

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Agenda Package

Board of Supervisors Regular Meeting

Date & Time:

Wednesday

February 23, 2022

6:30 pm

Location:

17611 Mentmore Blvd.

Land O'Lakes, Florida

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

Ballantrae

Community Development District

Development Planning and Financing Group

250 International Parkway, Suite 208 Lake Mary, FL 32746 321-263-0132

Board of Supervisors **Ballantrae Community Development District**

Dear Board Members:

A Meeting of the Board of Supervisors of the Ballantrae Community Development District is scheduled for Wednesday, February 23, 2022, at 6:30 p.m. at 17611 Mentmore Blvd., Land O'Lakes, Florida and via Zoom Conference Call – Audio Only.

The advanced copy of the agenda for the regular meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Howard McGaffney Howard McGaffney District Manager District: BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Meeting: Wednesday, February 23, 2022

Time: 6:30 PM

Location: 17611 Mentmore Blvd., Land O'Lakes, Florida

Call-in Number: +1 (929) 205-6099

Meeting ID: 2043596216#

Agenda

I.	Roll Call	
II.	Audience Comments – (limited to 3 minutes per individual for agenda items)	
III.	Professional Reports	
	A. District Counsel	
	B. Yellowstone Landscape Report	Exhibit 1
	C. Yellowstone Proposals (if any)	Exhibit 2
	1. Ayrshire Subdivision Oak Tree Elevation - \$4,050.00	
	2. Braemar Subdivision Oak Tree Elevation – \$2,430.00	
	3. Castleway Subdivision Oak Tree Elevation - \$1,350.00	
	4. Clubhouse Renewal Enhancement - \$9,496.25	
	5. Elevation of Oak Trees Spring 2022 - \$19,980.00	
	6. Cunningham Subdivision Oak Tree Elevation - \$3,240.00	
	7. Lintower Subdivision Oak Tree Elevation - \$1,485.00	
	8. Spring 2022 Annual Change Out Extra – \$2,578.75	
	9. Straiton Oak Tree Elevation – \$1,080.00	
	D. Steadfast Environmental	
	1. Aquatics Inspection Report	Exhibit 3
	2. Conservation Inspection Report	Exhibit 4
	E. DPFG February Field Operations Report	Exhibit 5
	F. District Engineer	
IV.	Administrative Matters	
	A. Consideration of the Regular Meeting Minutes – January 26, 2022	Exhibit 6
	B. Acceptance of the Unaudited January Financial Statements	Exhibit 7

V. Business Matters

- A. New Business
- B. Old Business

VI. Staff Reports

- A. District Manager
- B. Maintenance Supervisor

VII. Supervisors Requests

- A. Supervisor Milano
 - 1. Discussion of New Clubhouse
 - 2. Discussion of Storm Drain Painting Request Due to Exposure to Elements
 - 3. Discussion of Tennis 'Wind Guard' Replacements
 - 4. Discussion of Fountain Project Update
 - 5. Discussion of New Chaise Lounge Chairs for Pool

VIII. Audience Comments on Other Items

IX. Adjournment

	EXHIBIT 1







February Walk Thru Assigned To Community



Observation
Assigned To Spray/Fert
Declining Ligustrum tree exit side of entrance



Observation
Assigned To Board
Request entrance to Ayrshire storm drain to line
trim & spray



Observation
Assigned To Crew
Cut 2 dead bottlebrush down. Ayrshire Rd



Observation
Assigned To Pond Crew
Lift trees to 8 foot.



Observation
Assigned To Detail Crew
Cut grasses to seasonal prune



Observation
Assigned To Irrigation
Water coming from ground. Soft turf



Observation

Assigned To Community

Spring change out scheduled, will advise on date.



Board

Assigned To Management

Propose to lift trees though out the community. Proposal included for the agenda.



Observation

Assigned To Crew

Make sure we are taking care of weeds in pool area.



Observation

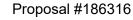
Assigned To Community

Pool Palms were pruned at the beginning of the month.

Affe

Chris Van Helden Yellowstone Landscape

EXHIBIT 2



YELLOWSTONE LANDSCAPE

Date: 02/14/2022 From: Chris Van Helden

Proposal For Location

mobile:

Ballantrae CDD 17611 Mentmore Blvd c/o DPFG main: Land O' Lakes, FL 34638

250 International Pkwy Suite 280 Lake Mary, FL 32746

Property Name: Ballantrae CDD

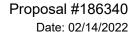
Ayrshire Subdivision Oak Tree Elevation

- Elevate Oak Trees to 16 feet over roadways
- Elevate Oak Trees to 12 feet minimum over sidewalks
- Removal of deadwood of 2inch in diameter
- Clean center of subordinate branches
- Remove Debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Ayrshire Subdivision Oak Tree Elevation	30.00	\$135.00	\$4,050.00
Client Notes			
Elevate Oak Trees along wall & entrance			
	SUBTOTAL		\$4,050.00
Signature	SALES TAX		\$0.00
x	TOTAL		\$4,050.00

Terms: Net 30

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	



From: Chris Van Helden

Proposal For Location

Ballantrae CDD 17611 Mentmore Blvd c/o DPFG Land O' Lakes, FL 34638 main:

250 International Pkwy Suite 280 Lake Mary, FL 32746

mobile:

Terms: Net 30

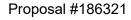
Property Name: Ballantrae CDD

Braemar Subdivision Oak Tree Elevation

- Elevate Oak Trees to 16 feet over the roadways
- Elevate Oak Trees to 12 feet minimum over sidewalks
- Remove deadwood over 2 inches in diameter
- Clean Center of subordinate branches
- Remove debris
- **Dump Fees & Taxes**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Braemar Subdivision Oak Tree Elevation	18.00	\$135.00	\$2,430.00
Client Notes			
Elevate Oak Trees along the wall & entrance			
	SUBTOTAL		\$2,430.00
Signature	SALES TAX		\$0.00
x	TOTAL		\$2,430.00

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	



YELLOWSTONE LANDSCAPE

Date: 02/14/2022 From: Chris Van Helden

Proposal For Location

mobile:

Ballantrae CDD 17611 Mentmore Blvd c/o DPFG main: Land O' Lakes, FL 34638

250 International Pkwy Suite 280 Lake Mary, FL 32746

,,

Property Name: Ballantrae CDD

Castleway Subdivision Oak Tree Elevation

- Elevate Oak Trees to 16 feet over roadways
- Elevate Oak Trees to 12 minimum over sidewalks
- Removal of deadwood over 2 inches in diameter
- Clean center of subordinate branches
- Remove debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Castleway Subdivision Oak Tree Elevation	10.00	\$135.00	\$1,350.00
Client Notes			
Elevate Oak Trees along wall & entrance			
	SUBTOTAL		\$1,350.00
Signature	SALES TAX		\$0.00
X	TOTAL		\$1,350.00

Terms: Net 30

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	



Date: 02/14/2022 From: Chris Van Helden

Proposal For Location

Ballantrae CDD c/o DPFG 250 International Pkwy Suite 280

Lake Mary, FL 32746

main: mobile: 17611 Mentmore Blvd Land O' Lakes, FL 34638

Property Name: Ballantrae CDD

Clubhouse Renewal Enhancement Terms: Net 30

- Removal of old plant life
- Prepare the bed for new plants
- Installation of Top Soil
- Installation of New Plant Life
- Installation of Pine Bark
- Dump Fees & Taxes Included

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
3 Gal Variegated Pittosporum	86.00	\$16.50	\$1,419.00
1 Gal Liriope	73.00	\$9.75	\$711.75
3 Gal Copperleaf	49.00	\$17.25	\$845.25
1yd Top Soil	8.00	\$105.00	\$840.00
3cft Pine Bark Mulch	73.00	\$9.25	\$675.25
Removal & Installation Labor	1.00	\$3,625.00	\$3,625.00
Irrigation Removal & Installation	1.00	\$985.00	\$985.00
INV - Irrigation Parts	1.00	\$395.00	\$395.00

Client Notes

Enhance the look of the circle in front of the Clubhouse

LES TAX \$0.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge 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.

Contact	Assigned To
Print Name:	Chris Van Helden Office:
Title: Date:	cvanhelden@yellowstonelandscape.com —
Date	<u>—</u>

Signature

Х



Proposal #186345

Date: 02/14/2022 From: Chris Van Helden

Terms: Net 30

Proposal For Location

Ballantrae CDD

c/o DPFG

main:

mobile:

17611 Mentmore Blvd

Land O' Lakes, FL 34638

Land O' Lakes, FL 34638

250 International Pkwy Suite 280 Lake Mary, FL 32746

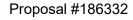
Property Name: Ballantrae CDD

Elevation of Oak Trees Spring 2022

- Elevate Oak Trees to 16 feet over Roadways & parking spots
- Elevate Oak Trees to 12 feet minimum over sidewalks
- Remove deadwood over 2 inches in diameter
- Clean Centers of subordinate branches
- Remove debris
- Dump fees & Taxes

QUANTITI	UNITERICE	AMOUNT			
148.00	\$135.00	\$19,980.00			
Elevate Oak Trees at Main Entrance, Community Center, along Subdivision Walls & Entrances					
SUBTOTAL		\$19,980.00			
SALES TAX		\$0.00			
TOTAL		\$19,980.00			
	148.00 ubdivision Wa SUBTOTAL SALES TAX	148.00 \$135.00 ubdivision Walls & Entrance SUBTOTAL SALES TAX			

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	



YELLOWSTONE LANDSCAPE

Date: 02/14/2022 From: Chris Van Helden

Proposal For Location

mobile:

Ballantrae CDD 17611 Mentmore Blvd c/o DPFG main: Land O' Lakes, FL 34638

250 International Pkwy Suite 280

Lake Mary, FL 32746

Property Name: Ballantrae CDD

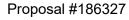
Cunningham Subdivision Oak Tree Elevation

- Elevate Oak Trees to16 feet over the roadways
- Elevate Oak Trees to 12 feet minimum over sidewalks
- Removal of deadwood over 2 inches in diameter
- Clean center of subordinate branches
- Debris removal
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Cunningham Subdivision Oak Tree Elevation	24.00	\$135.00	\$3,240.00
Client Notes			
Elevate Oak Trees along the wall & entrance			
	SUBTOTAL		\$3,240.00
	SUBTOTAL		ψ3,240.00
Signature	SALES TAX		\$0.00
X	TOTAL		\$3,240.00

Terms: Net 30

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	



YELLOWSTONE LANDSCAPE

Date: 02/14/2022 From: Chris Van Helden

Proposal For Location

mobile:

Ballantrae CDD 17611 Mentmore Blvd c/o DPFG main: Land O' Lakes, FL 34638

250 International Pkwy Suite 280 Lake Mary, FL 32746

Lake Mary, FL 32740

Property Name: Ballantrae CDD

Lintower Subdivision Oak Tree Elevation

- Elevate Oak Trees to 16 feet over roadways
- Elevate Oak Trees to 12 feet minimum over sidewalks
- Removal of deadwood over 2 inches in diameter
- Clean center of subordinate branches
- Remove debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Lintower Subdivision Oak Tree Elevation	11.00	\$135.00	\$1,485.00
Client Notes			
Elevate Oak Trees along wall & entrance			
	SUBTOTAL		\$1,485.00
Signature	SALES TAX		\$0.00
x	TOTAL		\$1,485.00

Terms: Net 30

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	



Date: 02/10/2022 From: Chris Van Helden

Proposal For Location

mobile:

Ballantrae CDD 17611 Mentmore Blvd c/o DPFG main: Land O' Lakes, FL 34638

250 International Pkwy Suite 280 Lake Mary, FL 32746

Property Name: Ballantrae CDD

Spring 2022 Annual Change Out Extra

Terms: Net 30

- Remove winter annuals
- Installation of soil to raise beds in front of monuments at entrance
- Prepare beds for annuals
- Installation of Spring Annuals
- Dump Fees & Taxes

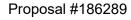
Remove Annuals & install potting soil	1.00	\$610.00	\$610.00
Potting Soil	10.00	\$105.00	\$1,050.00
Installation of Spring Annual Mix	525.00	\$1.75	\$918.75

Client Notes

Installation of extra annuals not in contract

SUBTOTAL	\$2,578.
SALES TAX	\$0
TOTAL	\$2,578.

