



# Ballantrae Newsletter Online

From the Ballantrae Community Development District in Land O' Lakes, FL

June 1, 2021

Vol. 1, No. 8, Pages: 5

## BALLANTRAE CDD

**NO INCREASE IN TOTAL  
ASSESSMENTS SINCE 2008!!!**

***Tax rates locked down for 14 years!***



The CDD Board on May 26 adopted a preliminary budget with assessments of \$1,682,878 for the 2021-22 fiscal year that begins Oct.1. The budget maintains tax rates first set in 2008. That means the Board has not raised assessments in 14 consecutive, annual budgets. Stories begin on page 3.

# CDD returns amenity use to normal as vaccinations increase

The CDD Board of Supervisors voted at its May 26 monthly public meeting to immediately roll back the precautions it implemented to fight the Covid-19 pandemic, as the vaccination rate in Pasco surpasses 40 percent.

Both pools will be back to normal operations -- with chairs, if you choose -- in time for the Memorial Day weekend.

Amenities were closed by government order on March 16 last year when the pandemic began. They were reopened on June 3 last year under guidelines and restrictions issued by the U.S. Centers for Disease Control and Prevention (CDC), the state and county. An easing of their restrictions in November led to a similar lessening of CDD restrictions.

All of the remaining CDD restrictions are now being eliminated as the impact of the Covid-19 virus is lessened as more people are vaccinated. That is consistent with state and county executive orders eliminating restrictions and forbidding localities from reimposing them.

Government and health officials are issuing new -- and sometimes contradictory -- rules and guidelines.

One consistent guideline from the CDC is that governments not ease restrictions until they see local virus positivity rates of 5 percent or less for two weeks. Pasco County met that standard for the past two weeks, its lowest rates since November.

The CDD Board voted, due to that assortment of new rules, regulations and guidelines, that effective May 27:

- Capacity restrictions and distancing rules are eliminated on CDD property.

The CDC says fully vaccinated persons can resume normal practices without a mask or social distancing (except as required by local officials).

The fact that more than half of Americans have been vaccinated is controlling the spread of the virus.

By law, no government agency can ask people to prove they have been vaccinated. Citizens cannot be required to offer that proof on their own.

Since the CDD cannot demand proof of vaccination, it could not enforce different rules for the two groups. Therefore it is up to individuals -- who know whether or not they are vaccinated -- to decide for themselves whether or not to observe social distancing or wear



Even Ballantrae's sandhill cranes practiced social distancing when it was the rule.

masks while on CDD property.

Pasco County has not had a mask mandate in place since April 5. Gov. DeSantis issued executive orders 21-101 and 21-102 preempting cities and counties from enacting mask mandates and other Covid policy restrictions. The Board saw no reason that those rulings should not apply equally to CDDs as well.

- It is up to residents to decide if they wish to bring their own seating to the pools or if they wish to use CDD seating that is being cleaned and restored in time for use by Memorial Day weekend. The Board will provide swipes that residents can use to clean public seating before using it.

- Maintenance staff will no longer clean seating or tables since residents will be expected to do that themselves if they think it is warranted. Staff will,

however, continue to wipe down pool ladders and posts, as well as bathrooms, on a regular basis.

- Residents using the pools no longer have to sign-in along with providing the names of all guests.

They had been required to do so over the past year. That was in case health officials tracked an active virus case to the pool and wanted to know who else was at the pool at the same time as the infected person.

The county has never sought such data from Ballantrae.

If such a case comes up in the future, the CDD will give the health department the names and addresses of photo ID swipe card holders who were at the pool.

The county can ask cardholders who accompanied them, if anyone, on their visit to the pool.

# Preliminary 2021-22 CDD budget avoids any tax increase

The CDD Board of Supervisors voted at its May 26 monthly public meeting to adopt a 2021-22 budget with \$1,682,878 in assessments that maintains tax rates set in 2008.

The Board scheduled a public hearing on the spending plan for its July 28 meeting at 6:30 p.m. at the clubhouse.

