



Management & Consulting, LLC
15310 Amberly Drive Suite 175
Tampa, Fl. 33647
813-374-9105

***BALLANTRAE
COMMUNITY DEVELOPMENT
DISTRICT***

Agenda Package

***Board of Supervisors
Regular Meeting***

Date & Time:

***Monday
February 4, 2019
6:30 pm***

Location:

***Ballantrae Community Center
17611 Mentmore Blvd.
Land O' Lakes, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Ballantrae Community Center, located at 17611 Mentmore Blvd.,
Land O' Lakes, Florida 34638.

District Board of Supervisors	James Flateau Richard Levy Steve Bobick Tony Thomas Christopher Milano	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Raymond Lotito	DPFG
District Attorney	Vivek Babbar	Straley, Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of seven different sections:

The meeting will begin promptly at **6:30 p.m.** with roll call of the Board of Supervisors. Section **two** is **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The **third** section is called Staff Reports from **District Counsel, landscaping, field manager, pond manager and District Engineer Reports**. This section allows the staff to update the Board of Supervisors on any pending issues that are being researched for Board action. The **fourth** section is Administrative Matters section and contains meeting minutes and financial statements that require the review and approval of the District Board of Supervisors as a normal course of business. The **fifth** section is called **Business Matters**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The **sixth** section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The **seventh** section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Comment & Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: **Monday, February 4, 2019**
Time: 6:30 p.m.
Location: Ballantrae Community Center
17611 Mentmore Blvd.
Land O'Lakes, Florida

Conference Call No.: 712-775-7031
Code: 109-516-380

AGENDA

I. Roll Call

II. Audience Questions and Comments on Agenda Items

III. Professionals Reports

- A. District Counsel
- B. Landscape Maintenance - Yellowstone Maintenance Report (*to be Distributed*) **Exhibit 1**
 - 1. Consideration and Approval of the Yellowstone Proposal – Winter Annual Rotation - \$3,409.50 **Exhibit 2**
 - 2. Consideration and Approval of the Yellowstone Proposal – Tree Removal on Mentmore and Ballantrae Blvd. - \$1,031.26 **Exhibit 3**
- C. DPFG Field Report
 - January Operations Report & Grade Sheet **Exhibit 4**
 - January Score Card **Exhibit 5**
- D. Engineer Report - Stantec
- E. Pond Manager – American Eco-Systems, Inc. **Exhibit 6**

IV. Administrative Matters

- A. Consideration & Approval of Minutes of the January 7, 2018 Meeting **Exhibit 7**
- B. Consideration & Acceptance of the Revised November 2018 Financial Statements **Exhibit 8**
- C. Consideration & Acceptance of the December 2018 Financial Financial Statements **Exhibit 9**

V. Business Matters

A. Old Business

1.

B. New Business

1. Consideration and Approval of Pond Sure Re-Negotiated Contract

Exhibit 10

VI. Staff Reports

A. District Manager

B. Maintenance Supervisor

VII. Audience Comments on Other Items

VIII. Supervisor Comments and Request

IX. Adjournment

EXHIBIT 1.

(Under Separate Cover)

EXHIBIT 2.



Enhancement Proposal

Job Name:	2019 Winter Annual Rotation	Proposal #	
Property Name:	Ballentrae CDD	Date:	January 21, 2019
Client:	Ballentrae CDD		
Address:	c/o DPFG 1060 Maitland Center Commons Blvd Suite 340		
City/State/Zip:	Maitland, FL 32751		
Phone:	813-448-3254		

NOTES: **0**

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to remove the fall annuals and install new soil and winter annuals to the beds. Thanks.
Price includes removal, disposal, materials, installation and labor.

Winter Mix Flowers	2,214	\$	1.50	\$	3,321.00
Potting Soil	6	\$	14.75	\$	88.50
TOTAL PRICE					\$ 3,409.50

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

Brian Mahar

Date:

Date: January 21, 2019

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:

EXHIBIT 3.



Enhancement Proposal

Job Name:	Ballantrae Tree Removal on Mentmore and Ballantrae BLVD	Proposal #	
Property Name:	Ballantrae	Date:	January 24, 2019
Client:	Ballantrae CDD		
Address:	c/o DPFG 1060 Maitland Center Commons Blvd Suite 340		
City/State/Zip:	Maitland, FL 32751		
Phone:	813-448-3254		

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Proposal for the removal, and stump grinding, and haul away of the two trees on (Mentmore and Ballantrae BLVD.)

Materials & Services	Quantity	Unit Price	Total
Tree Removal and Clean up	2	\$ 415.63	\$ 831.26
Equipment needed to perform the work			
Other, Stump Grinder			\$ 200.00
TOTAL PRICE			\$ 1,031.26

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. Prices above are valid for 90 days from date of proposal.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

Matthew Mates

Date:

Date: January 24, 2019

Internal Use Only

Project Number:	District: San Antonio
PO Reference:	Date Work Completed:

EXHIBIT 4.

BALLANTRAE

COMMUNITY DEVELOPMENT DISTRICT



**JANUARY 2018
OPERATIONS REPORT**

SUMMARY

- **Inspection Date: January 24, 2019**
- **Trees Downed/split Along Ballantrae Blvd. During storm on January 26.**
- **Suggested Maintenance Items Completed or to be done:**
 - Painting completed at Front Entrance. Pressure Washing Of Front Entrance Walkways & Decorative Brick Areas Can Now Begin.

LANDSCAPE MATERIALS



Dead/Diseased Juniper Removed
Sod may need to be installed in
Ayershire after construction



Tree Split Along Ballantrae Blvd.

LANDSCAPE MATERIALS



Inspected Pond Banks w / Garry and Matt
Mattos of Yellowstone as Requested

TYPICAL VILLAGE ENTRANCES



Holiday Decorations Are In Place At All Village Entrances

BALLANTRAE ENTRANCE



Landscaping Needs to Be Repaired at Right Front Entrance
Note Faded Entry Door

BALLANTRAE ENTRANCE



Southern Facing Entrance Doors At Towers Need to be Stained/Painted
Pressure Washing Still Needs To Be Accomplished

DECEMBER GRADE SHEET

BALLANTRAE VISUAL GRADE SHEET DECEMBER 2018

LANDSCAPE MAINTENANCE	MAXIMUM VALUE	MONTHLY SCORE	November	October	Sept.	Comments
TURF MOW (grass height 2-4 inches, patterns changed, free of grass clumps and landscape debris. No more than 1/3 of grass blade to be removed)	5	5	5	5	5	
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15	14.5	14.5	14.5	14.5	
TURF EDGING (sidewalks, curbs, pathways, utility boxes, and other paved surfaces, no discharge, no irregular lines)	5	5	5	5	5	
WEED CONTROL - TURF AREAS (reasonably free of weeds)	10	9	8.5	8	8.5	
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9.5	9.5	9.5	9.5	
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	4.5	4.5	4.5	4.5	
WEED CONTROL - BED AREAS (reasonably free of weeds)	10	9	9	8	8	
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9.5	9.5	9.5	9.5	
PRUNING & TREE TRIMMING (15 feet over roadways, 10 feet sidewalks. Palms pruned at 90 degree angle and no "carrot topping")	10	9.5	9.5	9	9.5	
ORNAMENTAL GRASS PRUNING (2-4 inches in height in February)						
CLEANLINESS (debris free, leaf litter, landscape debris)	10	9.5	9.5	9.5	9.5	
MULCHING (distributed appropriately, bare areas, recommended is 1.5" no bare areas)	5	4.5	4.5	4.5	4.5	
WATER/IRRIGATION MANAGEMENT	15	14.5	14.5	14.5	14.5	
PRIOR MAINTENANCE ITEMS ADDRESSED	5	5	5	5	5	
SEASONAL COLOR/PERENNIAL MAINTENANCE						
VIGOR/APPEARANCE	10	9	9	9	9	
INSECT/DISEASE CONTROL	10	9	9	9	9	
DEADHEADING/PRUNING	10	9	9	9	9	
MAXIMUM VALUE	145	136	135.5	133.5	134.5	
		94%	93%	92%	93%	

DATE OF INSPECTION

21-Dec-18

CONTRACTOR SIGNATURE:

Matthew Matos
Matthew Matos

INSPECTOR SIGNATURE:

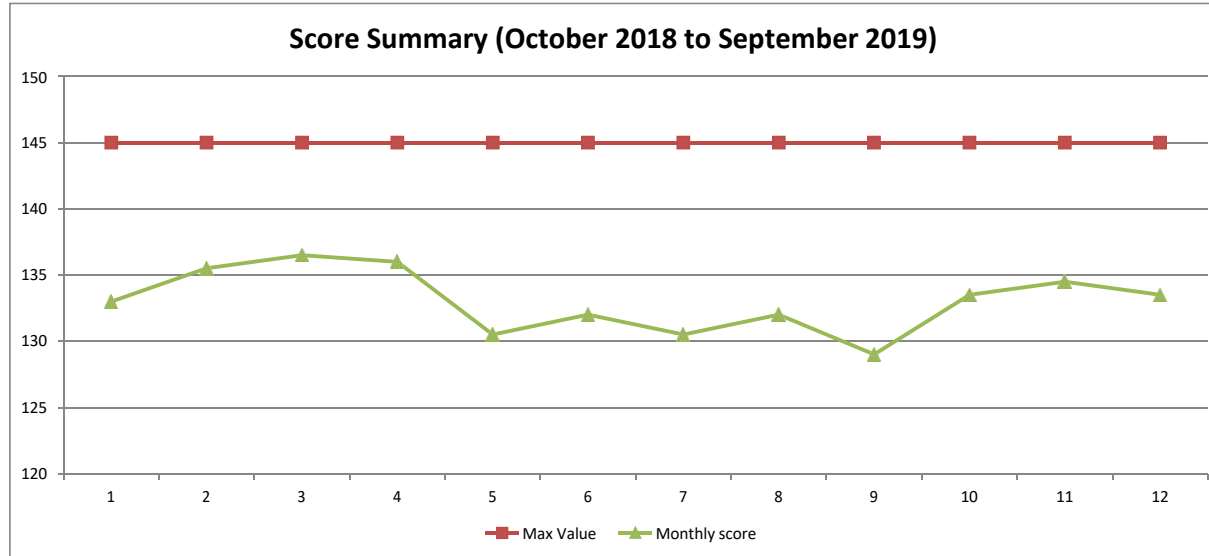
R. J. Jett
R. J. Jett

(Promote Consistent Maintenance - Landscape Failure at 86%. Deduction based on Quality of Maintenance)

EXHIBIT 5.

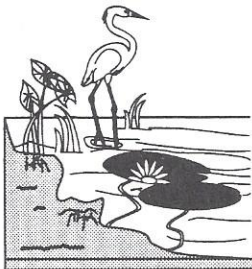
BALLANTRAE SCORECARD FOR VISUAL GRADE SHEET FY 2018-19

Score Summary (per month)	1	2	3	4	5	6	7	8	9	10	11	12
Max Value	145	145	145	145	145	145	145	145	145	145	145	145
Monthly score	133	135.5	136.5	136	130.5	132	130.5	132	129	133.5	134.5	133.5



LANDSCAPE MAINTENANCE		Max Value	Oct-18	Nov. 18	Dec. 18	Jan. 19	Feb. 18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug. 18	Sept. 18	Avg. Score
Turf Mow	5		4	5	5	5	5	5	5	5	5	5	5	5	4.9
Turf Fertility	15		14	14.5	14.5	14.5	12.5	12.5	13	13.5	13.5	14	14	14.5	13.8
Turf Edging	5		5	5	5	5	5	5	5	5	5	5	5	5	5.0
Weed Control - Turf Area	10		9	8.5	8.5	8.5	7.5	8	7	7	7	8	8.5	8	8.0
Turf insect/Disease Control	10		9	9.5	9.5	10	9	9	9	9.5	9.5	9.5	9.5	9.5	9.4
Plant Fertility	5		4	4.5	4.5	3	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.3
Weed Control - Bed Area	10		8	9	9	9	9	8.5	8	8	5	8	8	8	8.1
Plant Bed Insect/Disease control	10		9	9.5	9.5	10	9	9	9	9.5	9.5	9.5	9.5	9.5	9.4
Pruning and Tree Trimming	10		9	9.5	10	10	10	10	10	10	10	10	10	9	9.8
Cleanliness	10		9	9.5	10	8	9	9	9.5	9.5	9.5	9.5	9.5	9.5	9.3
Mulching	5		5	4.5	4.5	5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.6
Water/Irrigation management	15		14	14.5	14.5	14	14	14	14	14	14	14	14.5	14.5	14.2
Prior maintenance items	5		5	5	5	5	4	5	5	5	5	5	5	5	4.9
SEASONAL COLOR/MAINTENANCE															
Appearance	10		9	9	9	9	8.5	9	9	9	9	9	9	9	9.0
Insect/Disease Control	10		10	9	9	10	9	9	9	9	9	9	9	9	9.2
Misc.	10		10	9	9	10	10	10	9	9	9	9	9	9	9.3
Total	145		133	135.5	136.5	136	130.5	132	130.5	132	129	133.5	134.5	133.5	133.0

EXHIBIT 6.



American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

P.O. Box 40517
St. Petersburg, FL 33743-0517
Phone (727) 545-4404

CUSTOMER: Ballentrac ACCOUNT # _____

BIOLOGIST: Fitzhenry DATE: 1/11/19 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All sites		✓			✓	0
14, 20, 4, 26	✓					

SITE	OTHER SERVICES PROVIDED						
	BACTERIAL TEST (FECAL COLIFORM)	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	CLARIFICATION	POND DYE	AERATION SYSTEM SERVICING

COMMENTS: All sites treated for invasive growth as needed sites 14, 20, 4, 26 also treated for algae

Customers Signature _____ Date 1/11/19



American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

P.O. Box 40517
St. Petersburg, FL 33743-0517
Phone (727) 545-4404

CUSTOMER: Ballentrac ACCOUNT # _____

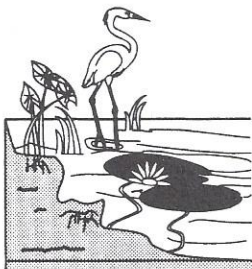
BIOLOGIST: Fitzhenry DATE: 1/16/19 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>All</u>		✓				
<u>4</u>	✓					

SITE	OTHER SERVICES PROVIDED						
	BACTERIAL TEST (FECAL COLIFORM)	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	CLARIFICATION	POND DYE	AERATION SYSTEM SERVICING

COMMENTS: All sites treated for torpedo grass
Site 4 also treated for algae

Customers Signature _____ Date 1/16/19



American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

P.O. Box 40517
St. Petersburg, FL 33743-0517
Phone (727) 545-4404

CUSTOMER: Ballerina (Cutback) ACCOUNT # _____
BIOLOGIST: Fitzhenry DATE: 1/29/19 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All		✓			✓	Ⓟ

SITE	OTHER SERVICES PROVIDED						
	BACTERIAL TEST (FECAL COLIFORM)	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	CLARIFICATION	POND DYE	AERATION SYSTEM SERVICING

COMMENTS: All Cut Back areas sprayed up to
where the guys have completed

Customers Signature _____ Date 1/29/19

EXHIBIT 7.

**MINUTES OF MEETING
BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held on Monday, January 7, 2019 at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, Florida 34638.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Flateau called the meeting to order and conducted roll call.

Present and constituting a quorum were:

James Flateau	Board Supervisor, Chairman
Richard Levy	Board Supervisor, Vice Chairman
Steve Bobick	Board Supervisor, Assistant Secretary
Chris Milano	Board Supervisor, Assistant Secretary
Tony Thomas	Board Supervisor, Assistant Secretary

Also present were:

Raymond Lotito	District Manager, DPFG Management & Consulting LLC
Garry Kubler	Maintenance Supervisor
Tonja Stewart	District Engineer, Stantec Consulting

The following is a summary of the discussions and actions taken at the January 7, 2019 Ballantrae CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Questions and Comments on Agenda Items

A resident asked the Board to extend her existing amenity center reservation to reserve a room for her Girl Scout troop on every other Thursday for another three (3) months.

On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the resident request to extend the existing amenity center reservation for her Girl Scout troop through the months of January, February, and March for the Ballantrae Community Development District.

A motion was duly made, seconded, and unanimously approved, permitting all people who are requesting an extension of approved meetings with no changes need only fill out the front form for the renewal.

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the motion permitting all people who are requesting an extension of approved meetings with no changes need only fill out the front form for the renewal for the Ballantrae Community Development District.

A resident, residing at 3805 Duke Firth, asked a question about re-grading the trenches where cut-back has been done and also expressed concerns about the area stating that it is “wet back there, it’s a swamp”. Another resident stated that the ruts should be cleaned and not left. Further discussion ensued concerning the trenches, a fallen tree, ruts, sodding and seeding, and bushes. Mr. Flateau commented that the Board wants to find the most cost effective way of eliminating and potential problem for every owner from the wetlands. Mr. Flateau also stated that the Board is happy to address the tree and two (2) or three (3) foot ruts and noted that the Board could have Joe Hamilton of Genesis Landscaping at a meeting and

discuss with him and the district engineer, Tonja Stewart, what the best plants are and the best ideas for the area would be and notify thereafter of the results of the discussion.

THIRD ORDER OF BUSINESS – Professionals Reports

A. District Counsel

Mr. Flateau notified everyone that the ADA (“American with Disabilities Act”) website lawsuit is settled and the cost of the settlement, totaling \$12,200.00, is being paid by the insurance resulting in no cost to the district. Mr. Flateau reminded everyone of two things about the settlement; “it requires us (Ballantrae CDD) to be in compliance with ADA regulations within 18 months and it doesn’t protect us (Ballantrae CDD) against lawsuits by other people who have the same or other issues and don’t like to settle.”

B. Exhibit 1: Landscape Maintenance - Yellowstone Maintenance Report

There being none, next item followed.

C. DPFPG Field Report

➤ Exhibit 2: December Operations Report

Mr. Flateau requested that, at the next landscape visit, Yellowstone examine all the houses in the row behind Mr. Levy’s house and come up with a solution for what looks like grass that has been cut way too short and are potentially at risk of dying and needing to be re-sodded all over again.