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	



Date: 02/14/2022 From: Chris Van Helden

Proposal For Location

mobile:

Ballantrae CDD 17611 Mentmore Blvd c/o DPFG Land O' Lakes, FL 34638 main:

250 International Pkwy Suite 280

Lake Mary, FL 32746

Property Name: Ballantrae CDD

Straiton Oak Tree Elevation Terms: Net 30

- Elevate Oak Trees to 16 feet over roadways
- Elevate Oak Trees to 12 feet minimum over sidewalks
- Removal of deadwood over 2 inches in diameter
- Clean Center of subordinate branches
- Remove Debris
- **Dump Fees & Taxes**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Straiton Subdivision Elevation	8.00	\$135.00	\$1,080.00
Client Notes			
Elevate Oak Trees along the wall & entrance			
	SUBTOTAL		\$1,080.00
Signature	SALES TAX		\$0.00
X	TOTAL		\$1,080.00

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	

	EXHIBIT 3	





Ballantrae CDD Aquatics

Kevin Riemensperger 2/14/2022 10:41 AM

Steadfast Environmental 30435 Commerce Drive Suite 102 San Antonio, FL 33576 813-836-7940 | office@SteadfastEnv.com



Site: 25



Comments

Good condition. There are small amounts of decaying organic matter along the surface near the water's edge. These will dissipate given time, though winter will extend the necessary time to complete this decay (usually 7-10 days).





Site: 26



Comments:

Good condition. Gulfcoast Spikerush along the perimeter has entered a period of winter pseudo-dormancy. There is some pollen across the water's surface. No algae present.







Site: 29



Great condition. The water is free of algae and nuisance grasses along the perimeter are decaying from prior treatment.





Site: 30



Comments:

Good condition. Extremely low water level, some areas of exposed Gulfcoast Spikerush have died off, while many sections of the center portion's bed have been exposed. Treatments continue to suppress algal growth.







Site: 31



Mixed condition. The pond is free of nuisance grasses, and the exposed shore is clear. However, there are scattered pockets of filamentous algae along the perimeter, in some spots. A follow up treatment will be administered to curtail this fresh growth.





Site: 33



Great condition. As the water line continues to recede and expose more of the bank; Gulfcoast Spikerush that has been dry for too long is dying out. Though closer to the water's edge it is very healthy.







Site: 32



The shallow pond is completely dry. Spikerush here is nearly eradicated, though Bulrushes are unaffected. Treatments will continue to prevent the growth of nuisance terrestrial species.





Site: 35



Good condition. The pond is free of algae and nuisance grasses. Scattered pockets of decaying matter remain from prior treatment.







Site: 1



Similar in condition to pond 33. Spikerush along the outer edge is dying naturally, while submerged plants are unharmed. Upon the return of the rains these will migrate back out to follow the water line.





Site: 2



The pond is almost completely dry, following the condition of pond 32. The only deviation being that an influx of debris items from the roadway were collected here.







Management Summary

January and February have brought with them increasingly cold temperatures for winter; and with the exception of a few events, rainfall has been minimal to none which contributes to decreased water levels while also contributing to increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, This is a direct result of stagnant water conditions and cold ambient temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment.

Most ponds and standard winter condition on this most recent visit, free of nuisance grasses and with no new algal growth observed (though pond 31 hosted minor amounts of new filamentous algae growth). Algae was nearly all decayed or absent elsewhere. Maximum results from treatment for algae will typically be evident within 7-10 days, with vegetation taking a longer time to decay above the waterline; though these estimates may be extended due to winter conditions. Any and all plants that were unable to survive the recent subfreezing temperatures during the cold snap have begun to decay or have entered a period of dormancy.

Recommendations / Action Items

Continue treating for algae, mostly as a preventative measure.

Suppress the growth of nuisance grasses along the bank.

Stay alert for debris items within the pond and along newly exposed bank areas.

Thank you for choosing Steadfast Environmental!



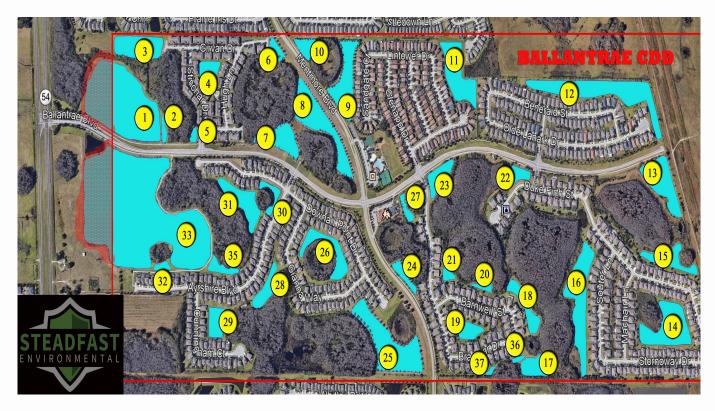




	EXHIBIT 4





Ballantrae CDD Conservation

Steadfast Environmental, LLC 30435 Commerce Drive Suite 102 San Antonio, FL 33576 813-836-7940 | office@SteadfastAlliance.com

Kevin Riemensperger 2/14/2022 10:41 AM

Steadfast Environmental 30435 Commerce Drive Suite 102 San Antonio, FL 33576 813-836-7940 | office@SteadfastEnv.com



Site: 6



Comments

Good condition. The most plants within the zone are in a winter pseudo-dormancy state. The Recent Cold snap has killed off those which were unable to handle sub-freezing temperatures.





Site: 7



Comments:

Great condition. Most nuisance species in the zone are minimalized. Some Cattails beginning to sprout within the buffer.







Site: 8



Nearly in excellent condition. The only blemish being a large Brazilian Pepper which is growing outwards onto resident property.





Site: 12



Commonto:

Great condition. Excellent fern coverage in most parts of the zone. There are some branches which have recently fallen from living trees; their leaves still green.







Site: 11



Excellent condition. There is only a small area of Dogfennel along a portion of pond #31. To be addressed next visitation.





Site: 13



Great health. Routine maintenance and monitoring will continue.







Site: 14



Excellent health.





Site: 9



Great condition. Routine maintenance and monitoring will continue.







Site: 10



Excellent condition. The growth of any nuisance species within the zone is being suppressed as we continue to experience winter conditions.





Site: 15



Good condition. Previously flourishing Duckpotato plants here have gone dormant, as we now see some Bulrush growth.







Management Summary

January and February have brought with them increasingly cold temperatures for winter; and with the exception of a few events, rainfall has been minimal to none which contributes to decreased plant growth and increased decay times once treated. Residents may notice treated vegetation sticks around longer between treatment events.

Most conservation buffers were in excellent winter condition on this most recent visit, free of nuisance grasses and with no new growth observed. Buffer Zones 11, 9, & 14 were the only areas found to host any nuisance species, which will be treated upon the next visitation. Any and all plants that were unable to survive the recent subfreezing temperatures during the cold snap have begun to decay, and a large amount of decaying material now exists in the buffers.

Area 8 still hosts a large Brazilian Pepper tree. It's removal is being considered to occur during the course of the second phase of decayed tree removal.

Recommendations / Action Items

Treat zones for target species.

Encourage the growth of desired underbrush.

Thank you for choosing Steadfast Environmental!







EXHIBIT 5

Ballantine

Field Inspection Report

Action Items

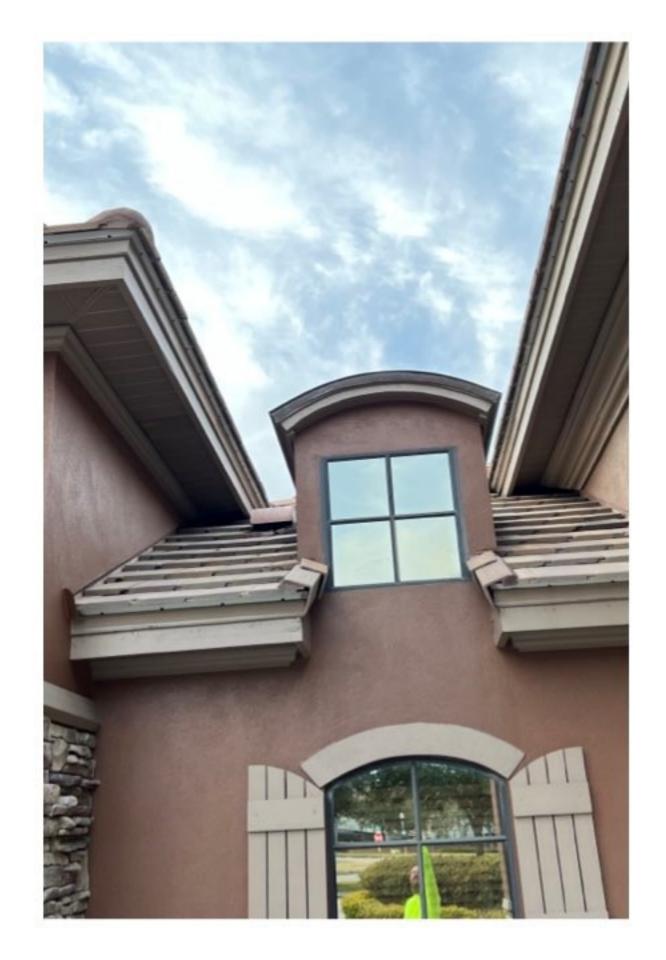
Ballantrae

- Landscapers removed bushes from around storm drain water feature on Ayrshire Blvd.
- Florida State Fence scheduled to install new PVC fence at storm drain water feature on Ayrshire Blvd.
- Roof of clubhouse and pavilions pressure cleaned.
- Tree removal project by Steadfast completed.
- Requested estimates for windscreens at tennis courts.
- Tile roof repairs completed, identified small area of tile roof damage at the main entrance.

Pressure cleaning of tile roofs

Main clubhouse, small pavilion behind clubhouse near pool, and Ayrshire pavilion pressure cleaned









Storm drain

Bushes removed from around storm drain water feature located at Ayrshire Blvd.



