAL** **$5,350.50**

**Respectfully submitted by** Pat Hanley

**INT**

**Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.**

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has a one-year warranty against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

***LIEN LAW ADDENDUM***

*ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS 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 OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE 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.*

*FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.*

***Note-This proposal may be withdrawn by us if not accepted within 7 days.***

**ACCEPTANCE OF CONTRACT**

***The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.***

SIGNATURE OF AGGREMENT OF CONTRACT

_____

**DATE**

_____

**Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate. All agreements are contingent upon strikes. accidents, or delays beyond our control.**

***NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5%, plus all costs of collection and reasonable attorney's fees. These late fees are non-removable.***