➤ Exhibit 3: December Score Card

D. Engineer Report – Stantec

Ms. Stewart brought two (2) proposals before the Board for speed bumps.

➤ Proposal #1: Temporary (movable) – Box & Sign - \$3,814.00

➤ Proposal #2: Permanent (non-movable) – Asphalt & Sign - \$3,352.00

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board accepted the proposal for the installation of two (2) temporary (movable) speed bumps and one (1) sign in the amount of \$3,814.00 to be taken from Line 94 Clubhouse Miscellaneous for the Ballantrae Community Development District.

E. Exhibit 4: Pond Manager – American Eco-Systems, Inc.

Mr. Flateau notified everyone that he spoke with Tony Isaacson and was informed that spraying of the invasive plant removal areas will begin in January as scheduled and that Mr. Isaacson estimates that the spraying is going to take two (2) to three (3) days a month to cover all the areas.

FIFTH ORDER OF BUSINESS – Administrative Matters

A. Exhibit 5: Consideration and Approval of Minutes of the December 3, 2018 Meeting

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on December 3, 2018 for the Ballantrae Community Development District.

B. Exhibit 6: Consideration and Acceptance of the November 2018 Financial Statements

Mr. Flateau stated that at next month’s meeting he wants an answer to the question, “What meeting did the Board vote to spend x amount of money out of that line item that totals \$24,249.00?”

88 Additionally, Mr. Flateau asked why the information contained on the over expenditure page is not
89 included on the adopted budget.

90 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board tabled the
91 acceptance of the November 2018 Financial Statements, pending the answers to the questions that were
92 posed by the Board for the Ballantrae Community Development District.

93
94 **FIFTH ORDER OF BUSINESS – Business Matters**

95 A. Old Business

96 1. Consideration and Adoption of Resolution 2019-02; Amending the 2018-2019 Budget

97 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
98 Resolution 2019-02; Amending the 2018-2019 Budget for the Ballantrae Community Development
99 District.

100 2. Consideration of Final ADA Website RFP

101 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
102 the motion to accept the format for bidding, pending the changes by district counsel for the Ballantrae
103 Community Development District.

104 3. Consideration of the Testing and Repair of the Backflow Preventer By Bay Area Plumbing in
105 the amount of \$144.00 for testing and \$409 for repairs

106 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved
107 motion for the testing and repair of the backflow preventer in the amount of \$144.00 and \$409.00,
108 respectively, to be taken from Line 85 Clubhouse Maintenance for the Ballantrae Community
109 Development District.

110 B. New Business

111 1. Exhibit 10: Consideration of DCSI, Inc. Proposal to add Double Maglocks to Basketball
112 Court Door with Option of Interior Swipe to Exit – \$1,169.50

113 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
114 the proposal from DCSI, Inc. to add double maglocks to the basketball court door with the option of
115 interior swipe to exit in the amount of \$1,169.50 to be taken from Line 94 Clubhouse Miscellaneous for
116 the Ballantrae Community Development District.

117
118 **SIXTH ORDER OF BUSINESS – Staff Reports**

119 A. District Manager

120 Mr. Lotito presented the memorandum and ratified invoice from GPS Pools Inc. for the Straiton
121 pool motor and pump repair.

122 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
123 the ratifications to the invoice from GPS Pools Inc. for the Straiton pool motor and pump in the amount of
124 \$583.97 to be taken from Line 88 Pool/Fountain/Splash Pad Maintenance for the Ballantrae Community
125 Development District.

126 B. Maintenance Supervisor

Mr. Kubler noted that the houses at 3410 Tarbolton Way, 3504 Tarbolton Way, and 3512 Tarbolton Way still have vines on the walls.

SEVENTH ORDER OF BUSINESS – Audience Comments on Other Items

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Supervisor Comments and Requests

A motion was duly made, seconded, and unanimously carried to move the Ballantrae CDD meetings to the fourth Wednesday of every month, setting the first meeting of the new schedule to be held on February 27, 2019.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the motion to move the Ballantrae CDD meetings to the fourth Wednesday of every month, setting the first meeting of the new schedule to be held on February 27, 2019 for the Ballantrae Community Development District.

NINTH ORDER OF BUSINESS – Adjournment

Mr. Flateau asked if there were any other items of new business. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Mr. Flateau declared the meeting adjourned at 8:53 p.m.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adjourned the meeting for the Ballantrae Community Development District.

BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF JANUARY 2019

Line Item No.	Line Title	Description	Vendor	Amount
94	Clubhouse Miscellaneous	Installation of temporary speed bumps and a sign		\$3,814.00
85	Clubhouse Maintenance	Testing & Repair of the Backflow Preventer	Bay Area Plumbing	\$144.00
85	Clubhouse Maintenance	Testing & Repair of the Backflow Preventer	Bay Area Plumbing	\$409.00
94	Clubhouse Miscellaneous	Add double maglocks to the basketball court door with the option of interior swipe to exit	DCSI, Inc.	\$1,169.50
88	Pool/Fountain/Splash Pad Maintenance	Emergency repair to the Straiton pool motor and pump	GPS Pools Inc.	\$583.97

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

157 Raymond J. Lotito

James Flateau

Printed Name

Printed Name

158

159 **Title:** ☒ **Secretary** ☐ **Assistant Secretary**

Title: ☒ **Chairman** ☐ **Vice Chairman**

EXHIBIT 8.

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2018 Ending November 30, 2018

	FY 2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,660	170,777	\$ 57,275	\$ (113,502)
3 COUNTY EXCESS FUNDS	2,812	-	-	-
4 FUND BALANCE FORWARD	111,648	111,648	111,648	-
5 OTHER INCOME (Access Cards & Misc)	-	-	4,324	4,324
6 TOTAL REVENUE	1,139,120	282,425	173,247	(109,178)
8 O&M ADMINISTRATIVE EXPENDITURES:				
9 BOARD OF SUPERVISORS				
10 SUPERVISOR STIPENDS	14,000	2,333	2,400	(67)
11 NEWSLETTER - BIMONTHLY PRINT & MAILING	10,000	1,667	1,822	(155)
12 WEBSITE SERVER & NAME	880	147	-	147
13 PUBLIC OFFICIALS LIABILITY INSURANCE	3,300	2,500	2,500	-
14 MANAGEMENT SERVICES				
15 ADMINISTRATIVE SERVICES	-	-	-	-
16 DISTRICT MANAGEMENT	53,200	8,867	8,867	-
17 FINANCIAL CONSULTING SERVICES	-	-	-	-
18 ACCOUNTING SERVICES	-	-	-	-
19 ENGINEERING & LEGAL SERVICES				
20 DISTRICT ENGINEER	18,000	3,000	-	3,000
21 DISTRICT COUNSEL	17,300	2,883	1,386	1,497
22 ADMINISTRATIVE: OTHER				
23 ANNUAL FINANCIAL AUDIT	3,700	617	-	617
24 DISCLOSURE REPORT	1,000	167	-	167
25 TRUSTEES FEES	3,772	629	-	629
26 PROPERTY APPRAISER FEE	150	25	-	25
27 LEGAL ADVERTISING	750	125	124	1
28 ARBITRAGE REBATE CALCULATION	650	108	-	108
29 DUES: LICENSES AND FEES	1,200	200	184	16
30 ADMINISTRATIVE CONTINGENCY	5,000	833	1,126	(293)
31 O&M ADMINISTRATIVE SUBTOTAL:	132,902	24,100	18,409	5,692
33 INSURANCE				
34 GENERAL LIABILITY	3,177	3,177	3,414	(237)
35 PROPERTY CASUALTY	9,709	9,709	12,986	(3,277)
36 TOTAL INSURANCE	12,886	12,886	16,400	(3,514)
38 UTILITY SERVICES				
39 ELECTRIC UTILITY SERVICES	23,000	3,833	1,456	2,377
40 ELECTRIC UTILITY - RECREATION FACILITIES	15,500	2,583	1,004	1,579
41 ELECTRIC STREET LIGHTING	103,500	17,250	8,502	8,748
42 UTILITY - WATER - CLUBHOUSE & POOLS	14,000	2,333	709	1,624
43 STORMWATER ASSESSMENT	2,200	1,751	1,751	-
44 TOTAL UTILITY SERVICES	158,200	27,751	13,422	14,329
46 LAKES/PONDS & LANDSCAPE				
47 LAKES/PONDS: CONTRACTS				
48 AQUATIC CONTRACT	22,800	3,800	3,800	-
49 LAKES/PONDS: OTHER				
50 FOUNTAIN REPAIRS & MAINTENANCE	3,000	500	329	171
51 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	250	38	212
52 LAKE/POND REPAIRS	10,000	1,667	-	1,667
53 INSTALL/REPLACE AQUATIC PLANTS	5,000	833	-	833
54 LANDSCAPING: CONTRACTS				
55 LANDSCAPE MAINTENANCE CONTRACT	144,240	24,040	24,039	1
56 LANDSCAPE SECONDARY CONTRACT	31,212	5,202	-	-
57 LANDSCAPE OVERSIGHT/MGMT	-	-	-	-
58 LANDSCAPING: OTHER				
59 IRRIGATION REPAIRS AND MAINTENANCE	14,000	2,333	1,659	674
60 REPLACE PLANTS, MULCH & TREES	36,500	6,083	3,798	2,285
61 SOD & SEED REPLACEMENT	10,000	1,667	-	1,667
62 LANDSCAPE ENHANCEMENT	-	-	-	-
63 EXTRA MOWINGS DURING RAINY SEASON	5,000	833	-	833
64 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	1,730	865	865
65 FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	13,000	2,167	21,579	(19,412)
66 LAKES/PONDS & LANDSCAPE TOTAL	306,632	51,105	56,107	(10,204)
68 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS				