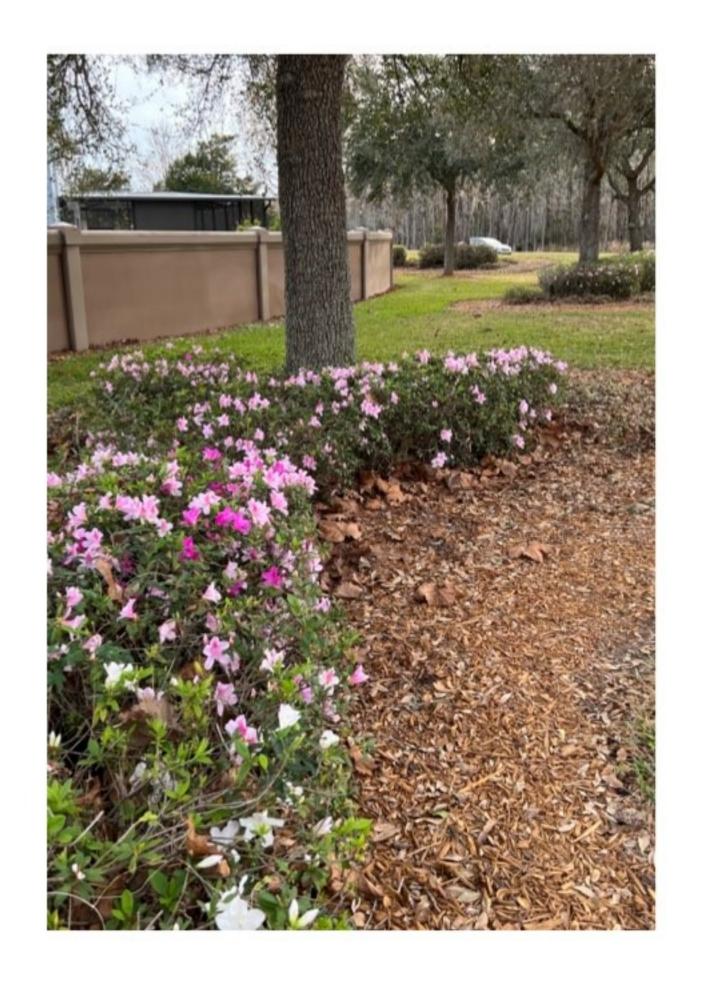






Bushes along Mentmore Blvd and Ballantrae Blvd trimmed

Bushes trimmed New mulch installed Beds treated for weeds



Tennis court wind screens

Requested pricing for tennis court windscreen replacements per supervisors request



Area of concern

Ruts left in the soft dirt area next to first house on Glenapp are still there.
Recommend grading area.



Water fountains

Upgrade to led lighting on both water fountains in progress by Steadfast Envvironmental



Sidewalk upgrades

Sidewalk repairs and upgrades completed at end of Ayrshire Blvd.

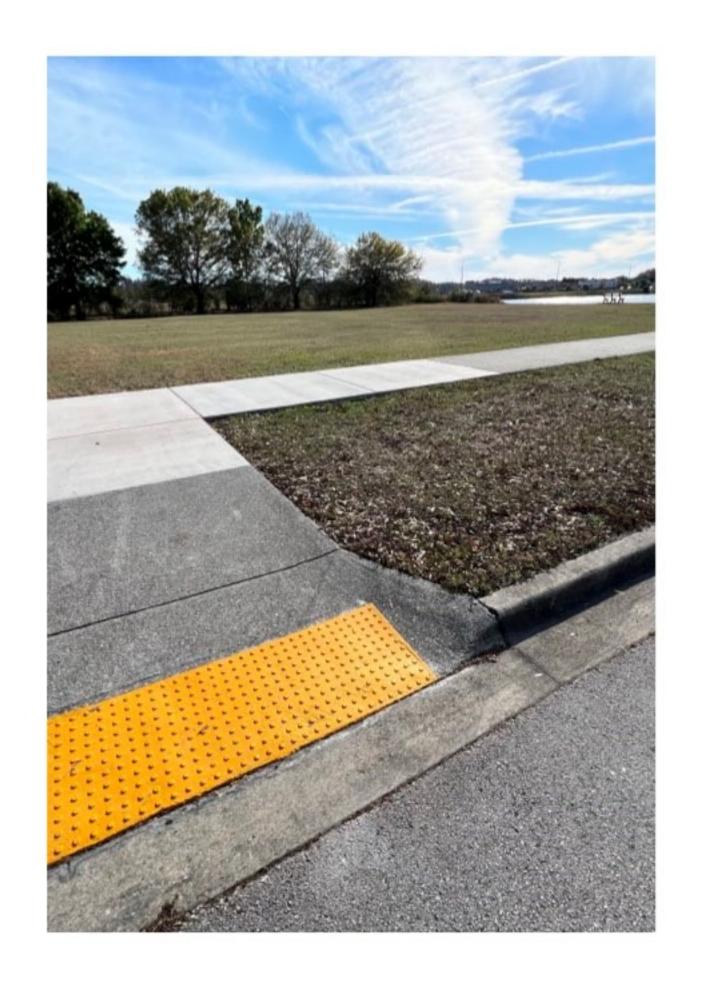


EXHIBIT 6

1	MINUTES OF MEETING							
2	BALLANTRAE							
3	COMMUNITY DEVELOPMENT DISTRICT							
4 5 6	The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held on Wednesday, January 26, 2022 at 6:38 p.m., at 17611 Mentmore Blvd., Land O'Lakes, Florida with Zoom conference call available.							
7	FIRST ORDER OF BUSINESS – Roll Call							
8	Mr. Levy called the meeting to order and conducted roll call.							
9	Present and constituting a quorum were:							
10 11 12 13	Richard Levy Board Supervisor, Vice Chairman Chris Milano Board Supervisor, Assistant Secretary Tony Thomas Board Supervisor, Assistant Secretary Joanne Anderson Board Supervisor, Assistant Secretary							
14	Also present were:							
15 16 17 18 19	Howard McGaffney Brent Henman Mark Straley (via phone) Christian Van Helden Joe Hamilton District Manager, DPFG Management & Consulting Field Operations, DPFG Management & Consulting District Counsel, Straley Robin Vericker Yellowstone Steadfast Environmental							
20 21	The following is a summary of the discussions and actions taken at the January 26, 2022 Ballantrae CDD Board of Supervisors Regular Meeting.							
22	SECOND ORDER OF BUSINESS – Moment of Silence							
23	There being none, the next item followed.							
24 25	THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda items)							
26 27 28	An audience member provided an overview of services offered by her personal business, and Board comments were made directing her to community social media pages as a more appropriate platform to market.							
29	FOURTH ORDER OF BUSINESS – Professional Reports							
30	A. District Counsel							
31 32	Mr. Straley stated that he was filling in for Mr. Babbar who could not attend due to scheduling conflicts.							
33 34 35 36 37 38	Mr. Straley stated that his firm had learned that Ms. Thibault would be leaving the firm, and noted that with the departure's proximity with the District beginning its annual budget process, there may be some urgency if the Board wished to proceed with District Management from vendors other than DPFG. Mr. Straley suggested that the Board could consider authorizing the Chair or Vice Chair to work with District Counsel to evaluate management options if they so desired working with a new firm.							
39 40 41 42 43	Mr. Milano indicated that he and the Board had been happy working with DPFG and noted that staff transitions were common. Mr. Milano suggested that the District continue working with DPFG and give them time rather than immediately going out for bids for other District management firms. Mr. Milano asked whether there may be any contractual concerns necessitating a transition in firms. Mr. Straley clarified that they were not advising the Board							

Ballantrae CDD January 26, 2022
Regular Meeting Page 2 of 6

to take any particular action, though noted that Ms. Thibault had generally been the point person working with the CDD and had been the person most familiar with the District's budget.

Mr. McGaffney gave an overview of his own background working with CDDs and their budgets over 14 years, and expressed a commitment to working with Ballantrae through their budget season if the Board was amenable. Mr. McGaffney and the Board discussed controls, with Supervisor comments provided regarding Ms. Thibault's emphasis on transparency and providing the level of detail on District financials that the Board had desired. Mr. McGaffney stated that his and the firm's intent was to continue providing the same level of care for financials.

The Board came to a consensus to continue with DPFG and to keep the topic of District Management open to revisit in the future.

Mr. Straley advised that Mr. Babbar would be present at the next meeting.

(Mr. Straley left the meeting.)

B. Exhibit 1: Yellowstone Landscape Report

Mr. Van Helden introduced himself to the Board as the new account manager, and provided an overview of the report. In response to a Supervisor question, Mr. Van Helden clarified that Mr. Mahar was still with the company but had been unable to attend this meeting due to a scheduling conflict. Comments were made from staff regarding Mr. Van Helden meeting and coordinating with Mr. Kubler.

C. Exhibit 2: Yellowstone Proposals (if any)

➤ Wax Myrtle Removal Along Ayrshire - \$2,229.00

Mr. Van Helden commented that this proposal was related to removal of wax myrtle which had accumulated on a fence line around a storm drain. Mr. McGaffney discussed with the Board and explained that this proposal would come out of the Field Miscellaneous line item on the District's budget.

On a MOTION by Mr. Thomas, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved the Yellowstone Landscape Wax Myrtle Removal Along Ayrshire proposal, in the amount of \$2,229.00, for the Ballantrae Community Development District.

Fill In Declined/Missing Juniper at Ayrshire Row - \$2,513.00

Some concerns were expressed about ongoing work in the area where the fill in would occur per the proposal. This item was tabled to the next meeting.

Mr. McGaffney additionally clarified that DPFG's offices were now located at Suite 208 of the same address and requested for this to be corrected on future proposals.

D. Steadfast Environmental

> Exhibit 3: Aquatics Inspection Report

Mr. Hamilton gave an overview of the aquatics inspection report, noting that this was a dormant time of year. Mr. Hamilton predicted that spike rush would migrate back around the Spring and Summer months.

Exhibit 4: Conservation Inspection Report

Ballantrae CDD January 26, 2022
Regular Meeting Page **3** of **6**

84 85 86	Mr. Hamilton noted work that had been done over five weeks to eliminate the trees of concern labeled in the red zone. Mr. Hamilton noted that there was a proposal for removal of trees in the yellow and blue zones.
87	E. Exhibit 5: Steadfast Proposals (if any)
88	➤ Brazilian Pepper Removal - \$3,600.00
89 90	No action was taken by the Board on this item at the meeting, as Steadfast had agreed to perform the removal work at no extra cost to the District.
91	Yellow & Blue Area Tree Removal - \$28,000.00
92 93 94 95	The Board discussed the scope of the tree removal with Mr. Hamilton. Mr. McGaffney indicated that this proposal would come out of the O&M Contingency line item on the District's budget and explained that there was about \$104,000 remaining prior to approving the quote.
96 97 98	On a MOTION by Ms. Anderson, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved the Steadfast proposal for Yellow & Blue Area Tree Removal, in an amount not to exceed \$28,000.00, for the Ballantrae Community Development District.
99	F. Exhibit 6: DPFG January Field Operations Report
100 101 102 103	Mr. Henman provided an overview of the field operations report. Mr. Henman commented positively on the responsiveness of Steadfast to any issues reported on the ponds through his regular site visits and inspections throughout each month. Mr. Henman additionally noted some sodding and hedge trimming work that had occurred around the Straiton pool.
104	G. District Engineer
105	The District Engineer was not present.
106	FIFTH ORDER OF BUSINESS – Administrative Matters
107	A. Exhibit 7: Consideration of the Regular Meeting Minutes – November 17, 2021
108	A request was made to correct Line 47 to have the Second listed as being from Mr. Thomas.
109 110 111	On a MOTION by Ms. Anderson, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved the November 17, 2021 Regular Meeting Minutes, as amended, for the Ballantrae Community Development District.
112	B. Exhibit 8: Acceptance of the Unaudited December Financial Statements
113 114 115	On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board accepted the Unaudited December Financial Statements, for the Ballantrae Community Development District.
116	SIXTH ORDER OF BUSINESS – Business Matters
117	A. New Business
118	Discussion of Tree removal at Pond 16 Duke Firth