Under state law, the final budget tax rates set after the public hearing cannot be higher than those approved in the preliminary budget for the fiscal year beginning Oct. 1. The May 26 vote guarantees there can be no increase in rates for the coming fiscal year.

Here is a recap of the three areas of the CDD budget and the assessments to be collected for them:

- A line-by-line recap of Operations and Maintenance (O&M), the lion’s share of the budget, appears here on pages 4-5.

To read brief descriptions of each budget line, go to the CDD website at ballantraecdd.org. Click the Important Documents link, then click on the Budget page, and select the Proposed Budget for FY 2022. Scroll down to the “blue pages” 6-9.

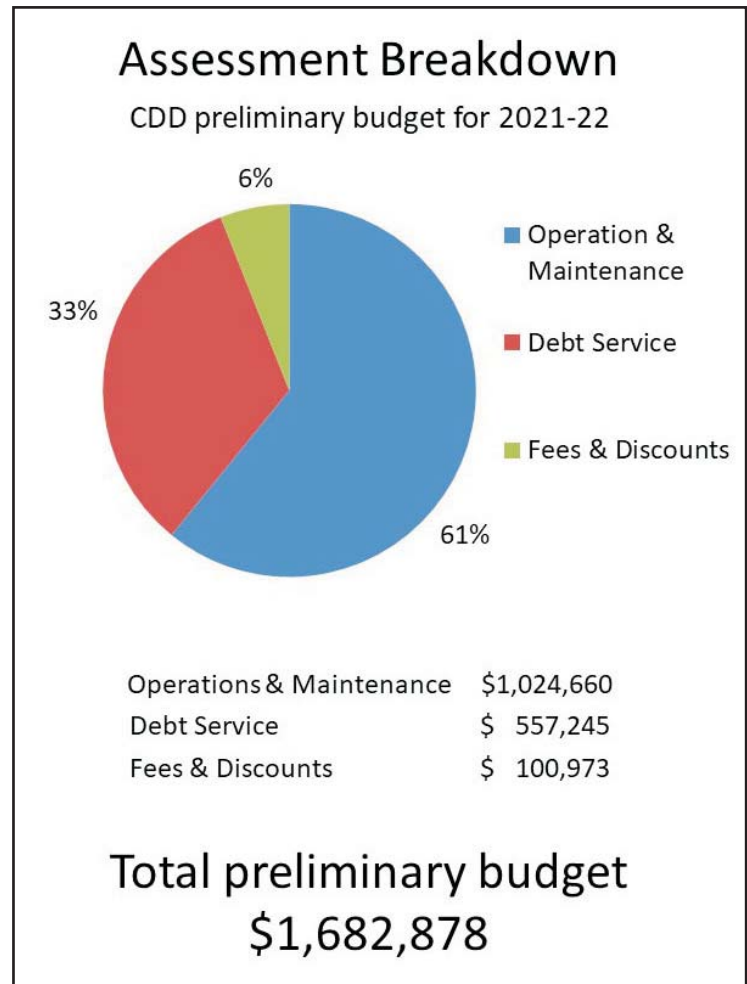
O&M is the only one of the three parts of the budget that the Board controls. It determines how much is spent, and how, to operate and maintain district property.

At \$1,024,660, O&M represents nearly two-thirds of district spending to, among other things, turn on the street lighting, mow and maintain 80-100 acres of community lawns and landscaping, sustain the state-mandated quality of water in 37 ponds, operate and staff the clubhouse and pools, plus provide for part-time law enforcement by off-duty state troopers.

- Debt Service bonds in Ballantrae financed the nearly \$10 million cost to construct streets and sidewalks, underground utilities, the clubhouse and pools, entrance monuments and other amenities, etc.

That debt is being repaid at the rate of \$557,245 each year. The 30-year bonds will be paid off in 2035. After that, landowners will still have to pay O&M and Fees & Discounts portions of the CDD budget.