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2018 Ending November 30, 2018

	FY 2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
69 STREETS & SIDEWALKS				
70 ENTRY & WALLS MAINTENANCE	2,000	333	-	333
71 STREET/DECORATIVE LIGHT MAINTENACE	1,000	167	-	167
72 SIDEWALK REPAIR & MAINTENANCE	1,500	250	-	250
73 MAINTENANCE STAFF				
74 EMPLOYEE - SALARIES	79,480	13,247	6,704	6,543
75 EMPLOYEE - P/R TAXES	6,833	1,139	525	614
76 EMPLOYEE - WORKERS COMP	3,960	3,052	3,052	-
77 PAYROLL FEES	1,900	317	332	(15)
78 EMPLOYEE- HEALTH & PHONE STIPENDS	9,600	1,600	-	1,600
79 MILEAGE	1,100	183	-	183
80 STREETS, SIDEWALS. MAINTENANCE & OPERATIONS SUBTOTAL	107,373	20,288	10,613	9,675
81				
82 CLUBHOUSE & MISCELLANEOUS				
83 CLUBHOUSE & MISCELLANEOUS				
84 PARK/FIELD REPAIRS	2,000	333	-	333
85 CLUBHOUSE FACILITY MAINTENANCE	9,000	1,500	321	1,179
86 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	700	796	(96)
87 MISCELLANEOUS SUPPLIES (Inclusive of Debit Card)	3,500	583	-	583
88 POOL/FOUNTAIN/SPLASH PAD MAINTENANCE	10,000	1,667	1,552	115
89 POOL PERMITS	750	125	-	125
90 SEASONAL LIGHTING	20,000	9,213	9,213	-
91 PEST CONTROL	520	87	40	47
92 CLUBHOUSE EXTERIOR FURNISHINGS				
93 CLUBHOUSE CLEANING			96	
94 CLUBHOUSE MISCELLANEOUS	7,500	1,250	186	1,064
95 SAFETY & SECURITY				
96 PART-TIME LAW ENFORCEMENT DETAILS	50,000	8,333	1,960	6,373
97 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	3,917	517	3,400
98 EMPLOYEE PAYROLL TAXES	2,000	333	-	333
99 EMPLOYEE WORKER'S COMP	1,300	217	-	217
100 VIDEO SURVEILLANCE	-	-	-	-
101 SECURITY - OTHER (GATE SERVICE)	1,000	167	-	167
102 CLUBHOUSE/SAFETY & SECURITY	135,270	28,425	14,681	13,840
103				
104 O&M CONTINGENCY & CAPITAL PROJECTS				
105 O&M CONTINGENCY	44,257	7,376	2,670	4,706
106 TOTAL O&M CONTINGENCY & CAPITAL PROJECTS	44,257	7,376	2,670	4,706
107				
108 TOTAL EXPENDITURES	897,520	171,931	132,302	34,523
109				
110 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	241,600	110,494	40,945	(74,654)
111				
112 OTHER FINANCING SOURCES AND (USES)				
113 RESERVES TRANSFERS OUT-OTHER FINANCING USES				
114 EMERGENCY RESERVE	20,000	-	-	-
115 ASSET RESERVE	46,600	-	-	-
116 BILL PAYMENT RESERVE	-	-	-	-
117 PARK DEVELOPMENT RESERVE	175,000	-	-	-
118 TOTAL OTHER FINANCING SOURCES & USES	241,600	-	-	-
119				
120 O&M TOTAL EXPENDITURES	1,139,120	171,931	132,302	-
121				
122 NET CHANGE IN FUND BALANCE	-	110,494	40,945	(74,654)

EXHIBIT 9.

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2018

BALLANTRAE CDD

Financial Report Summary - General Fund

As of December 31, 2018

a. FUND BALANCE:

For The Period Ending	12/31/2017 Actual	12/31/2018 Actual	Variance
CASH OPER. ACCT	\$ 1,530,775	\$ 1,299,856 (a)	\$ (230,919)
CASH DEBIT CARD	1,927	1,043	(884)
INVESTMENTS	189	-	(189)
LESS: ACCOUNTS PAYABLE	17,514	16,694	(820)
DUE TO OTHER FUNDS	526,502	433,722	(92,780)
NET CASH BALANCE	\$ 988,875	\$ 850,483	\$ (230,288)
UNRESERVED GF BALANCE (UN-ASSIGNED)	\$ 991,144	\$ 849,358	\$ (141,786)
NONSPENDABLE PREPAID ITEM	1,150	158	(992)
RESERVE GF BALANCE (ASSIGNED) - OPERATIONS	-	-	-
TOTAL GENERAL FUND BALANCE	\$ 992,294	\$ 849,516	\$ (142,778)

b. REVENUE AND EXPENDITURES (FY 2019 YTD):

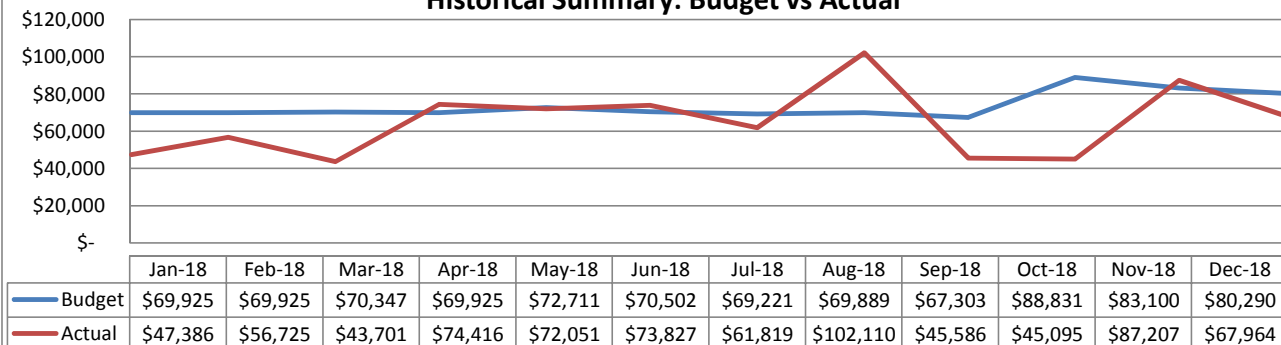
% TAX ASSESSMENTS COLLECTED	78% ACTUAL YEAR-TO-DATE	BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
TOTAL REVENUE (YTD) COLLECTED	\$ 800,697	\$ 768,495	\$ 32,202
EXPEND. (YTD) BEFORE OTHER SOURCES & USES	(200,266)	(252,221)	51,955
NET OPERATING CHANGE	\$ 600,431	\$ 516,275	\$ 84,157

c. SIGNIFICANT FINANCIAL ACTIVITY:

No.	EXPENDITURES:	ACTUAL YEAR-TO-DATE	BUDGET YEAR-TO-DATE	UNFAVORABLE VARIANCE
37	PROPERTY CASUALTY	12,986	9,709	(3,277)
65	FIELD MISCELLANEOUS	24,249	3,250	(20,999)
	TOTAL OVER EXPENDITURES	37,235	12,959	(24,276)

Includes only invoices over \$1,000.00

Historical Summary: Budget vs Actual



(a) Transfers of \$41.9k (asset reserve) and \$175k (park development) occur in Mar '18

Ballantrae CDD
Balance Sheet
December 31, 2018

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 1,299,856	-	-	\$ 1,299,856
4 CASH - DEBIT CARD BU	1,043	-	-	1,043
6 INVESTMENTS:				
8 ASSET RESERVE	-	399,224	-	399,224
9 EMERGENCY RESERVE	-	228,433	-	228,433
10 PARK DEVELOPMENT	-	790,160	-	790,160
11 BILL PAYMENT RESERVE	-	151,720	-	151,720
13 REVENUE-SERIES 2015	-	-	28,036	28,036
14 RESERVE-SERIES 2015	-	-	222,968	222,968
15 PREPAYMENT-SERIES 2015	-	-	19	19
16 ACCOUNTS RECEIVABLE	25	-	-	25
17 ASSESSMENTS RECEIVABLE -ON ROLL	223,962	-	557,343	781,305
18 DUE FROM OTHER FUNDS	-	-	433,722	433,722
19 DEPOSITS	158	-	-	158
21 TOTAL ASSETS	\$ 1,525,044	\$ 1,569,537	\$ 1,242,088	\$ 4,336,669
22				
23 <u>LIABILITIES:</u>				
24 ACCOUNTS PAYABLE	\$ 16,694	\$ -	\$ -	\$ 16,694
27 DUE TO OTHER FUNDS	433,722	-	-	433,722
28 DEFERRED REVENUE ON-ROLL	223,962	-	557,343	781,305
29				
30 <u>FUND BALANCE:</u>				
31 NON SPENDABLE (Deposits & Prepaid)	158	-	-	158
32				
33 ASSIGNED	-	1,569,537	684,745	2,254,282
34 UNASSIGNED	850,508	-	-	850,508
36 TOTAL LIABILITIES & FUND BALANCE	\$ 1,525,044	\$ 1,569,537	\$ 1,242,088	\$ 4,336,669