Exhibit 9: Consideration & Adoption of Resolution 2022-02, FY 2022 Budget Amendment

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Ballantrae CDD January 26, 2022
Regular Meeting Page 4 of 6

120 Mr. McGaffney explained the purposes of budget amendments to true-up and adjust for actual figures that emerge after the approval of the fiscal year budget per statutory 121 122 requirement. 123 On a MOTION by Mr. Milano, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board adopted Resolution 2022-02, FY 2022 Budget Amendment, for the Ballantrae Community Development District. 124 125 Exhibit 10: Consideration & Adoption of Resolution 2022-03, Re-Designating Non-Board Member Officers of the District 126 127 Mr. McGaffney explained that this Resolution designated Johanna Lee as Treasurer, 128 himself as Assistant Treasurer and Secretary, and Jacquelyn Leger as Assistant Secretary. 129 On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board adopted Resolution 2022-03, Re-Designating Non-Board Member Officers of the District, for the Ballantrae 130 Community Development District. 131 132 B. Old Business 133 Exhibit 11: Consideration of Ayrshire Fence Installation Proposal Options 134 Mr. Henman recalled that the Board had previously requested for additional competing proposals, and provided an overview of the four presented. The Board asked for his input 135 136 on the fence companies and their proposals, and Mr. Henman spoke positively on the 137 quality and efficiency of work with Big Dog Fence in Wesley Chapel, and the fairness of 138 pricing with Fence Pro. Mr. Henman noted that he had only worked with AVB Fencing on 139 a few projects. Discussion ensued regarding warranty comparisons. The Board expressed support for approving the Fence Pro proposal in an amount not to exceed \$7,000.00. Mr. 140 141 McGaffney suggested that this could come out of the District's contingency, though stated that he did not believe there was a specific line item to put it in. 142 1. AVB Fencing - \$6,748.54 143 144 2. Florida State Fence - \$6,597.80 3. Fence Pro- \$6,995.00 145 146 4. Big Dog Fence - \$7,720.00 147 On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board 148 approved the Fence Pro Ayrshire Fence Installation Proposal, in an amount not to exceed \$7,000.00, for the 149 Ballantrae Community Development District. 150 Following the motion, the Board requested for Fence Pro to coordinate with the landscapers 151 to ensure minimal disruption with ongoing vegetation removal.

SEVENTH ORDER OF BUSINESS – Consent Agenda

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A. Exhibit 12: Ratification of Roadway Concepts ADA Detectable Warnings Installation Proposal - \$325.00

On a MOTION by Ms. Anderson, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved the Ratification of Roadway Concepts ADA Detectable Warnings Installation Proposal, in the amount of \$325.00, for the Ballantrae Community Development District.

Ballantrae CDD January 26, 2022 Page **5** of **6** Regular Meeting

159 A. District Manager

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Mr. McGaffney explained that he would continue to serve as the District Manager for Ballantrae for the foreseeable future while assessing the long term best fit for the District. Mr. McGaffney reiterated his commitment to working with the District throughout the budget season to ensure that everything went smoothly. Mr. McGaffney stated that he would work to find a more local District Manager to be able to better oversee direct operations and District works.

B. Maintenance Supervisor

Mr. Kubler was not present to provide a report.

Supervisor comments were made regarding lighting on the monuments that may have burnt out, and concerns were raised regarding who would be responsible for scheduling out security services for the District with Florida Highway Patrol troopers. Suggestions were made for Mr. Levy to serve as a board-appointed liaison for the FHP, and Mr. McGaffney suggested that this be memorialized via motion.

173 On a MOTION by Mr. Milano, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved 174 designating Supervisor Levy as the Board-appointed liaison to the Florida Highway Patrol for the purposes of coordinating security services, for the Ballantrae Community Development District. 175

NINTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Audience Comments on Other Items

There being none, the next item followed.

180 **ELEVENTH ORDER OF BUSINESS – Adjournment**

Mr. Levy asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Anderson made a motion to adjourn the meeting.

On a MOTION by Ms. Anderson, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:08 p.m., for the Ballantrae Community Development District.

BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF JANUARY 2022

Line Item No.	Line Title	Description	Vendor	Amount
Line 68	Field Miscellaneous	Wax Myrtle Removal	Yellowstone Landscape	\$2,229.00
Line 108	Operations & Maintenance Contingency	Yellow & Blue Area Tree Removal	Steadfast Environmental	NTE \$28,000.00

186 *Each person who decides to appeal any decision made by the Board with respect to any matter considered

187 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,

188 including the testimony and evidence upon which such appeal is to be based.

189 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 26, 2022.

190

	Ballantrae CDD	January 26, 2022
	Regular Meeting	Page 6 of 6
191		
	Signature	Signature
	Printed Name	Printed Name
192	Title: □ Secretary □ Assistant Secretary	Title: Chairman Vice Chairman

EXHIBIT 7

Ballantrae Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2022

Ballantrae CDD Balance Sheet January 31, 2022

	G	SENERAL FUND	R	RESERVE FUND		DS-2015 FUND		TOTAL
1 ASSETS:								
2 CASH - OPERATING ACCTS	\$	1,504,191		-		-	\$	1,504,191
3 CASH - DEBIT CARD BU		2,016		-		-		2,016
4 INVESTMENTS:								
5 ASSET RESERVE		-		439,622		-		439,622
6 EMERGENCY RESERVE		-		222,151		-		222,151
7 PARK DEVELOPMENT		-		1,092,221		-		1,092,221
8 BILL PAYMENT RESERVE		-		153,919		-		153,919
9 SINKING FUND-SERIES 2015		-		-		-		-
10 REVENUE-SERIES 2015		-		-		57,291		57,291
11 RESERVE-SERIES 2015		-		-		222,898		222,898
12 PREPAYMENT-SERIES 2015		-		-		2,419		2,419
13 INTEREST-SERIES 2015		-		-		0		0
14 ACCOUNTS RECEIVABLE		11,776		-		-		11,776
15 ALLOWANCE FOR UNCOLLECTED DEBT		(93)		-		-		(93)
16 ASSESSMENTS RECEIVABLE -ON ROLL		47,933		-		25,979		73,912
17 DUE FROM OTHER FUNDS		-		-		533,129		533,129
18 DEPOSITS		1,175		-		-		1,175
19 PREPAID ITEMS		3,990		-		-		3,990
20 TOTAL ASSETS	\$	1,570,988	\$	1,907,912	\$	841,716	\$	4,320,616
21								
22 <u>LIABILITIES:</u>								
23 ACCOUNTS PAYABLE	\$	29,217	\$	-	\$	-	\$	29,217
24 DUE TO DEBT SERVICE		533,129		-		-		533,129
25 ACCRUED EXPENSES		18,261		-		-		18,261
26 DEFERRED REVENUE ON-ROLL		47,933		-		25,979		73,912
27								
28 <u>FUND BALANCE:</u>								
29 NON SPENDABLE (Deposits & Prepaid)		1,175		-		-		1,175
30								
31 ASSIGNED		-		1,907,912		815,737		2,723,649
32 UNASSIGNED		941,273		-		_		941,273
33 TOTAL LIABILITIES & FUND BALANCE	\$	1,570,988	\$	1,907,912	\$	841,716	\$	4,320,616

General Fund

		FY 2021 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE BUDGET YTD VS. ACTUAL YTD	YTD PERCENTAGE
1 (O&M REVENUES:					
2	LANDOWNER ASSESSMENTS (NET)	\$ 1,024,660	870,961	\$ 976,727	\$ 105,766	95%
3	EXCESS FEES CARRYFORWARD PREVIOUS YEARS	2,812	-	- -	-	0%
4	CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	375,000	375,000	-	(375,000)	0%
5	OTHER INCOME (Access Cards & Misc)	-	-	603	603	100%
6	TRANSFER IN FROM RESERVE FUNDS	-	-	-	-	
7 [TOTAL REVENUE	1,402,472	1,245,961	977,330	(268,631)	70%
8						
9 (D&M ADMINISTRATIVE EXPENDITURES:					
10	BOARD OF SUPERVISORS					
11	SUPERVISOR STIPENDS	14,000	4,667	1,985	2,682	14%
12	NEWSLETTER - BIMONTHLY PRINT & MAILING	=	-		-	
13	WEBSITE SERVER & NAME	1,650	550	500	50	30%
14	PUBLIC OFFICIALS LIABILITY INSURANCE	3,369	2,691		2,691	0%
15	MANAGEMENT SERVICES					
16	ADMINISTRATIVE SERVICES	=	-		-	100%
17	DISTRICT MANAGEMENT	60,309	20,103	20,149	(46)	33%
20	ENGINEERING & LEGAL SERVICES					
21	DISTRICT ENGINEER	18,000	6,000	1,750	4,250	10%
22	DISTRICT COUNSEL	17,300	5,767	1,271	4,496	7%
23	ADMINISTRATIVE: OTHER					
24	ANNUAL FINANCIAL AUDIT	3,800	3,700		3,700	0%
26	TRUSTEES FEES	3,772	1,257		1,257	0%
27	PROPERTY APPRAISER FEE	150	150		150	0%
28	LEGAL ADVERTISING	750	250	149	101	20%
29	ARBITRAGE REBATE CALCULATION	650	217		217	0%
30	DUES: LICENSES AND FEES	1,200	175	175	-	15%
31	COMPLIANCE WITH ADA	2,480	2,015	1,515	500	61%
32	ADMINISTRATIVE CONTINGENCY	5,000	1,667	1,499	168	30%
33	O&M ADMINISTRATIVE SUBTOTAL:	132,430	49,208	28,992	20,216	22%
34						
35	INSURANCE			-		
36	GENERAL LIABILITY	6,957	6,957	2,911	4,046	42%
37	PROPERTY CASUALTY	16,214	16,214	21,804	(5,590)	134%
38	TOTAL INSURANCE	23,171	23,171	24,715	(1,544)	107%
39						
40	UTILITY SERVICES					
41	ELECTRIC UTILITY SERVICES	23,000	7,667	8	7,658	0%
42	ELECTRIC UTILITY - RECREATION FACILITIES	15,000	5,000		5,000	0%
43	ELECTRIC STREET LIGHTING	103,500	34,500	58,773	(24,273)	57%
44	UTILITY - WATER - CLUBHOUSE & POOLS	14,000	4,667	963	3,704	7%
45	STORMWATER ASSESSMENT	2,200	733	-	733	0%