- Fees & Discounts total 6 percent of the budget. Two percent – one-third of that total amount of \$100,973 – goes to



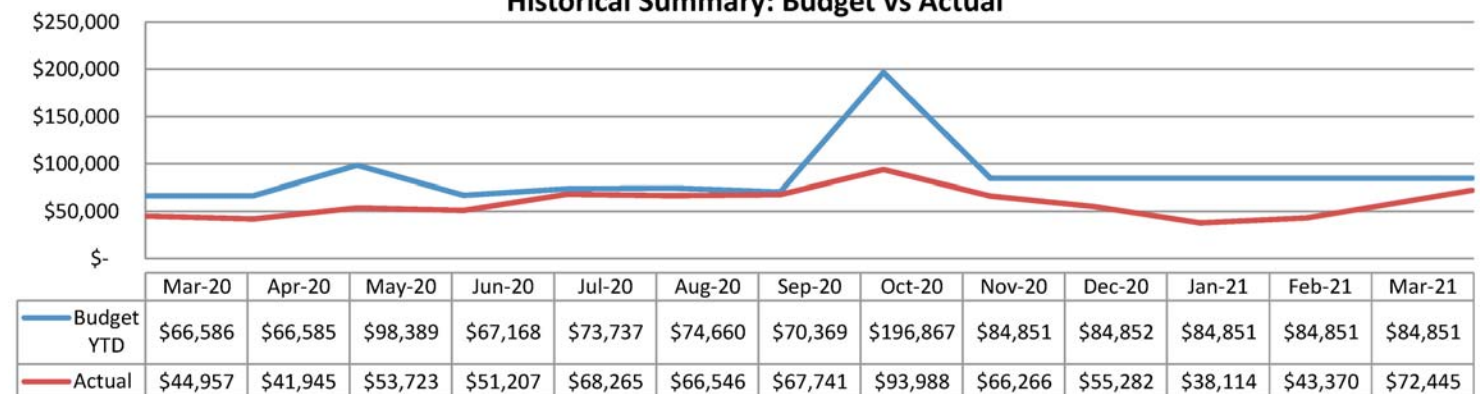
the county for maintaining tax rolls, collecting taxes and distributing revenue.

- Landowners who pay their tax bills in November get a 4 percent discount, those paying in December get discounts of 3 percent, its 2 percent when paying in January and one percent paying in February.

Taxes are delinquent if unpaid on April 1.

Here’s the CDD Board’s tracking of spending from March 2020-21. It shows spending (red line) stays below budget YTD spending (blue line) most months. The Sep-Oct spike in Budget YTD represents the movement of funds, not spending.

Historical Summary: Budget vs Actual



Email [ballantrae@newsletteronline.info](mailto:ballantrae@newsletteronline.info) to subscribe to – or be removed from – receiving this posting.