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2018 Ending December 31, 2018

	FY 2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,660	768,495	\$ 800,697	\$ 32,202
3 COUNTY EXCESS FUNDS	2,812	-	-	-
4 FUND BALANCE FORWARD	111,648	111,648	111,648	-
5 OTHER INCOME (Access Cards & Misc)	-	-	5,146	5,146
6 TOTAL REVENUE	1,139,120	880,143	917,491	37,348
7				
8 O&M ADMINISTRATIVE EXPENDITURES:				
9 BOARD OF SUPERVISORS				
10 SUPERVISOR STIPENDS	14,000	3,500	3,400	100
11 NEWSLETTER - BIMONTHLY PRINT & MAILING	10,000	2,500	2,101	399
12 WEBSITE SERVER & NAME	880	220	-	220
13 PUBLIC OFFICIALS LIABILITY INSURANCE	3,300	2,500	2,500	-
14 MANAGEMENT SERVICES				
15 ADMINISTRATIVE SERVICES	-	-	-	-
16 DISTRICT MANAGEMENT	53,200	13,300	13,299	1
17 FINANCIAL CONSULTING SERVICES	-	-	-	-
18 ACCOUNTING SERVICES	-	-	-	-
19 ENGINEERING & LEGAL SERVICES				
20 DISTRICT ENGINEER	18,000	4,500	-	4,500
21 DISTRICT COUNSEL	17,300	4,325	1,811	2,514
22 ADMINISTRATIVE: OTHER				
23 ANNUAL FINANCIAL AUDIT	3,700	925	-	925
24 DISCLOSURE REPORT	1,000	250	-	250
25 TRUSTEES FEES	3,772	943	-	943
26 PROPERTY APPRAISER FEE	150	38	-	38
27 LEGAL ADVERTISING	750	188	124	64
28 ARBITRAGE REBATE CALCULATION	650	163	-	163
29 DUES: LICENSES AND FEES	1,200	300	184	116
30 ADMINISTRATIVE CONTINGENCY	5,000	1,250	1,251	(1)
31 O&M ADMINISTRATIVE SUBTOTAL:	132,902	34,901	24,670	10,231
32				
33 INSURANCE				
34 GENERAL LIABILITY	3,177	3,177	3,414	(237)
35 PROPERTY CASUALTY	9,709	9,709	12,986	(3,277)
36 TOTAL INSURANCE	12,886	12,886	16,400	(3,514)
37				
38 UTILITY SERVICES				
39 ELECTRIC UTILITY SERVICES	23,000	5,750	3,326	2,424
40 ELECTRIC UTILITY - RECREATION FACILITIES	15,500	3,875	2,044	1,831
41 ELECTRIC STREET LIGHTING	103,500	25,875	25,528	347
42 UTILITY - WATER - CLUBHOUSE & POOLS	14,000	3,500	1,208	2,292
43 STORMWATER ASSESSMENT	2,200	1,751	1,751	-
44 TOTAL UTILITY SERVICES	158,200	40,751	33,857	6,894
45				
46 LAKES/PONDS & LANDSCAPE				
47 LAKES/PONDS: CONTRACTS				
48 AQUATIC CONTRACT	22,800	5,700	5,700	-
49 LAKES/PONDS: OTHER				
50 FOUNTAIN REPAIRS & MAINTENANCE	3,000	750	658	92
51 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	375	38	337
52 LAKE/POND REPAIRS	10,000	2,500	-	2,500
53 INSTALL/REPLACE AQUATIC PLANTS	5,000	1,250	-	1,250
54 LANDSCAPING: CONTRACTS				
55 LANDSCAPE MAINTENANCE CONTRACT	144,240	36,060	36,058	2
56 LANDSCAPE SECONDARY CONTRACT	31,212	7,803	-	-
57 LANDSCAPE OVERSIGHT/MGMT	-	-	-	-
58 LANDSCAPING: OTHER				
59 IRRIGATION REPAIRS AND MAINTENANCE	14,000	3,500	1,718	1,782
60 REPLACE PLANTS, MULCH & TREES	36,500	9,125	5,428	3,697
61 SOD & SEED REPLACEMENT	10,000	2,500	-	2,500
62 LANDSCAPE ENHANCEMENT	-	-	-	-
63 EXTRA MOWINGS DURING RAINY SEASON	5,000	1,250	-	1,250
64 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	2,595	2,595	-
65 FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	13,000	3,250	24,249	(20,999)
66 LAKES/PONDS & LANDSCAPE TOTAL	306,632	76,658	76,444	(7,589)
67				
68 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS				

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2018 Ending December 31, 2018

	FY 2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
69 STREETS & SIDEWALKS				
70 ENTRY & WALLS MAINTENANCE	2,000	500	-	500
71 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	250	-	250
72 SIDEWALK REPAIR & MAINTENANCE	1,500	375	-	375
73 MAINTENANCE STAFF				
74 EMPLOYEE - SALARIES	79,480	19,870	16,348	3,522
75 EMPLOYEE - P/R TAXES	6,833	1,708	1,017	691
76 EMPLOYEE - WORKERS COMP	3,960	3,052	3,052	-
77 PAYROLL FEES	1,900	475	561	(86)
78 EMPLOYEE- HEALTH & PHONE STIPENDS	9,600	2,400	-	2,400
79 MILEAGE	1,100	275	-	275
80 STREETS, SIDEWALKS. MAINTENANCE & OPERATIONS SUBTOTAL	107,373	28,905	20,978	7,927
81				
82 CLUBHOUSE & MISCELLANEOUS				
83 CLUBHOUSE & MISCELLANEOUS				
84 PARK/FIELD REPAIRS	2,000	500	-	500
85 CLUBHOUSE FACILITY MAINTENANCE	9,000	2,250	714	1,536
86 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	1,050	1,132	(82)
87 MISCELLANEOUS SUPPLIES (Inclusive of Debit Card)	3,500	875	-	875
88 POOL/FOUNTAIN/SPLASH PAD MAINTENANCE	10,000	2,500	2,136	364
89 POOL PERMITS	750	188	-	188
90 SEASONAL LIGHTING	20,000	18,238	18,238	-
91 PEST CONTROL	520	130	120	10
92 CLUBHOUSE EXTERIOR FURNISHINGS				-
93 CLUBHOUSE CLEANING			96	(96)
94 CLUBHOUSE MISCELLANEOUS	7,500	1,875	259	1,616
95 SAFETY & SECURITY				
96 PART-TIME LAW ENFORCEMENT DETAILS	50,000	12,500	4,600	7,900
97 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	5,875	517	5,358
98 EMPLOYEE PAYROLL TAXES	2,000	500	-	500
99 EMPLOYEE WORKER'S COMP	1,300	325	-	325
100 VIDEO SURVEILLANCE	-	-	-	-
101 SECURITY - OTHER (GATE SERVICE)	1,000	250	105	145
102 CLUBHOUSE/SAFETY & SECURITY	135,270	47,056	27,917	19,139
103				
104 O&M CONTINGENCY & CAPITAL PROJECTS				
105 O&M CONTINGENCY	44,257	11,064	-	11,064
106 TOTAL O&M CONTINGENCY & CAPITAL PROJECTS	44,257	11,064	-	11,064
107				
108 TOTAL EXPENDITURES	897,520	252,221	200,266	44,152
109				
110 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	241,600	627,923	717,225	81,500
111				
112 OTHER FINANCING SOURCES AND (USES)				
113 RESERVES TRANSFERS OUT-OTHER FINANCING USES				
114 EMERGENCY RESERVE	20,000	-	-	-
115 ASSET RESERVE	46,600	-	-	-
116 BILL PAYMENT RESERVE	-	-	-	-
117 PARK DEVELOPMENT RESERVE	175,000	-	-	-
118 TOTAL OTHER FINANCING SOURCES & USES	241,600	-	-	-
119				
120 O&M TOTAL EXPENDITURES	1,139,120	252,221	200,266	-
121				
122 NET CHANGE IN FUND BALANCE	-	627,923	717,225	81,500

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2018 Ending December 31, 2018