General Fund

		FY 2021 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE BUDGET YTD VS. ACTUAL YTD	YTD PERCENTAGE
46	TOTAL UTILITY SERVICES	157,700	52,567	59,743	(7,177)	38%
47					(1,4-1.7)	
48	LAKES/PONDS & LANDSCAPE					
49	LAKES/PONDS: CONTRACTS					
50	AQUATIC CONTRACT	34,800	11,600	22,866	(11,266)	66%
51	WETLAND BUFFER SPRAY CONTRACT	20,256	6,752	22,000	6,752	0%
52	LAKES/PONDS: OTHER	20,220	3,772		0,732	0,0
53	FOUNTAIN REPAIRS & MAINTENANCE	3,000	1,000		1,000	0%
54	MITIGATION AREAS: MONITOR & MAINTAIN	1,500	500		500	0%
55	LAKE/POND REPAIRS	10,000	3,333		3,333	0%
56	INSTALL/REPLACE AQUATIC PLANTS	5,000	1,667		1,667	0%
57	LANDSCAPING: CONTRACTS	-,	,		-,	
58	LANDSCAPE MAINTENANCE CONTRACT	144,240	48,080	65,855	(17,775)	46%
59	LANDSCAPE SECONDARY CONTRACT	31,212	24,812	145,925	(121,113)	468%
60	LANDSCAPE OVERSIGHT/MGMT	- , -	-	-,-	· · · · · · · · · · · · · · · · · · ·	
61	LANDSCAPING: OTHER					
62	IRRIGATION REPAIRS AND MAINTENANCE	14,000	4,667		4,667	0%
63	REPLACE PLANTS, MULCH & TREES	40,000	13,333	482	12,851	1%
64	SOD & SEED REPLACEMENT	10,000	3,333		3,333	0%
66	EXTRA MOWINGS DURING RAINY SEASON	5,000	1,667		1,667	0%
67	RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	3,460	1,730	1,730	17%
68	FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	13,000	4,333	6,950	(2,617)	53%
69	LAKES/PONDS & LANDSCAPE TOTAL	342,388	128,538	243,808	(115,270)	71%
70						
71	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
72	STREETS & SIDEWALKS					
73	ENTRY & WALLS MAINTENANCE	2,000	2,000	387	1,613	19%
74	STREET/DECORATIVE LIGHT MAINTENACE	1,000	333		333	0%
75	SIDEWALK REPAIR & MAINTENANCE	1,500	1,500	325	1,175	22%
76	MAINTENANCE STAFF					
77	EMPLOYEE - SALARIES	86,495	28,832	20,859	7,973	24%
78	EMPLOYEE - P/R TAXES	7,370	2,457	4,136	(1,679)	56%
79	EMPLOYEE - WORKERS COMP	3,654	2,966		2,966	0%
80	PAYROLL FEES	1,900	633	590	43	31%
81	EMPLOYEE- HEALTH & PHONE STIPENDS	9,600	3,200	2,400	800	25%
82	MILEAGE	1,100	367		367	0%
83	STREETS, SIDEWALS. MAINTENANCE & OPERATIONS SUBTOTAL	114,619	42,288	28,696	13,591	25%
84						
85	CLUBHOUSE & SAFETY & SECURITY					
86	CLUBHOUSE & MISCELLANEOUS					
87	PARK/FIELD REPAIRS	7,200	2,400	3,696	(1,296)	51%
88	CLUBHOUSE FACILITY MAINTENANCE	9,000	1,051	618	432	7%

General Fund

		FY 2021 AMENDED	BUDGET	ACTUAL	VARIANCE BUDGET YTD	YTD
		BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	VS. ACTUAL YTD	PERCENTAGE
89	CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	1,400	1,492	(92)	36%
90	MISCELLANEOUS SUPPLIES (Inclusive of Debit Card)	3,500	1,167		1,167	0%
91	POOL/FOUNTAIN/SPLASH PAD MAINTENANCE	10,000	3,333	2,801	532	28%
92	POOL PERMITS	750	750		750	0%
93	SEASONAL LIGHTING	20,000	16,100	15,325	775	77%
94	PEST CONTROL	520	173	120	53	23%
95	CLUBHOUSE EXTERIOR FURNISHINGS	-	-		-	
96	CLUBHOUSE CLEANING	-	-		-	
97	CLUBHOUSE MISCELLANEOUS	7,500	2,500	999	1,501	13%
98	SAFETY & SECURITY					
99	PART-TIME LAW ENFORCEMENT DETAILS	50,000	16,667	9,450	7,217	19%
100	SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	7,833	887	6,947	4%
101	EMPLOYEE PAYROLL TAXES	2,000	667		667	0%
102	EMPLOYEE WORKER'S COMP	1,300	433		433	0%
104	SECURITY - OTHER (GATE SERVICE)	1,000	704	484	220	48%
105 Cl	LUBHOUSE & SAFETY & SECURITY	140,470	55,178	35,872	19,306	26%
106					<u>, </u>	
107	O&M CONTINGENCY & CAPITAL PROJECTS					
108	O&M CONTINGENCY	304,194	101,398	-	101,398	0%
109	ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	
110	WALL & STRUCTURE PAINTING	-	-	-	-	
111	INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	
112	TOTAL O&M CONTINGENCY & CAPITAL PROJECTS	304,194	101,398	-	101,398	0%
113			·			
114 T	OTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES	1,214,972	452,347	421,826	30,521	35%
115						
116 E	XCESS OF REVENUE OVER (UNDER) EXPENDITURES	187,500	793,614	555,504	(238,110)	
117						
118 O	THER FINANCING SOURCES AND (USES)					
119 I	RESERVES TRANSFERS OUT-OTHER FINANCING USES					
	EMERGENCY RESERVE	90,000	90,000	_	90,000	0%
	ASSET RESERVE	47,500	47,500	_	47,500	0%
	BILL PAYMENT RESERVE	- 17,500		_	-	0,0
	PARK DEVELOPMENT RESERVE	50.000	50.000		50,000	0%
	TOTAL OTHER FINANCING SOURCES & USES	187,500	187,500		187,500	0%
125	TOTAL OTHER PHANCING BOOKCES & USES	107,500	107,500		107,500	0 70
	O&M TOTAL EXPENDITURES	1,402,472	639,847	421,826	218 021	30%
	JUNITOTAL EAFENDITUKES	1,402,472	039,847	421,820	218,021	30%
127	ET CHANGE IN FUND BALANCE		(0(114	EEE E0.4	(E0 (10)	
		420.201	606,114	555,504	(50,610)	
	EGINNING FUND BALANCE GENERAL FUND (adjusted for FY21)	420,291	-	386,944	386,944	
130 LF	ESS FUND BALANCE FORWARD	(375,000)	-	-	-	

General Fund

	FY 2021 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE BUDGET YTD VS. ACTUAL YTD	YTD PERCENTAGE
131 ENDING FUND BALANCE GENERAL FUND	45,291	606,114	942,448	336,334	·
132 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)	1,710,380	-	-	-	
133 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
134 ADJUSTED FUND BALANCE	\$ 1,755,671	\$ 606,114	\$ 942,448	\$ 336,334	

${\bf Ballantrae}~{\bf CDD}$

Reserve Fund

	FY 202: ADOPTE BUDGE	D	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE	-				
INTEREST REVENUE					
MMK - PARK DEVELOPMENT (interest)	\$	-	-	\$ 368	\$ 368
MMK - ASSET RESERVE (interest)		-	-	148	148
MMK - EMERGENCY RESERVE (interest)		-	-	75	75
MMK - BILL PAYMENT RESERVE (interest)		-	=	52	52
INTEREST EARNINGS		-	-	-	-
TOTAL REVENUE		-	-	643	643
RESERVES EXPENDITURES					
EMERGENCY RESERVE		-	-	-	-
ASSET RESERVE		-	-	-	-
PARK DEVELOPMENT RESERVE		-	-	-	-
PROJECTS (Contingency)		-	-	-	-
TOTAL RESERVES EXPENDITURES		•	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		-	-	643	643
OTHER FINANCING SOURCES					
TRANSFER IN - PARK DEVELOPMENT	76	000	-	-	-
TRANSFER IN - BILL PAYMENT				-	
TRANSFER IN (OUT) - ASSET RESERVE	47.	500	-	-	-
TRANSFER IN (OUT) - EMERGENCY RESERVE	127	343	-	=	-
TOTAL OTHER FINANCING SOURCES (USES)	250	843		-	
NET CHANGE IN FUND BALANCE	250	843	-	643	643
FUND BALANCE - BEGINNING		-	-	1,907,269	1,907,269
FUND BALANCE - ENDING	\$ 250	843	\$ -	\$ 1,907,912	\$ 1,907,912

Debt Service Fund -Series 2015

	AI	TY 2021 DOPTED UDGET	BUDGET YEAR-TO-DATE	ACTUAL R-TO-DATE	FA	ARIANCE VORABLE AVORABLE)
REVENUE						
ASSESSMENT - ON-ROLL	\$	557,421	55,742	\$ 531,266	\$	475,524
ASSESSMENT DISCOUNTS		-	-	-		-
LOT CLOSINGS		-	-	-		-
INTEREST EARNINGS				 11		11
TOTAL REVENUE		557,421	55,742	 531,277		475,535
EXPENDITURES						
		-	-	-		-
INTEREST MAY 2022		112,964	119,214	-		119,214
INTEREST NOV 2021		108,881	108,881	108,792		89
PRINCIPAL RETIREMENT MAY 2021		335,000	335,000	-		335,000
PRINCIPAL PREPAYMENT	-	-	-	 100 503		-
TOTAL CONTINGENCY		556,845	563,095	 108,792		454,303
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		576.00	(507,353)	422,485		929,838
OTHER FINANCING SOURCES						
TRANSFER-IN			-	-		-
TOTAL OTHER FINANCING SOURCES (USES)		-		-		-
NET CHANGE IN FUND BALANCE		576	(507,353)	422,485		929,838
FUND BALANCE - BEGINNING		-	-	393,252		393,252
FUND BALANCE - ENDING	\$	576	\$ (507,353)	\$ 815,737	\$	1,323,090

Ballantrae CDD Bank Reconciliation January 31, 2022

]	8417 BU Acct	 HB Acct	 Consolidated Oper accts
Balance Per Bank Statement	\$	3,303.00	\$ 1,523,401.83	\$ 1,526,704.83
Less: Outstanding Checks		-	(22,513.99)	(22,513.99)
Adjusted Bank Balance	\$	3,303.00	\$ 1,500,887.84	\$ 1,504,190.84
Beginning Cash Balance Per Books	\$	4,376.15	\$ 1,515,976.51	\$ 1,520,352.66
Deposits / Transfer		-	21,346.60	21,346.60
Transfer From to Debit Card		-	-	-
Cash Disbursements		(1,073.15)	(36,435.27)	(37,508.42)
Balance Per Books	\$	3,303.00	\$ 1,500,887.84	\$ 1,504,190.84