**BALLANTRAE CDD - STATEMENT 1  
FY 2022 PROPOSED BUDGET  
GENERAL FUND (O&M)**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 AMENDED	FY 2021 YTD - MAR	FY 2022 PROPOSED	VARIANCE 2021-2022
<b>1 O&amp;M REVENUES:</b>						
<b>2 LANDOWNER ASSESSMENTS (NET)</b>	\$ 1,030,626	\$ 1,025,698	\$ 1,024,660	\$ 1,002,248	\$ 1,024,660	\$ -
<b>3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS</b>	3,758	4,428	2,812		2,812	-
<b>4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)</b>	249,323	-	375,000		175,000	(200,000)
<b>5 OTHER INCOME</b>	10,788	6,913	-	235	-	-
<b>6 TRANSFER IN FROM RESERVE FUND</b>	202,547	-	-	-	-	-
<b>6 O&amp;M TOTAL REVENUES:</b>	<b>1,497,042</b>	<b>1,037,038</b>	<b>1,402,472</b>	<b>1,002,483</b>	<b>1,202,472</b>	<b>(200,000)</b>
<b>7</b>						
<b>8 O&amp;M ADMINISTRATIVE EXPENDITURES:</b>						
<b>9 BOARD OF SUPERVISORS</b>						
<b>10 SUPERVISOR STIPENDS</b>	13,200	10,600	14,000	4,185	14,000	-
<b>11 NEWSLETTER - PRINT &amp; MAILING</b>	7,593	4,681	10,000	9	-	(10,000)
<b>12 WEBSITE SERVER &amp; NAME</b>	794	1,761	1,650	100	1,650	-
<b>13 PUBLIC OFFICIALS LIABILITY INSURANCE</b>	2,500	2,563	3,369	2,691	3,369	-
<b>14 MANAGEMENT SERVICES</b>						
<b>15 ADMINISTRATIVE SERVICES</b>	-	-	-	-	-	-
<b>16 DISTRICT MANAGEMENT</b>	53,196	55,460	58,500	29,971	60,309	1,809
<b>17 FINANCIAL CONSULTING SERVICES</b>	-	-	-	-	-	-
<b>18 ACCOUNTING SERVICES</b>	-	-	-	-	-	-
<b>19 ENGINEERING &amp; LEGAL SERVICES</b>						
<b>20 DISTRICT ENGINEER</b>	5,177	17,683	18,000	7,718	18,000	-
<b>21 DISTRICT COUNSEL</b>	10,084	18,111	17,300	2,053	17,300	-
<b>22 ADMINISTRATIVE: OTHER</b>						
<b>23 ANNUAL FINANCIAL AUDIT</b>	3,700	3,700	3,800	-	3,800	-
<b>24 DISCLOSURE REPORT</b>	-	-	-	-	-	-
<b>25 TRUSTEES FEES</b>	3,771	3,771	3,772	-	3,772	-
<b>26 PROPERTY APPRAISER FEE</b>	150	150	150	-	150	-
<b>27 LEGAL ADVERTISING</b>	1,055	1,821	750	-	750	-
<b>28 ARBITRAGE REBATE CALCULATION</b>	500	500	650	-	650	-
<b>29 DUES, LICENSSES AND FEES</b>	193	406	1,200	175	1,200	-
<b>30 COMPLIANCE WITH ADA</b>	-	-	2,480	2,015	2,480	-
<b>31 ADMINISTRATIVE CONTINGENCY</b>	4,675	4,274	5,000	752	5,000	-
<b>32 MISC SERVICES</b>	-	93	-	19	-	-
<b>33 O&amp;M ADMINISTRATIVE TOTAL:</b>	<b>106,588</b>	<b>125,574</b>	<b>140,621</b>	<b>49,687</b>	<b>132,430</b>	<b>(8,191)</b>
<b>34</b>						
<b>35 INSURANCE</b>						
<b>36 GERNERAL LIABILITY</b>	3,414	2,960	3,256	3,108	6,957	3,701
<b>37 PROPERTY CASUALTY</b>	12,986	13,905	14,746	15,265	16,214	1,468
<b>38 INSURANCE TOTAL</b>	<b>16,400</b>	<b>16,865</b>	<b>18,002</b>	<b>18,373</b>	<b>23,171</b>	<b>5,169</b>
<b>39</b>						
<b>40 UTILITY SERVICES</b>						
<b>41 ELECTRIC UTILITY SERVICES</b>	21,975	22,588	23,000	9,513	23,000	-
<b>42 ELECTRIC UTILITY - RECREATION FACILITIES</b>	12,680	11,026	15,000	4,889	15,000	-
<b>43 ELECTRIC STREET LIGHTING</b>	110,052	101,284	103,500	33,161	103,500	-
<b>44 UTILITY - WATER - CLUBHOUSE &amp; POOLS</b>	8,133	5,756	14,000	2,377	14,000	-
<b>45 STORMWATER ASSESSMENT</b>	1,751	-	2,200	-	2,200	-
<b>46 UTILITY SERVICES SUBTOTAL</b>	<b>154,591</b>	<b>140,653</b>	<b>157,700</b>	<b>49,941</b>	<b>157,700</b>	<b>-</b>
<b>47</b>						
<b>48 LAKES/PONDS &amp; LANDSCAPE</b>						
<b>49 LAKES/PONDS: CONTRACTS</b>						
<b>50 AQUATIC CONTRACT</b>	22,800	21,673	34,622	17,311	34,800	178
<b>51 WETLAND BUFFER SPRAY CONTRACT</b>	-	15,192	20,256	10,128	20,256	-
<b>52 LAKES/PONDS: OTHER</b>						
<b>53 FOUNTAIN REPAIRS &amp; MAINTNANCE</b>	765	485	3,000	1,173	3,000	-
<b>54 MITIGATION AREAS: MONITOR &amp; MAINTAIN</b>	-	-	1,500	-	1,500	-
<b>55 LAKE/POND REPAIRS</b>	5,284	4,573	10,000	5,500	10,000	-
<b>56 INSTALL/REPLACE AQUATIC PLANTS</b>	-	-	5,000	-	5,000	-
<b>57 LANDSCAPING: CONTRACTS</b>						
<b>58 LANDSCAPE MAINTENANCE CONTRACT</b>	144,231	144,231	144,240	72,116	144,240	-
<b>59 LANDSCAPE - SECONDARY CONTRACTS</b>	26,030	-	31,212	24,812	31,212	-
<b>60 LANDSCAPE OVERSIGHT/MANAGEMENT</b>	-	-	-	-	-	-