	FY 2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
INTEREST REVENUE				
MMK - PARK DEVELOPMENT (interest)	\$ -	-	\$ 2,674	\$ 2,674
MMK - ASSET RESERVE (interest)	-	-	1,351	1,351
MMK - EMERGENCY RESERVE (interest)	-	-	773	773
MMK - BILL PAYMENT RESERVE (interest)	-	-	513	513
INTEREST EARNINGS	-	-	-	-
TOTAL REVENUE	-	-	5,311	5,311
RESERVES				
BANK FEES	-	-	-	-
ASSET RESERVE	-	-	-	-
TOTAL RESERVES	-	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	5,311	5,311
OTHER FINANCING SOURCES				
RESERVES & CONTINGENCY TRANSFERS IN				
PROJECTS (CONTINGENCY)	-	-	-	-
EMERGENCY RESERVE	20,000	-	-	-
ASSET RESERVE	46,600	-	-	-
BILL PAYMENT RESERVE	-	-	-	-
PARK DEVELOPMENT RESERVE	175,000	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	241,600	-	-	-
NET CHANGE IN FUND BALANCE	241,600	-	5,311	5,311
FUND BALANCE - BEGINNING	-	-	1,564,224	1,564,224
FUND BALANCE - ENDING	\$ 241,600	\$ -	\$ 1,569,535	\$ 1,569,535

Ballantrae CDD
Debt Service Fund - Series 2015
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2018 Ending December 31, 2018

	FY 2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT - ON-ROLL	\$ 557,421	-	\$ 433,722	\$ 433,722
ASSESSMENT DISCOUNTS	-		-	-
INTEREST EARNINGS	-		1,659	1,659
TOTAL REVENUE	557,421	-	435,381	435,381
EXPENDITURES				
INTEREST	262,736	-	126,035	126,035
PRINCIPAL	294,685	-	-	-
PRINCIPAL PREPAYMENT	-	-	-	-
TOTAL CONTINGENCY	557,421	-	126,035	126,035
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	309,346	309,346
OTHER FINANCING SOURCES				
TRANSFER-IN	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	-	-	309,346	309,346
FUND BALANCE - BEGINNING	-	-	375,399	375,399
FUND BALANCE - ENDING	\$ -	\$ -	\$ 684,745	\$ 684,745

Ballantrae CDD
Bank Reconciliation
December 31, 2018

	<u>BU Acct</u>	<u>HB Acct</u>	<u>Consolidated Oper accts</u>
Balance Per Bank Statement	\$ 1,383.13	\$ 1,311,258.68	\$ 1,312,641.81
Less: Outstanding Checks	-	(12,786.01)	(12,786.01)
<i>Adjusted Bank Balance</i>	<u><u>\$ 1,383.13</u></u>	<u><u>\$ 1,298,472.67</u></u>	<u><u>\$ 1,299,855.80</u></u>
Beginning Cash Balance Per Books	\$ 1,443.13	\$ 202,422.96	\$ 203,866.09
Deposits / Transfer	-	1,148,609.50	1,148,609.50
Transfer From BU account to HB	-	-	-
Cash Disbursements	(60.00)	(52,559.79)	(52,619.79)
<i>Balance Per Books</i>	<u><u>\$ 1,383.13</u></u>	<u><u>\$ 1,298,472.67</u></u>	<u><u>\$ 1,299,855.80</u></u>

BALLANTRAE CDD

Check Register FY2019

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2018		EOY Balance Hancock Bank		0.00	63,636.95	255,049.71
10/01/2018	1719	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		4,433.00	250,616.71
10/02/2018	2000418	Richard Levy	BOS Mtg - 10/01/18		200.00	250,416.71
10/02/2018	2000419	Christopher Milano	BOS Mtg - 10/01/18		200.00	250,216.71
10/09/2018	1720	DCSI, Inc	Service Call & Repair		504.00	249,712.71
10/09/2018	1721	DCSI, Inc	Service Call & Repair		105.00	249,607.71
10/09/2018	1722	Yellowstone Landscape Professionals	Irrigation Repairs		55.00	249,552.71
10/09/2018	1723	Suncoast Rust Control, Inc	Rust Prevention - September		865.00	248,687.71
10/09/2018	1724	American Ecosystems, Inc.	Lake & Pond Maint - October		1,900.00	246,787.71
10/10/2018		Ballantrae	Deposit	1,073.50		247,861.21
10/10/2018		Ballantrae	Deposit	541.00		248,402.21
10/10/2018		Ballantrae	Deposit	992.24		249,394.45
10/12/2018	ACH101218	Sarah Everitt	9/24-10/7 - Pool Monitor		147.76	249,246.69
10/12/2018	ACH101218	Gary L. Kubler	9/24-10/7/18 - P/R		1,461.21	247,785.48
10/12/2018	ACH101218	Noelle Leite	9/24-10/7- Pool Monitor		73.88	247,711.60
10/12/2018	ACH101218	Anthony Vadalabene	9/24-10/7- Pool Monitor		295.52	247,416.08
10/12/2018	ACH10122018	Paychex	11/5-11/18/18 - P/R		525.47	246,890.61
10/16/2018	ACH101618	Paychex	P/R Fee		56.40	246,834.21
10/17/2018			Deposit	425.00		247,259.21
10/18/2018	ACH101818	Gary L. Kubler	9/28/18- P/R		1,811.61	245,447.60
10/18/2018	ACH101808	Dustin J Smith	9/28/2018- P/R		464.23	244,983.37
10/18/2018	ACH101818	Paychex	9/28/18 - P/R		655.87	244,327.50
10/18/2018	ACH101818	Paychex	P/R Fee		46.39	244,281.11
10/23/2018	1726	Bright House Networks	10/12-11/11 - Internet/Phone		335.88	243,945.23
10/23/2018	1727	Deluxe	Checks		211.73	243,733.50
10/23/2018	1728	DLTD Solutions Inc.	Admin Fee - 9/2,8,9,12,15,18,22,23,28,29		400.00	243,333.50
10/23/2018	1730	Egis Insurance Risk Advisors	Insurance - Renewal 2019		18,900.00	224,433.50
10/23/2018	1731	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee FY 2019		175.00	224,258.50
10/23/2018	1732	Pasco County Utilities Services Branch	Water		822.14	223,436.36
10/23/2018	1733	Poolsure	Pool Maintenance - October		505.58	222,930.78
10/23/2018	1734	Straley Robin Vericker	Legal Services		3,450.15	219,480.63
10/23/2018	1735	Tampa Bay Times	Legal Ad		124.40	219,356.23
10/23/2018	1736	TCASS	Security - 9/2,8,12,15,22,29		1,600.00	217,756.23
10/23/2018	1737	Tropicare Termite and Pest Control	Pest Control - September		40.00	217,716.23
10/23/2018	1738	Duke Energy	Electricity		10,937.21	206,779.02
10/25/2018	ACH102518	Hancock Bank	Return Check Fee		9.00	206,770.02
10/25/2018	291	Samantha Oxendine	Rental check bounced (NSF)		25.00	206,745.02
10/26/2018	2000432	Cecilio A. Thomas Jr.	BOS Mtg - 9/10/18		200.00	206,545.02
10/26/2018	2000431	Christopher Milano	BOS Mtg - 9/10/18		200.00	206,345.02
10/26/2018	2000429	James Plateau	BOS Mtg - 9/10/18		200.00	206,145.02
10/26/2018	2000430	Richard Levy	BOS Mtg - 9/10/18		200.00	205,945.02
10/26/2018	2000428	Stephen Bobick	BOS Mtg - 9/10/18		200.00	205,745.02
10/26/2018	ACH102618	Paychex	P/R Fee		46.40	205,698.62
10/26/2018	2000427	Dustin J Smith	10/8-10/21/18 - P/R		878.56	204,820.06
10/26/2018	ACH102618	Paychex	10/08-10/21/18 - P/R		221.58	204,598.48
10/29/2018	ACH102618	Paychex	P/R Fee		43.24	204,555.24
10/30/2018	ACH103018	Paychex	P/R Fee		43.24	204,512.00
10/31/2018		EOM Balance Hancock Bank		3,031.74	53,569.45	204,512.00
11/01/2018	1739	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November		4,433.00	200,079.00
11/01/2018	1740	Carlos Belen	9/28 - Patrol		200.00	199,879.00
11/01/2018	1741	Suncoast Rust Control, Inc	Rust Prevention - October		865.00	199,014.00
11/01/2018	1742	Vertex Water Features	Fntn Svc Call - Need to replace bad fuse		329.48	198,684.52
11/01/2018	1743	William McLaughlin	Security - 9/9,18,23		760.00	197,924.52
11/02/2018	2000437	Cecilio A. Thomas Jr.	BOS Mtg - 10/1/18		200.00	197,724.52
11/02/2018	2000436	Christopher Milano	BOS Mtg - 10/1/18		200.00	197,524.52
11/02/2018	2000434	James Plateau	BOS Mtg - 10/1/18		200.00	197,324.52
11/02/2018	2000435	Richard Levy	BOS Mtg - 10/1/18		200.00	197,124.52
11/02/2018	2000433	Stephen Bobick	BOS Mtg - 10/1/18		200.00	196,924.52
11/05/2018	1744	Ballantrae CDD	Transfer		1,000.00	195,924.52
11/05/2018	ACH110518	Paychex	P/R Fee		46.39	195,878.13
11/09/2018	ACH110918	Paychex	10/22-11/04/18 - P/R		753.78	195,124.35
11/09/2018	2000439	Dustin J Smith	10/22-11/04/18 - P/R		1,209.78	193,914.57
11/09/2018	2000438	Gary L. Kubler	10/22-11/04/18 - P/R		1,557.32	192,357.25
11/13/2018		Pasco County Tax Collector	Deposit	6,433.00		198,790.25
11/15/2018	11152018	Pasco County Tax Collector	Incorrect Deposit Account xfr to HB	3,260.51		202,050.76
11/19/2018	ACH111918	Paychex	P/R Fee		50.13	202,000.63
11/21/2018	1745	DCSI, Inc	Service Call & Repair		178.99	201,821.64
11/21/2018	1746	Duke Energy	Electricity		10,961.25	190,860.39
11/21/2018	1747	Straley Robin Vericker	Legal Services 10/15/18		1,036.20	189,824.19
11/23/2018	1748	American Ecosystems	Lake & Pond Maint.		1,900.00	187,924.19
11/23/2018	1749	Bright House Networks	11/12-12/11 - Internet/Phone		336.66	187,587.53
11/23/2018	1750	Carlos Belen	10/7 - Patrol		240.00	187,347.53
11/23/2018	1751	Dennis Hobbs	Admin Fee - October		280.00	187,067.53
11/23/2018	1752	Mike Fasano, Pasco County Tax Collector	Tax - Stormwater		1,751.04	185,316.49
11/23/2018	1753	Pasco County Utilities Services Branch	Water		709.18	184,607.31
11/23/2018	1754	Poolsure	Pool Maintenance		540.97	184,066.34
11/23/2018	1755	TCASS	Security - 10/6,20,21,27		960.00	183,106.34
11/23/2018	1756	William McLaughlin	Security - 10/14/28		480.00	182,626.34