BALLANTRAE CDD

Check Register FY2022

Date Ref #	Vendor Name	Memo	Deposits D	isbursements	HB Acct Balance
09/30/2021	EOY Balance Hancock Bank	DOS NEC 0/90/94		200.00	386,026.3
10/01/2021 100121ACH1 10/01/2021 100121ACH2	Cecilio A. Thomas Jr. Innovative Employer Solutions	BOS MTG 9/22/21 BOS MTG 9/22/21		200.00 60.00	385,826. 385,766.
10/01/2021 100121ACH2 10/01/2021 100121ACH3	James Flateau	BOS MTG 9/22/21		200.00	385,566.
10/01/2021 58	Richard Levy	BOS MTG 9/22/21		200.00	385,366.
10/01/2021 59	Christopher Milano	BOS MTG 9/22/21		200.00	385,166.
10/01/2021	•	Deposit		0.00	385,166.
10/03/2021		Deposit		0.00	385,166.
10/05/2021 2430	Yellowstone Landscape Professionals			1,523.63	383,642.
10/06/2021 2431	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee FY 2021		175.00	383,467.
10/07/2021 ACH10052021	Bright House Networks	9/12 - 10/11 - Internet/Phone - 17611 Mentmore Blvd		362.94	383,104.
10/08/2021 ACH102221	Duke Energy			102.43	383,002.
10/08/2021 2433	Innersync	Annual Service 10/01 -09/30		1,515.00	381,487.
10/08/2021 2434	Suncoast Rust Control, Inc	Commercial Service- Commercial Monthly rust control service and solutionn for pervious		865.00	380,622.
10/08/2021 100821ACH1	Anthony Vadalabene	09/20-10/03/21- PR		443.28	380,179.
10/08/2021 100821ACH2	Dustin J Smith	09/20-10/03/21- PR		1,263.10	378,916.
10/08/2021 100821ACH3	Gary L. Kubler	09/20-10/03/21- PR 09/20-10/03/21- PR		1,605.78 1,022.55	377,310.
10/08/2021 100821ACH4	Innovative Employer Solutions	09/20-10/03/21- PR 09/20-10/03/21- PR		1,022.55	376,287. 375,844.
10/08/2021 100821ACH5 10/09/2021 10/9/21	Michael Obanion Pasco County Utilities Services Branch	Online Payment Fee		8.25	375,844.
10/10/2021	1 asco county cuities services branch	Deposit		0.00	375,836.
10/12/2021 2435	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - Oct		5,025.75	370,810.
10/14/2021 2439	Stantec Consulting Services, Inc.	2021 FY General Consulting		380.00	370.430.
10/18/2021 2436	Aaron Millian	Maintenance / Managment Service provided 10/16/21-10/17/21		400.00	370,030.
10/19/2021 ACH101921	Pasco County Utilities Services Branch			824.23	369,206.
10/22/2021 ACH1022221	Duke Energy			12,355.60	356,850.
10/22/2021 2438	Business Observer	Board Of Supervisors Meeting Dates		148.76	356,701.
10/22/2021 102221ACH1	Dustin J Smith	10/04-10/17/21- PR		931.89	355,769.
10/22/2021 102221ACH2	Gary L. Kubler	10/4-10/17/21- PR		472.68	355,297.
10/22/2021 102221ACH3	Innovative Employer Solutions	10/04-10/17/21- PR		415.95	354,881.
10/25/2021 2445	G.B Collins Engineering P.A	Splash Pad		800.00	354,081.
10/25/2021 2455	Straley Robin Vericker	Legal services through 10/15/21		545.00	353,536.
10/26/2021 2446	Yellowstone Landscape Professionals	Ballnatrae October Irrgations Inspections Repair		183.23	353,353.
10/26/2021 2447	Egis Insurance Risk Advisors			24,714.92	328,638.
10/29/2021 2448	DLTD Solutions Inc.	Admin Fee - Sept 3,4,5,6,12,14,22,25,26,28,2021		400.00	328,238.
10/29/2021 2449	Trooper Douglas Guy	Service Security/ Traffic Control 3,4,5,22,25,2021		1,590.00	326,648.
10/29/2021 2450	Trooper Steven Turner	Service Security/ Traffic Control Sept 14,28,2021		400.00	326,248.
10/29/2021 2451	Trooper Timothy Slezak	Service- Security/Traffic Control Sept 12,26,2021		560.00	325,688.
10/29/2021 ACH101021	Google	09/01-09/30/21 - Email	0.00	72.00	325,616.
10/31/2021 11/01/2021 ACH102921	Bright House Networks	10/12-11/11/21 Internet/Phone - 17611 Mentmore Blvd- Auto Pay- ACH102921	0.00	60,410.25 362.94	325,616.1 325,253.
11/01/2021 ACH 102921 11/01/2021 2442	Poolsure	water mgmt seasonal billing rate		520.74	324,732.
11/01/2021 2443	Tropicare Termite and Pest Control	Pest Control - July		80.00	324,652.
11/01/2021 2456	Steadfast Environmental, LLC	Pond Maint -Nov 2021		4.573.15	320.079.
11/01/2021 2457	Yellowstone Landscape Professionals	TOTAL MARIA MOTE EST.		12,381.63	307,697.
11/02/2021 2453	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - Nov		5,025.75	302,671.
11/03/2021 2454	Steadfast Environmental, LLC	Pond Maint -Oct 2021		4,573.15	298,098.
11/03/2021 2458	DLTD Solutions Inc.			2,700.00	295,398.
11/03/2021 2459	Yellowstone Landscape Professionals	2021 Fall Annual Rotation		3,540.00	291,858.
11/04/2021		Deposit	2,996.37		294,855.
11/05/2021 110521ACH1	Cecilio A. Thomas Jr.	BOS MTG 11/05/21		200.00	294,655.
11/05/2021 110521ACH2	Dustin J Smith	11/5/21 PR		1,446.94	293,208.
11/05/2021 110521ACH3	Gary L. Kubler	BOS MTG 11/05/21		1,483.24	291,724.
11/05/2021 110521ACH4	Innovative Employer Solutions	11/05/21 PR		936.58	290,788
11/05/2021 110521ACH5	James Flateau	BOS MTG 11/05/21		200.00	290,588
11/05/2021 60	Joanne Anderson	BOS MTG 11/05/21		184.70	290,403
11/05/2021 61	Richard Levy	BOS MTG 11/05/21		200.00	290,203.
11/05/2021 62	Christopher Milano	BOS MTG 11/05/21		200.00	290,003
11/08/2021 2460	Duke Energy			4,110.45	285,893
11/10/2021 ACH111021	Pasco County Utilities Services Branch	Paymentus Service Fees		8.25	285,884.
11/12/2021		Deposit	58,194.87		344,079
11/19/2021 111921ACH	Dustin J Smith	11/01-11/14/21 PR		931.87	343,147
11/19/2021 111921ACH1	Gary L. Kubler	11/01-11/14/21 PR		535.66	342,612
11/19/2021 111921ACH2	Innovative Employer Solutions	11/01-11/14/21 PR		435.36	342,176.
11/19/2021		Deposit	84,394.74		426,571
11/26/2021 112621ACH1	Cecilio A. Thomas Jr.	BOS MTG 11/26/21		200.00	426,371
11/26/2021 112621ACH2	Innovative Employer Solutions	BOS MTG 11/26/21		80.60	426,291
11/26/2021 112621ACH3	James Flateau	BOS MTG 11/26/21		200.00	426,091
11/26/2021 112621ACH4 11/26/2021 63	Joanne Anderson Richard Levy	BOS MTG 11/26/21 BOS MTG 11/26/21		184.70 200.00	425,906. 425,706.
11/26/2021 63	Christopher Milano	BOS MTG 11/26/21 BOS MTG 11/26/21		200.00	425,706. 425,506.
	OTHER OPTION IVIII OF THE OPTION OF THE OPTI	DOG WITG 11/20/21	145,585.98	45,695.71	425,506.4 425,506.4
11/30/2021					.20,000.
11/30/2021	Coastal Building Service	Provide proof of all licenses and insurances	110,000.00	<u> </u>	423,356
	Coastal Building Service KJK Concrete Finishing	Provide proof of all licenses and insurances Estimate for damaged sidewalk	1 10,000100	2,150.00 2,650.00	
11/30/2021 12/01/2021 2461			1 10,000100	2,150.00	420,706
11/30/2021 12/01/2021 2461 12/01/2021 2462	KJK Concrete Finishing Tropicare Termite and Pest Control	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior	. 10,000.00	2,150.00 2,650.00	420,706 420,666
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463	KJK Concrete Finishing	Estimate for damaged sidewalk	1,149,239.11	2,150.00 2,650.00 40.00	420,706 420,666 420,303
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 120221ACH	KJK Concrete Finishing Tropicare Termite and Pest Control	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentmore Bivd- Auto Pay		2,150.00 2,650.00 40.00	420,706 420,666 420,303 1,569,542
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/02/2021ACH 12/02/2021	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentimore Blvd- Auto Pay Deposit		2,150.00 2,650.00 40.00 362.94	420,706 420,666 420,303 1,569,542 1,566,071
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/0221ACH 12/02/2021 12/03/2021 2464	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks Yellowstone Landscape Professionals	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentimore Blvd- Auto Pay Deposit Ballnatrae Sod Replacement - 11/21		2,150.00 2,650.00 40.00 362.94	420,706 420,666 420,303 1,569,542 1,566,071
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/02/1ACH 12/02/2021 12/02/2021 2464 12/03/2021 12/03/21ACH1	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks Yellowstone Landscape Professionals Dustin J Smith	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentmore Blvd- Auto Pay Deposit Ballnatrae Sod Replacement - 11/21 11/15-11/28/21- PR		2,150.00 2,650.00 40.00 362.94 3,471.00 1,352.24	420,706 420,666 420,303 1,569,542 1,566,071 1,564,715 1,563,213
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/02/1ACH 12/02/2021 12/03/2021 2464 12/03/2021 12/03/1ACH1 12/03/2021 12/03/1ACH2	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks Yellowstone Landscape Professionals Dustin J Smith Gary L. Kubler	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentmore Blvd- Auto Pay Deposit Ballnatrae Sod Replacement - 11/21 11/15-11/28/21- PR 11/15-11/28/21- PR		2,150.00 2,650.00 40.00 362.94 3,471.00 1,352.24 1,506.29	420,706 420,666 420,303 1,569,542 1,566,071 1,564,719 1,563,213
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/0221ACH 12/02/2021 12/03/2021 2464 12/03/2021 12/0321ACH1 12/03/2021 12/0321ACH2 12/03/2021 12/0321ACH2 12/03/2021 12/0321ACH3	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks Yellowstone Landscape Professionals Dustin J Smith Gary L Kubler Innovative Employer Solutions	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentmore Blvd - Auto Pay Deposit Ballnatrae Sod Replacement - 11/21 11/15-11/28/21- PR 11/15-11/28/21- PR 11/15-11/28/21- PR		2,150.00 2,650.00 40.00 362.94 3,471.00 1,352.24 1,506.29 881.60	420,706 420,666 420,303 1,569,542 1,566,719 1,564,719 1,562,213 1,567,305
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/0221ACH 12/02/2021 12/03/2021 2464 12/03/2021 12/03/1ACH1 12/03/2021 12/03/1ACH2 12/03/2021 12/03/1ACH3 12/06/2021 12/03/1ACH3	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks Yellowstone Landscape Professionals Dustin J Smith Gary L. Kubler Innovative Employer Solutions DPFG MANAGEMENT & CONSULTING, LLC	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentmore Blvd- Auto Pay Deposit Ballnatrae Sod Replacement - 11/21 11/15-11/28/21- PR 11/15-11/28/21- PR 11/15-11/28/21- PR CDD Mgmt-Dec		2,150.00 2,650.00 40.00 362.94 3,471.00 1,352.24 1,506.29 881.60 5,025.75	420,706 420,666 420,303 1,569,542 1,566,071 1,563,213 1,562,331 1,567,305 1,554,944
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/02/1ACH 12/02/2021 12/02/2021 12/03/2021 12/03/1ACH1 12/03/2021 12/03/1ACH2 12/03/2021 12/03/1ACH2 12/03/2021 12/03/1ACH3 12/06/2021 2466	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks Yellowstone Landscape Professionals Dustin J Smith Gary L. Kubler Innovative Employer Solutions DPFG MANAGEMENT & CONSULTING, LLC Yellowstone Landscape Professionals	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentmore Blvd- Auto Pay Deposit Ballnatrae Sod Replacement - 11/21 11/15-11/28/21- PR 11/15-11/28/21- PR CDD Mgmt- Dec Ballnatrae Sod Replacement - 12/21		2,150.00 2,650.00 40.00 362.94 3,471.00 1,352.24 1,506.29 881.60 5,025.75 2,361.50	420,706 420,666 420,303 1,569,542 1,566,071 1,564,719 1,563,213 1,563,213 1,563,305 1,564,944
11/30/2021 12/01/2021 2461 12/01/2021 2462 12/01/2021 2463 12/02/2021 12/02/2021 12/02/2021 12/03/2021 2464 12/03/2021 12/03/2021 12/03/2021 12/03/2021 12/03/2021 12/03/2021 12/03/2021 12/03/2021 12/03/2021 12/03/2021 12/03/2021 2465 12/06/2021 2466	KJK Concrete Finishing Tropicare Termite and Pest Control Bright House Networks Yellowstone Landscape Professionals Dustin J Smith Gary L Kubler Innovative Employer Solutions DPFG MANAGEMENT & CONSULTING, LLC Yellowstone Landscape Professionals Illuminations Holiday Lighting	Estimate for damaged sidewalk Pest Control - Pest Control Service - Interior/Exterior Internet/Phone - 17611 Mentmore Blvd - Auto Pay Deposit Ballnatrae Sod Replacement - 11/21 11/15-11/28/21- PR 11/15-11/28/21- PR 11/15-11/28/21- PR CDD Mgmt - Dec Ballnatrae Sod Replacement - 12/21 Holiday Lighting 50% deposit		2,150.00 2,650.00 40.00 362.94 3,471.00 1,352.24 1,506.29 881.60 5,025.75 2,361.50 7,537.50	423,356. 420,666. 420,666. 420,303. 1,569,542. 1,566,071. 1,564,719. 1,562,331. 1,567,305. 1,554,944. 1,547,406. 1,541,481.