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 AMENDED	FY 2021 YTD - MAR	FY 2022 PROPOSED	VARIANCE 2021-2022
<b>61</b> LANDSCAPING: OTHER			-			-
<b>62</b> IRRIGATION REPAIRS AND MAINTENANCE	12,287	14,850	14,000	6,241	14,000	-
<b>63</b> REPLACE PLANTS, MULCH & TREES	23,643	15,712	40,000	43,300	40,000	-
<b>64</b> SOD & SEED REPLACEMENT	-	-	10,000	-	10,000	-
<b>65</b> LANDSCAPE ENHANCEMENT	-	-	-	-	-	-
<b>66</b> EXTRA MOWINGS DURING RAINY SEASON	-	-	5,000	-	5,000	-
<b>67</b> RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	10,380	10,380	4,325	10,380	-
<b>68</b> FIELD MISCELLANEOUS	1,585	317	13,000	607	13,000	-
<b>69</b> LAKES/PONDS & LANDSCAPE TOTAL	<b>247,005</b>	<b>227,414</b>	<b>342,210</b>	<b>185,513</b>	<b>342,388</b>	<b>178</b>
<b>70</b>						
<b>71</b> STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS						
<b>72</b> STREETS & SIDEWALKS						
<b>73</b> ENTRY & WALLS MAINTENANCE	43	225	2,000	2,501	2,000	-
<b>74</b> STREET/DECORATIVE LIGHT MAINTENANCE	-	-	1,000	-	1,000	-
<b>75</b> SIDEWALK REPAIR & MAINTENANCE	-	-	1,500	5,250	1,500	-
<b>76</b> MAINTENANCE STAFF						
<b>77</b> EMPLOYEE - SALARIES	70,338	72,407	83,890	39,579	86,495	2,605
<b>78</b> EMPLOYEE - P/R TAXES	9,030	7,866	7,171	3,473	7,370	-
<b>79</b> EMPLOYEE - WORKERS COMP	3,052	5,037	3,654	4,623	3,654	-
<b>80</b> PAYROLL PROCESSING FEES	2,137	1,809	1,900	864	1,900	-
<b>81</b> EMPLOYEE- HEALTH & PHONE STIPENDS	322	8,990	9,600	4,920	9,600	-
<b>82</b> MILEAGE	-	97	1,100	61	1,100	-
<b>83</b> STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	<b>84,922</b>	<b>96,431</b>	<b>111,814</b>	<b>61,271</b>	<b>114,619</b>	<b>2,605</b>
<b>84</b>						
<b>85</b> CLUBHOUSE & SAFETY & SECURITY						
<b>86</b> CLUBHOUSE & MISCELLANEOUS						
<b>87</b> PARK/FIELD REPAIRS	2,000	532	7,200	192	7,200	-
<b>88</b> CLUBHOUSE FACILITY MAINTENANCE	3,279	2,281	9,000	1,558	9,000	-
<b>89</b> CLUBHOUSE TELEPHONE/INTERNET/FAX	3,626	4,446	4,200	1,810	4,200	-
<b>90</b> MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	658	-	3,500	-	3,500	-
<b>91</b> POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	9,112	12,196	10,000	7,456	10,000	-
<b>92</b> POOL PERMITS	705	705	750	-	750	-
<b>93</b> SEASONAL LIGHTING	18,238	18,352	20,000	16,100	20,000	-
<b>94</b> PEST CONTROL	480	440	520	200	520	-