BALLANTRAE CDD

Check Register FY2019

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
11/23/2018	1757	Yellowstone Landscape Professionals	Landscape Maint - October		12,019.25	170,607.09
11/23/2018	ACH112318	Cecilio A. Thomas Jr.	BOS Mtg - 11/19/18		200.00	170,407.09
11/23/2018	ACH112318	Christopher Milano	BOS Mtg - 11/19/18		200.00	170,207.09
11/23/2018	ACH112318	Dustin J Smith	11/5-11/18/18 - P/R		878.56	169,328.53
11/23/2018	ACH112318	Gary L. Kubler	11/5-11/18/18 - P/R		1,168.46	168,160.07
11/23/2018	ACH112318	James Plateau	BOS Mtg - 11/19/18		200.00	167,960.07
11/23/2018	ACH112318	Paychex	11/5-11/18/18 - P/R		560.22	167,399.85
11/23/2018	ACH112318	Richard Levy	BOS Mtg - 11/19/18		200.00	167,199.85
11/23/2018	ACH112318	Stephen Bobick	BOS Mtg - 11/19/18		200.00	166,999.85
11/28/2018	1758	Egis Insurance	Voided check		0.00	166,999.85
11/28/2018	1759	Genesis Land Maintenance	Cut back Deposit (25%)		24,249.25	142,750.60
11/30/2018	1760	DCSI, Inc	Service Call & Repair		105.00	142,645.60
11/30/2018	1761	Yellowstone Landscape Professionals	Landscape Maint - November		17,161.08	125,484.52
11/30/2018		Pasco County Tax Collector	Deposit	76,938.44		202,422.96
11/30/2018		EOM Balance Hancock Bank		86,631.95	88,720.99	202,422.96
12/03/2018	1762	Straley Robin Vericker	Legal Services 11/15/18		350.00	202,072.96
12/03/2018		Pasco County Tax Collector	Deposit	45,045.60		247,118.56
12/04/2018	1763	DPFG MANAGEMENT & CONSULTING, LLC	DCC Mgmt - December		4,433.00	242,685.56
12/04/2018	1764	Suncoast Rust Control, Inc	Rust Prevention - November		865.00	241,820.56
12/04/2018	1765	Tropicare Termite and Pest Control	Pest Control - October		40.00	241,780.56
12/04/2018	ACH120418	Paychex	P/R Fee		46.39	241,734.17
12/05/2018	1766	Express Press	News Letter - August - November		1,818.28	239,915.89
12/07/2018	1767	Florida Dept of Revenue	3rd Quarter 2018 Sales Tax		54.25	239,861.64
12/07/2018	2000448	Dustin J Smith	11/19-12/02/18 - P/R		1,309.44	238,552.20
12/07/2018	2000447	Gary L. Kubler	11/19-12/02 - P/R		1,568.61	236,983.59
12/07/2018	ACH120718	Paychex	11/19-12/02/18 - P/R		782.23	236,201.36
12/10/2018	1768	Duke Energy	Electricity		11,436.80	224,764.56
12/10/2018	1769	Illuminations Holiday Lighting	Holiday Lighting Final		9,025.00	215,739.56
12/10/2018	1770	Innovative Employer Solutions	Background check/drug screen Dustin Smith		65.00	215,674.56
12/10/2018	1771	Vertex Water Features	Fountain Repair - Light timer bad		188.17	215,486.39
12/10/2018		Deposit	Rental Income	822.00		216,308.39
12/10/2018	ACH121018	Paychex	P/R Fee		43.24	216,265.15
12/14/2018	2000453	Cecilio A. Thomas Jr.	BOS Mtg - 12/3/18		200.00	216,065.15
12/14/2018	2000452	Christopher Milano	BOS Mtg - 12/3/18		200.00	215,865.15
12/14/2018	2000450	James Plateau	BOS Mtg - 12/3/18		200.00	215,665.15
12/14/2018	ACH121418	Paychex	12/3-12/3 - P/R		600.00	215,065.15
12/14/2018	2000451	Richard Levy	BOS Mtg - 12/3/18		200.00	214,865.15
12/14/2018	2000449	Stephen Bobick	BOS Mtg - 12/3/18		200.00	214,665.15
12/14/2018		Pasco County Tax Collector	Deposit	1,102,741.90		1,317,407.05
12/17/2018	2000455	Dustin J Smith	12/17/18 - P/R		866.21	1,316,540.84
12/17/2018	2000454	Gary L. Kubler	12/17/18 - P/R		1,629.60	1,314,911.24
12/17/2018	ACH12172018	Paychex	12/17/18 - P/R		740.69	1,314,170.55
12/17/2018	ACH121718	Paychex	P/R Fee		46.40	1,314,124.15
12/21/2018	2000456	Gary L. Kubler	12/3-12/16 - P/R		1,168.46	1,312,955.69
12/21/2018	ACH122118	Paychex	12/3-12/16/18 - P/R		338.64	1,312,617.05
12/23/2018	1772	American Ecosystems, Inc.	Lake & Pond Maint - January		1,900.00	1,310,717.05
12/23/2018	1773	Bright House Networks	12/12-1/11/19 - Internet/Phone		336.45	1,310,380.60
12/23/2018	1774	DCSI, Inc	Service Call & Repair - BBall court gate		105.00	1,310,275.60
12/23/2018	1775	Poolsure	Pool Maint. Nov/Dec		1,046.55	1,309,229.05
12/23/2018	1776	Straley Robin Vericker	Legal Services 12/15/18		425.00	1,308,804.05
12/23/2018	1777	Suncoast Rust Control, Inc	Rust Prevention - December		865.00	1,307,939.05
12/23/2018	1778	Tampa Print Services, inc	Letters/envelopes/postage - CDD		273.06	1,307,665.99
12/23/2018	1779	Yellowstone Landscape Professionals	Irrigation Repairs		315.32	1,307,350.67
12/24/2018	2000457	Dustin J Smith	12/24/18 - P/R		878.55	1,306,472.12
12/24/2018	ACH122418	Paychex	12/3-12/16/18 - P/R DS		218.89	1,306,253.23
12/24/2018	ACH122418	Paychex	P/R Fee		46.40	1,306,206.83
12/27/2018	ACH122718.1	Pasco County Utilities Services Branch	10/24-11/23 - Ayrshire Boulevard		27.45	1,306,179.38
12/27/2018	ACH122718.2	Pasco County Utilities Services Branch	10/24-11/23 - Ballentrae & Mentore		471.76	1,305,707.62
12/27/2018	1780	Gary L. Kubler	August - Petty Cash Reimbursement		35.55	1,305,672.07
12/28/2018	1781	DPFG MANAGEMENT & CONSULTING, LLC	DCC Mgmt - January		4,433.00	1,301,239.07
12/31/2018	1782	DLTD Solutions Inc.	Admin Fee - 11/4,11,17,18,24,25 & 12/2,8,9,15,16		440.00	1,300,799.07
12/31/2018	1783	TCASS	Security - 11/17,18,24 & 12/8,15		1,000.00	1,299,799.07
12/31/2018	1784	Tropicare Termite and Pest Control	Pest Control		80.00	1,299,719.07
12/31/2018	1785	William McLaughlin	Security - 11/4,11,25 & 12/2,9,16		1,200.00	1,298,519.07
12/31/2018	ACH123118	Paychex	P/R Fee		46.40	1,298,472.67
12/31/2018		EOM Balance Hancock Bank		1,148,609.50	52,559.79	1,298,472.67

Over Expenditures

PROPERTY CASUALTY

EXPENDITURES	DATE	VENDOR	INVOICE	AMOUNT	Line Item
Property Casualty	10/23/2018	Egis	8003	3,277	35
TOTAL INSURANCE EXPENDITURES				3,277	

LAKES/POND & LANDSCAPE

LANDSCAPING: OTHER

EXPENDITURES	DATE	VENDOR	INVOICE	AMOUNT	Line Item
25% Deposit for Cutback	11/16/2018	Genesis	3400	21,579	65
TOTAL LANDSCAPE EXPENDITURES				21,579	

Includes only invoices over \$1,000.00

EXHIBIT 10.