BALLANTRAE CDD

Check Register FY2022

12/17/2021 121721ACH	Vendor Name	Memo	Deposits	Disbursements	HB Acct Bala
	Poolsure			531.01	1,635
12/17/2021 2470	Illuminations Holiday Lighting	Holiday Lighting (50%)		7,787.50	1,628
12/17/2021 121721ACH1	Dustin J Smith	11/29-12/12/21 PR		976.45	1,627
12/17/2021 121721ACH2	Gary L. Kubler	11/29-12/12/21 PR		967.65	1,626
12/17/2021 121721ACH3	Innovative Employer Solutions	11/29-12/12/21 PR		594.86	1,625
12/17/2021		Deposit	500.18		1.626
12/17/2021		Deposit	95,042.79		1,721
12/18/2021 2471	Poolsure	Pool Maint - Jan	00,042.70	583.23	1,720
12/18/2021 2472	Poolsure	Pool Maint - Dec		583.23	1,719
12/18/2021 2473	Stantec Consulting Services, Inc.	Engineering Svcs thru 11/26/21		190.00	1,719
12/18/2021 2474	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solutionn for pervious		865.00	1,718
12/21/2021 2476	DPFG MANAGEMENT & CONSULTING, LLC	Annual website service fee		500.00	1,718
12/22/2021 122221ACH	Pasco County Utilities Services Branch	Ayrshire Boulevard		10.14	1,718
12/22/2021 122221ACH2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		391.44	1,718
12/23/2021 122321ACH1		17835 State Road 54 Lite -		8,477.63	1,70
	Duke Energy				
12/27/2021 2477	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 12/21		17,160.00	1,69
12/28/2021 2478	Steadfast Environmental, LLC	Clearing red tree area		140,000.00	1,55
12/28/2021 2480	Yellowstone Landscape Professionals	Monthly landscaping 12/21/21		12,019.25	1,54
12/28/2021 2482	Yellowstone Landscape Professionals	Ballnatrae Monthly maintenance - 01/22		12,019.25	1,528
12/29/2021 122921ACH2	Duke Energy	3643 Duke Firth St		15.90	1,52
		3643 Duke Firth St			
12/29/2021 122921ACH3	Duke Energy			16.14	1,52
12/29/2021 122921ACH4	Duke Energy	17650 Ayrshine Blvd -		26.90	1,528
12/29/2021 122921ACH5	Duke Energy	17700 Glenapp Dr -		31.09	1,52
12/29/2021 122921ACH6	Duke Energy	3351 Downan Point Dr		31.26	1,52
12/29/2021 122921ACH7	Duke Energy	2131 Ballantrae blvd -		57.62	1,52
12/29/2021 122921ACH8	Duke Energy	17600 Stinchar Dr		58.65	1,52
12/29/2021 122921ACH10	Duke Energy	17626 Glenapp Dr		102.13	1,52
12/29/2021 122921ACH11	Duke Energy	2131 Ballantrae blvd -		123.53	1,52
12/29/2021 122921ACH13	Duke Energy	17611 Mentmore Blvd - REC BLDG		175.21	1,52
12/29/2021 122921ACH14	Duke Energy	2131 Ballantrae blvd		240.80	1,52
12/29/2021 122921ACH15	Duke Energy	17611 Mentmore Blvd - REC BLDG		997.30	1,52
12/29/2021 122921ACH16	Duke Energy	2800 Ballantrae Blvd -		1,992.26	1,52
12/30/2021 2483	Himes Electrical Services, Inc	Installed 6 surge arrestors on the outdoor panel		386.85	1,52
12/30/2021 2485	Steadfast Environmental, LLC	Pond Maint - Jan 2021		4,573.15	1,51
12/30/2021 2486	Straley Robin Vericker	Legal services through 12/15/21		643.11	1,51
12/31/2021 123121ACH1	Dustin J Smith	12/13-12/26/21-PR		931.87	1,51
12/31/2021 123121ACH2	Gary L. Kubler	12/13-12/26/21-PR		1,274.93	1,51
12/31/2021 123121ACH3		11/29-12/12/21 PR			
12/31/2021 123121ACH3	Innovative Employer Solutions	11/28-12/12/21 FK	1,341,530.65	684.21 251,060.55	1,51 1,515 ,
			1,341,330.03		
01/03/2022 1/3/22	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		362.94	1,51
01/04/2022 2487	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -Jan 2022		5,025.75	1,51
01/05/2022 2488	Flordia Field Service Group LLC	24 Hour Labor at \$25.00 per hour		600.00	1,50
01/07/2022 2489	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solution for pervious		865.00	1,50
01/07/2022		Deposit	20,876.60		1,52
01/07/2022		Deposit	280.00		1,53
	DLTD Solutions Inc.		200.00		
01/11/2022 2490		Admin Scheduling fee for Oct 2,3,6,12,18,22,27,28,30,31,2021		500.00	1,52
01/11/2022 2492	Steadfast Environmental, LLC	Routine Aquatic Maintanance December 2021		4,573.15	1,52
01/12/2022		Deposit	190.00		1,52
01/14/2022 011422ACH1	Dustin J Smith	12/27-1/9/22 PR		1,354.33	1,52
01/14/2022 011422ACH2	Gary L. Kubler	12/27-1/9/22 PR		1,608.26	1,52
01/14/2022 011422ACH3	Innovative Employer Solutions	12/27-1/9/22 PR		935.51	1,52
01/21/2022 ACH01212022	Florida Dept of Revenue	4th Qtr Sales Tax 2021		64.84	1,52
	Pasco County Utilities Services Branch	Ayrshire Boulevard		10.14	1,52
01/24/2022 011522ACH	B 0 1 1000 0 1 B 1	0 Ballantrae & Mentmor			
01/24/2022 011522ACH 01/24/2022 012422ACH	Pasco County Utilities Services Branch	o ballantiae & Mentinoi		542.64	1,52
01/24/2022 012422ACH					
01/24/2022 012422ACH 01/24/2022 012422ACH1	Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22)		30.67	1,52
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2	Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22)		30.67 61.19	1,52 1,52
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3	Duke Energy Duke Energy Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22)		30.67 61.19 170.24	1,52 1,52 1,52
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2	Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd -12/2 to 1/4/22		30.67 61.19	1,52 1,52 1,52 1,52 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3	Duke Energy Duke Energy Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22)		30.67 61.19 170.24	1,52 1,52 1,52 1,52
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4	Duke Energy Duke Energy Duke Energy Duke Energy Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd -12/2 to 1/4/22		30.67 61.19 170.24 1,822.38	1,52 1,52 1,52 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH5 01/24/2022 012422ACH6	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22)		30.67 61.19 170.24 1,822.38 1,157.10 216.50	1,52 1,52 1,52 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH6	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01	1,52 1,52 1,52 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6	Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07	1,52 1,52 1,52 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH5 01/24/2022 012422ACH5 01/24/2022 012422ACH7 01/24/2022 012422ACH7 01/24/2022 012422ACH8	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr 12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22		30.67 61.19 170.24 1.822.38 1,157.10 216.50 269.01 55.07 34.02	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH7 01/24/2022 012422ACH8	Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH7 01/24/2022 012422ACH7 01/24/2022 012422ACH8	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr 12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22		30.67 61.19 170.24 1.822.38 1,157.10 216.50 269.01 55.07 34.02	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH7 01/24/2022 012422ACH8 01/24/2022 012422ACH8 01/24/2022 012422ACH8 01/24/2022 012422ACH9	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17624 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stinchar Dr-12/2 to 1/4/22		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07 34.02 61.36	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH8 01/24/2022 012422ACH8 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/24/2022 012422ACH11	Duke Energy Cuse Energy	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17600 Glenapp Dr - 12/2 to 1/4/22 17600 Slenapp Br - 12/2 to 1/4/22 17600 Slellantrae Blvd 12/2- 1/4/22 3542 Ballantrae Blvd 12/2- 1/4/22 tile roof repair		30.67 61.19 170.24 1.822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 0124222ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH5 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/25/2022 012422ACH11 01/25/2022 2493	Duke Energy Cuse Energy Duke Energy Duke Energy Duke Energy Duke Energy Duke Energy Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stinchar Dr-12/2 to 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tile roof repair Pass through expenses: Dec		30.67 61.19 170.24 1.822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH7 01/24/2022 012422ACH7 01/24/2022 012422ACH9 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 2494	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd litie entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stinchar Dr-12/2 to 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tile roof repair Pass through expenses: Dec Arbitrage		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00 45.70	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH9 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/24/2022 012422ACH11 01/24/2022 012422ACH11 01/25/2022 2493 01/25/2022 2495 01/25/2022 2496	Duke Energy Cassata Building Service DPFG MANAGEMENT & CONSULTING, LLC GNP Services, CPA, PA Stantec Consulting Services, Inc.	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr -12/2 to 1/4/22 17600 Stinchar Dr-12/2 to 1/4/22 13642 Ballantrae Blvd 12/2-1/4/22 tile roof repair Pass through expenses: Dec Arbitrage legal svcs		30.67 61.19 170.24 1,822.38 1,157.10 216.50 289.01 55.07 34.02 61.36 76.22 2,150.00 45.70 500.00	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH7 01/24/2022 012422ACH7 01/24/2022 012422ACH9 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 2493	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd litie entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stinchar Dr-12/2 to 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tile roof repair Pass through expenses: Dec Arbitrage		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00 45.70	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH9 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/25/2022 2493 01/25/2022 2494 01/25/2022 2495 01/25/2022 2496	Duke Energy Cassata Building Service DPFG MANAGEMENT & CONSULTING, LLC GNP Services, CPA, PA Stantec Consulting Services, Inc.	