<b>95</b> CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	-	-
<b>96</b> CLUBHOUSE CLEANING	-	-	-	-	-	-
<b>97</b> CLUBHOUSE MISCELLANEOUS	2,266	2,176	7,500	446	7,500	-
<b>98</b> SAFETY & SECURITY						
<b>99</b> PART-TIME LAW ENFORCEMENT DETAILS	36,410	37,400	50,000	11,200	50,000	-
<b>100</b> SALARY FOR SUMMER MONITOR AT BOTH POOLS	19,362	12,081	23,500	4,651	23,500	-
<b>101</b> EMPLOYEE P/R TAXES	3,257	-	2,000	-	2,000	-
<b>102</b> EMPLOYEE WORKER'S COMP	1,593	-	1,300	-	1,300	-
<b>103</b> VIDEO SURVEILLANCE	-	-	-	-	-	-
<b>104</b> SECURITY - OTHER (GATE SERVICE)	3,718	2,306	1,000	704	1,000	-
<b>105</b> CLUBHOUSE & SAFETY & SECURITY	<b>104,704</b>	<b>92,915</b>	<b>140,470</b>	<b>44,317</b>	<b>140,470</b>	<b>-</b>
<b>106</b>						
<b>107</b> O&M CONTINGENCY & CAPITAL PROJECTS						
<b>108</b> O&M CONTINGENCY	13,205	-	240,812	20,475	104,194	(136,618)
<b>109</b> ENTRANCES & OTHER PLANT REPLACEMENT	156,192	-	-	-	-	-
<b>110</b> WALL & STRUCTURE PAINTING	98,374	-	-	-	-	-
<b>111</b> INVASIVE & UNDESIRABLE PLANT REMOVAL	86,317	-	-	-	-	-
<b>112</b> O&M CONTINGENCY TOTAL	<b>354,088</b>	<b>-</b>	<b>240,812</b>	<b>20,475</b>	<b>104,194</b>	<b>(136,618)</b>
<b>113</b>						
<b>114</b> TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	<b>1,068,298</b>	<b>699,852</b>	<b>1,151,629</b>	<b>429,577</b>	<b>1,014,972</b>	<b>(136,657)</b>
<b>115</b>						
<b>116</b> EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	428,744	337,186	250,843	572,906	187,500	(63,343)
<b>117</b>						
<b>118</b> OTHER FINANCING SOURCES AND (USES)						
<b>119</b> RESERVES TRANSFERS OUT-OTHER FINANCING USES						
<b>120</b> EMERGENCY RESERVE	20,000	20,000	127,343	127,343	90,000	(37,343)
<b>121</b> ASSET RESERVE	46,600	47,500	47,500	47,500	47,500	-
<b>122</b> BILL PAYMENT RESERVE	-	-	-	-	-	-
<b>123</b> PARK DEVELOPMENT RESERVE	175,000	37,514	76,000	76,000	50,000	(26,000)
<b>124</b> TOTAL OTHER FINANCING SOURCES AND (USES)	<b>241,600</b>	<b>105,014</b>	<b>250,843</b>	<b>250,843</b>	<b>187,500</b>	<b>(63,343)</b>
<b>125</b>						
<b>126</b> O&M TOTAL EXPENDITURES	<b>1,309,898</b>	<b>804,866</b>	<b>1,402,472</b>	<b>680,420</b>	<b>1,202,472</b>	<b>(200,000)</b>
<b>127</b> NET CHANGE IN FUND BALANCE	<b>187,144</b>	<b>232,172</b>	<b>(0)</b>	<b>322,063</b>	<b>(0)</b>	<b>0</b>