FLORIDA SALES AGREEMENT

This SALES AGREEMENT (this "Agreement"), is made and entered into this 1/23/19 (the "Effective Date"), by and between BALLANTINE CAD, a(n) FLORIDA ("Customer"), and Aquasol Commercial Chemical, Inc., a Texas corporation (d/b/a Poolsure) ("Supplier"). For good and valuable consideration as described herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Customer hereby engages Supplier to provide certain chemicals necessary to maintain chlorine, pH and alkalinity levels of waters held in one or more swimming pools and other bodies of water (collectively, "Pools") located at the address in EXHIBIT A and as set forth on EXHIBIT A attached hereto and further described on such exhibit where deemed reasonably necessary by Supplier, which chemicals may include but not be limited to chlorine, pool acid, sodium bicarbonate, calcium chloride, and cyanurics (the "Chemicals"). Supplier will deliver the Chemicals to such location and Customer agrees to provide Supplier reasonable access to the area(s) where Chemicals are stored at each such Pool in order to facilitate such delivery. For the avoidance of doubt, the parties agree that "Chemicals" does not include chemicals necessary to correct water chemistry imbalance caused by property negligence, vandalism, Pool draining, faulty or inadequate electric service, inadequate circulation or Acts of God.
2. In consideration of the foregoing, Customer agrees to pay Supplier, without reduction or set-off, a monthly fee equal to (a) the amount for the Chemicals set forth on EXHIBIT A. Payment shall be received by Supplier by the 21st day of the month for the then current month of service hereunder. If payment in full is not received timely, then interest shall accrue on such unpaid amounts from the 21st day of the applicable month at a rate of lesser of 18% per annum or the highest rate allowed under applicable law. If restriction of service is necessary due to non-payment and customer pays, there will be no credit issued for the lost service during the time Supplier restricted service to Customer.
3. At no additional charge, Supplier agrees to provide to Customer, and to install, one Controller for each Pool that is subject to this Agreement. "Controller" means a mechanical device to assist Customer in monitoring and controlling water chemistry in a Pool. The Controllers provided hereunder (and any replacement thereof) shall remain the sole property of Supplier, and shall be returned to Supplier at the end of the Term in good working condition, reasonable wear and tear accepted. The parties agree that Customer shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests during the term of this Agreement and for two (2) years thereafter. In the event that such tests reveal that any Controller is not maintaining proper water chemistry, Customer shall promptly notify Supplier of the same, and Customer will add Chemicals to the Pools by hand as necessary to maintain proper water chemistry therein, until such Controller is repaired or replaced by Supplier. Supplier's sole responsibility hereunder is to supply Chemicals along with one or more Controllers and to repair such Controllers as further provided herein; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Controller and feed system may only be used to feed approved chemicals provided by Supplier.
4. Supplier shall provide chemical tanks to Customer, and Customer may utilize the tanks at Pool locations, for the sole purpose of storing approved chemicals provided by Supplier only. Customer shall not, under any circumstances, place or allow others to place in the tanks products obtained from suppliers other than Supplier. Customer shall keep Tanks at Customer's business premises and shall not remove them or allow them to be removed without Supplier's prior, written consent.
5. Maintaining proper water chemistry in the Pools is the sole responsibility of Customer despite Supplier having agreed to provide the Controller as a tool to assist Customer in connection therewith. Subject to any limitations on damages contained herein, Customer hereby agrees to indemnify, defend and hold Supplier harmless from: any losses, damages, claims, or liabilities arising in connection with any failure to maintain proper water chemistry in any Pool, regardless of cause; the acts or omissions of Customer, its employees and/or agents; and the storage of the chemicals on Customer's premises. Subject to the limitations on damages contained herein, Supplier hereby agrees to indemnify, defend and hold Customer harmless from any losses, damages, claims, or liabilities to the extent caused by the acts or omissions of Supplier, its employees and/or agents. It is the customer's responsibility to have a working 110v electrical outlet within three feet of each controller prior to the installation of Supplier's equipment. Customer accepts full responsibility for leaks and any circumstances resulting from leaks and it is recommended per code a floor drain be present. Customer acknowledges corrosion can result from chemicals and supplier is not responsible. It is recommended that a ventilation fan be installed in any enclosed equipment/chemical area to provide proper ventilation and minimize corrosion.
6. The term of this Agreement shall commence on the Effective Date and continue until terminated by Supplier or Customer. Either party may terminate this Agreement, at any time, without cause or penalty, upon thirty (30) days prior written notice to the other party.
7. IN NO EVENT SHALL SUPPLIER BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THIS AGREEMENT, THE CHEMICALS OR ANY CONTROLLERS PROVIDED HEREUNDER, EVEN IF NOTICE WAS GIVEN OF THE

POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE, THE CONTROLLERS ARE PROVIDED ON AN "AS IS" BASIS, AND SUPPLIER DISCLAIMS ALL WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO SUCH CONTROLLERS.


8. Supplier shall maintain insurance policies as follows during the term of this Agreement (i) workers' compensation insurance as required by law; (ii) employers' liability insurance with limits of \$1,000,000 per occurrence; and (iii) comprehensive general liability insurance with limits of \$1,000,000 per occurrence. Supplier shall provide certificates of insurance reflecting the above policies and coverage amounts to Customer upon written request.
9. If a Controller is damaged, lost or destroyed (other than due to the act or omission of Supplier), then Customer will promptly pay Supplier for the cost of repair or replacement of such damaged Controller. The value of each controller is \$3500. Customer shall maintain adequate insurance to protect against damage to, loss of or destruction of a Controller provided by Supplier hereunder (other than due to the act or omission of Supplier).
10. Supplier shall not be liable for default in the performance or discharge of any duty or obligation under this Agreement, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Supplier's reasonable control.
11. This Agreement and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Florida, excluding its conflicts of law's provisions, and in the event of a dispute arising under this Agreement, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Orange County, Florida, and agree that venue is proper and convenient in such forum. If any provision of this Agreement is found by a court of competent jurisdiction to be unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. In the event of any controversy, claim or dispute between the parties arising out of or relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs. Customer may not assign this Agreement nor the rights and obligations set forth herein, without Supplier's prior written consent. This Agreement and its exhibits constitute the entire agreement between the parties with respect to the matters described herein, and supersedes any prior agreements (written or verbal) between the parties with respect to the same. Except as set forth in Section 4, any change, addition, deletion or other modification to this Agreement, and any subsequent agreement between the parties with respect to the Pool(s), shall be null and void unless in writing and signed by both parties hereto. Such change, addition, deletion or other modification, and any such subsequent agreement, shall only be binding on Supplier if signed by Vice President or greater of Supplier.
12. All notices required or permitted hereunder shall be in writing and unless personal delivery is effected, shall be deemed delivered when deposited in the United States Mail, postage pre-paid, registered or certified mail, return receipt requested, addressed to the party in question at the address set forth herein or at such other address as may have been specified by written notice delivered in accordance herewith. For the purposes of the notice provisions of this Agreement, the following addresses shall be the addresses of the parties hereto until changed:

Commercial Chemical Products/Poolsure, Inc.
1707 Townhurst Dr.
Houston, Texas 77043

BALLANTRAE CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL, FL 33544

13. The provisions of Sections 4, 6, 9, 10 and 11 shall survive termination or expiration of this Agreement.
14. This Agreement may be signed in multiple counterparts, each of which will be considered an original and all of which together will constitute a whole. Signatures transmitted electronically, by facsimile or email shall have the same effect as original signatures.

COMMERCIAL CHEMICAL PRODUCTS, INC.
Dba. Poolsure

By: 

Name: DERRICK SISCO

Title: FLORIDA ACCT. MGR.

Date: 1/23/19

BALLANTRAE CDD

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A – POOL RATES AND INFORMATION

Pool Name	#of Controllers	Water Management Base Rate	Summer 125% of Base (April – September)	Winter 75% of Base (October – March)	Wireless Rate	Tap Rate
BALLANTRAE MEN	1					
BALLANTRAE SPLASH	1					
BALLANTRAE TOWNHOMES	1					
<p>3 YEAR AGREEMENT THROUGH DECEMBER 31ST 2021</p> <p>FLAT RATE FOR 2019 0% INCREASE \$674.10</p> <p>2020 = 4% INCREASE \$701.06</p> <p>2021 = 4% INCREASE \$729.10</p> <p>Shipping Address</p> <p>17611 MENTMORE BLVD.</p> <p>LAND O LAKES, FL 34678</p> <p>INCREASES BASED ON CONSUMPTION OF CHEMICAL AND INCREASES IN RAW MATERIAL PRICES.</p>						