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr -12/2 to 1/4/22 17600 Stinchar Dr-12/2 to 1/4/22 13642 Ballantrae Blvd 12/2-1/4/22 tile roof repair Pass through expenses: Dec Arbitrage legal svcs		30.67 61.19 170.24 1,822.38 1,157.10 216.50 289.01 55.07 34.02 61.36 76.22 2,150.00 45.70 500.00	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/25/2022 2493 01/25/2022 2494 01/25/2022 2496 01/28/2022 012822ACH 01/28/2022 012822ACH 01/28/2022 012822ACH	Duke Energy Energy Duke Energy Duke Energy Duke Energy Duke Energy Duke Energy Energy Coastal Building Service DPFG MANAGEMENT & CONSULTING, LLC GNP Services, CPA, PA Stantec Consulting Services, Inc. Dustin J Smith Gary L. Kubler	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd litie entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17700 Slinchar Dr-12/2 to 1/4/22 3542 Ballantrae Blwd 12/2-1/4/22 tile roof repair Pass through expenses: Dec Arbitrage legal svcs 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR		30.67 61.19 170.24 1.822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00 45.70 500.00 380.00 933.98	1,52 1,52 1,53 1,51 1,51 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH 01/24/2022 012422ACH1 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH7 01/24/2022 012422ACH9 01/24/2022 012422ACH9 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/25/2022 2493 01/25/2022 2494 01/25/2022 2495 01/25/2022 2496 01/25/2022 012822ACH1 01/28/2022 012822ACH1 01/28/2022 012822ACH1	Duke Energy Duke E	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 Ballantrae blvd ill entrance (12/2-1/4/22) 2500 Ballantrae blvd ill entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr-12/2 to 1/4/22 17600 Slinchar Dr-12/2 to 1/4/22 17600 Slinchar Dr-12/2 to 1/4/22 1860 Slinchar Dr-12/2 to 1/4/22 tile roof repair Pass through expenses: Dec Arbitrage legal svcs 1/10/22-1/23/22 PR 11/29-12/12/12 PR		30.67 61.19 170.24 1,822.38 1,157.10 216.50 289.01 55.07 34.02 61.36 76.22 2,150.00 45.70 500.00 380.00 933.98 1,277.04	1,52 1,53 1,55 1,55 1,57 1,57 1,57 1,57 1,57 1,57
01/24/2022 012422ACH 01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/25/2022 012422ACH11 01/25/2022 2493 01/25/2022 2494 01/25/2022 2495 01/25/2022 2496 01/25/2022 012822ACH 01/28/2022 012822ACH1 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stenap Dr - 12/2 to 1/4/22 17600 Stenap Blwd 12/2- 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tile roof repair Pass through expenses: Dec Arbitrage legal sws 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR 11/29-12/12/21 PR Electricity - Duke Energy Jan Statement		30.67 61.19 170.24 1.822.38 1.157.10 216.50 269.01 55.07 34.02 61.36 76.22 2.150.00 45.70 500.00 380.00 933.98 1.277.04 698.45	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
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01/24/2022 012422ACH 01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/25/2022 012422ACH11 01/25/2022 2493 01/25/2022 2494 01/25/2022 2495 01/25/2022 2496 01/25/2022 012822ACH 01/28/2022 012822ACH1 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2 01/28/2022 012822ACH2	Duke Energy	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stenap Dr - 12/2 to 1/4/22 17600 Stenap Blwd 12/2- 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tile roof repair Pass through expenses: Dec Arbitrage legal sws 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR 11/29-12/12/21 PR Electricity - Duke Energy Jan Statement		30.67 61.19 170.24 1.822.38 1.157.10 216.50 269.01 55.07 34.02 61.36 76.22 2.150.00 45.70 500.00 380.00 933.98 1.277.04 698.45	1,52 1,52 1,52 1,52 1,5 1,5 1,5 1,5 1,5 1,5 1,5 1,5 1,5 1,5
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH9 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/25/2022 2493 01/25/2022 2495 01/25/2022 012822ACH 01/28/2022 012822ACH1 01/28/2022 012822ACH1	Duke Energy Energy Energy Energy Energy Energy Energy Energy English House Networks DCSI, Inc.	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 12/2 to 1/4/22 17611 Mentmore Blwd - REC BLOS (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Slinchar Dr-12/2 to 1/4/22 17600 Slinchar Dr-12/2 to 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tile roof repair Pass through expenses: Dec Arbitrage legal svcs 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR 11/29-12/12/12 PR Electricity - Duke Energy Jan Statement Internet/Phone - 17611 Mentmore Blwd- Auto Pay (01/12-2/11/22) access gate cards		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00 45.70 50.00 380.00 93.39 1,277.04 698.45 42.59 362.94	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH4 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH7 01/24/2022 012422ACH9 01/24/2022 012422ACH9 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/25/2022 012422ACH10 01/25/2022 2493 01/25/2022 2495 01/25/2022 2496 01/25/2022 012422ACH10 01/25/2022 012422ACH10 01/25/2022 2496 01/25/2022 012422ACH10 01/25/2022 012422ACH10 01/25/2022 2496 01/25/2022 012822ACH 01/25/2022 012822ACH2 01/25/2022 012822ACH2 01/25/2022 012922ACH2 01/31/2022 2498	Duke Energy Bright House Networks DCSSI, Inc. Fence Pro	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr -12/2 to 1/4/22 17600 Slinchar Dr-12/2 to 1/4/22 17600 Slinchar Dr-12/2 to 1/4/22 1800 Slinchar Dr-12/2		30.67 61.19 170.24 1,822.38 1,157.10 216.50 289.01 55.07 34.02 61.36 76.22 2,150.00 45.70 500.00 380.00 933.98 1,277.04 688.45 42.59 362.94 484.00 3,497.50	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/24/2022 012422ACH11 01/24/2022 012422ACH11 01/25/2022 2493 01/25/2022 2495 01/25/2022 2496 01/28/2022 012822ACH1 01/28/2022 012822ACH1 01/31/2022 2498 01/31/2022 2499	Duke Energy Casetal Building Service DPFG MANAGEMENT & CONSULTING, LLC GNP Services, CPA, PA Stantec Consulting Services, Inc. Dustin J Smith Gary L Kubler Innovative Employer Solutions Duke Energy Bright House Networks DCSI, Inc Fence Pro	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stenap Dr - 12/2 to 1/4/22 17600 Stenap Dr - 12/2 to 1/4/22 17600 Stenap Blvd 12/2- 1/4/22 3542 Ballantrae Blvd 12/2- 1/4/22 181e roof repair Pass through expenses: Dec Arbitrage legal svcs 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR 11/29-12/12/21 PR Electricity - Duke Energy Jan Statement Internet/Phone - 17611 Mentmore Blvd- Auto Pay (01/12-2/11/22) access gate cards 50% dep (1 of 2 pmts) Pool Maint - Dec		30.67 61.19 170.24 1.822.38 1.157.10 216.50 269.01 55.07 34.02 61.36 76.22 2.150.00 45.70 500.00 380.00 933.98 1.277.04 698.45 42.59 362.94 484.00 3.497.50 583.23	1,52 1,52 1,52 1,52 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/25/2022 2493 01/25/2022 2495 01/25/2022 012822ACH1 01/28/2022 012822ACH1 01/31/2022 2499 01/31/2022 2499 01/31/2022 2499	Duke Energy Stantec Consulting Services, Inc. Dustin J Smith Gary L. Kubler Innovative Employer Solutions Duke Energy Bright House Networks DCSI, Inc. Fence Pro Poodsure Protegis Fire & Safety	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 1/2/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-1/2/2 to 1/4/22 17700 Glenapp Dr - 1/2/2 to 1/4/22 17600 Stinchar Dr-1/2/2 to 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tite roof repair Pass through expenses: Dec Arbitrage legal svcs 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR 11/29-12/12/21 PR Electricity - Duke Energy Jan Statement Internet/Phone - 17611 Mentmore Blwd- Auto Pay (01/12-2/11/22) access gate cards 50% dep (1 of 2 pmts) Pool Maint - Doc Annual Fire Extinguisher Maintenance		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00 45.70 500.00 380.00 933.98 1,277.04 698.45 42.59 362.94 484.00 3,497.50 583.23 101.37	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH10 01/24/2022 012422ACH10 01/24/2022 012422ACH11 01/24/2022 012422ACH11 01/24/2022 012422ACH11 01/25/2022 2493 01/25/2022 2495 01/25/2022 2496 01/28/2022 012822ACH1 01/28/2022 012822ACH1 01/31/2022 2498 01/31/2022 2499	Duke Energy Casetal Building Service DPFG MANAGEMENT & CONSULTING, LLC GNP Services, CPA, PA Stantec Consulting Services, Inc. Dustin J Smith Gary L Kubler Innovative Employer Solutions Duke Energy Bright House Networks DCSI, Inc Fence Pro	2131 Ballantrae blvd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blvd - 12/2 to 1/4/22 17611 Mentmore Blvd - REC BLDG (12/2-1/4/22) 2500 ballantrae blvd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-12/2 to 1/4/22 17700 Glenapp Dr - 12/2 to 1/4/22 17600 Stenap Dr - 12/2 to 1/4/22 17600 Stenap Dr - 12/2 to 1/4/22 17600 Stenap Blvd 12/2- 1/4/22 3542 Ballantrae Blvd 12/2- 1/4/22 181e roof repair Pass through expenses: Dec Arbitrage legal svcs 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR 11/29-12/12/21 PR Electricity - Duke Energy Jan Statement Internet/Phone - 17611 Mentmore Blvd- Auto Pay (01/12-2/11/22) access gate cards 50% dep (1 of 2 pmts) Pool Maint - Dec		30.67 61.19 170.24 1.822.38 1.157.10 216.50 269.01 55.07 34.02 61.36 76.22 2.150.00 45.70 500.00 380.00 933.98 1.277.04 698.45 42.59 362.94 484.00 3.497.50 583.23	1,52 1,52 1,52 1,51 1,51 1,51 1,51 1,51
01/24/2022 012422ACH 01/24/2022 012422ACH2 01/24/2022 012422ACH2 01/24/2022 012422ACH3 01/24/2022 012422ACH3 01/24/2022 012422ACH5 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH6 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/24/2022 012422ACH1 01/25/2022 2493 01/25/2022 2495 01/25/2022 012822ACH1 01/28/2022 012822ACH1 01/31/2022 2499 01/31/2022 2499 01/31/2022 2499	Duke Energy Stantec Consulting Services, Inc. Dustin J Smith Gary L. Kubler Innovative Employer Solutions Duke Energy Bright House Networks DCSI, Inc. Fence Pro Poodsure Protegis Fire & Safety	2131 Ballantrae blwd - (12-2 to 1/4/22) 17626 Glenapp Dr (12/2-1/4/22) 2800 Ballantrae Blwd - 1/2/2 to 1/4/22 17611 Mentmore Blwd - REC BLDG (12/2-1/4/22) 2500 ballantrae blwd lite entrance (12/2-1/4/22) 17524 Hugh Ln 12/2-1/4/22 3351 Downan Point Dr-1/2/2 to 1/4/22 17700 Glenapp Dr - 1/2/2 to 1/4/22 17600 Stinchar Dr-1/2/2 to 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 3542 Ballantrae Blwd 12/2- 1/4/22 tite roof repair Pass through expenses: Dec Arbitrage legal svcs 1/10/22-1/23/22 PR 01/10/22-1/23/22 PR 11/29-12/12/21 PR Electricity - Duke Energy Jan Statement Internet/Phone - 17611 Mentmore Blwd- Auto Pay (01/12-2/11/22) access gate cards 50% dep (1 of 2 pmts) Pool Maint - Doc Annual Fire Extinguisher Maintenance		30.67 61.19 170.24 1,822.38 1,157.10 216.50 269.01 55.07 34.02 61.36 76.22 2,150.00 45.70 500.00 380.00 933.98 1,277.04 698.45 42.59 362.94 484.00 3,497.50 583.23 101.37	1,52 1,52 1,52