

District: **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, June 08, 2023

Time: 6:30 PM

Location: Ballantrae Community Center
17611 Mentmore Blvd.
Land O' Lakes, FL

Dial –in Number: 312-626-6799

Meeting ID: 765 408 9133

Passcode: 12345

Agenda

I. Roll Call

II. Audience Questions & Comments on Agenda Items

III. Professional Reports

A. District Engineer - Greg Woodcock

- Stantec Report- Property Line Review Behind Lintower Drive **Exhibit 1**
 - Fence Survey **Exhibit 2**

B. District Counsel

- Presentation of Update on Fountain Repair

C. Discussion of Request for Qualifications of Architectural and Engineering Services for an Amenity Site

- Affidavit of Publication **Exhibit 3**
- Sharp Design Studio Statement of Qualifications **Exhibit 4**

D. BREEZE Field Operations Report **Exhibit 5**

E. Steadfast Environmental – Aquatics Inspection Report **Exhibit 6**

- Proposal for Plantings of Roughly 3,500 Club Rush Plants Around the Perimeter of Various Ponds- \$2,900.00 **Exhibit 7**
- Proposal for West Fountain Repair - \$2,150.00 **Exhibit 8**

F. Steadfast Environmental – Conservation Inspection Report **Exhibit 9**

G. Yellowstone Site Audit **Exhibit 10**

- Discussion of Landscape Line of Sight **Exhibit 11**

IV. Administrative Matters

A. Consideration for Adoption of **Resolution 2023-04**, Approving Proposed Budget and Setting Public Hearing **Exhibit 12**

- Exhibit A- Proposed Budget for FY 2023/2024

B. Acceptance of the Unaudited April 2023 Financial Statement **Exhibit 13**

C. Approval of Minutes of May 11, 2023 Regular Meeting **Exhibit 14**

V. Business Matters – OLD

VI. Business Matter – NEW

VII. Staff Reports

A. District Manager

B. Maintenance Supervisor

VIII. Supervisors Requests

IX. Adjournment

EXHIBIT 1

Stantec

FIELD OBSERVATION REPORT

Date: April 14, 2023 Field Observation Report Number: 2023-4
Project Name: Ballantrae – Property Line Review
Project Number: 238200386
Stantec Representative (s): Braydon Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Ballantrae – Property Line Review Behind Lintower Drive,

General: Stantec received notification that the surveyor was completed with the staking of the property line behind Lintower Drive. Below is a location map and photos that document the location of the property line.

Report By: BTW

Location map:



Location 1: Property line is 16 feet from the resident's fence.



Location 2: Property line is 14.5 feet from the resident's fence.

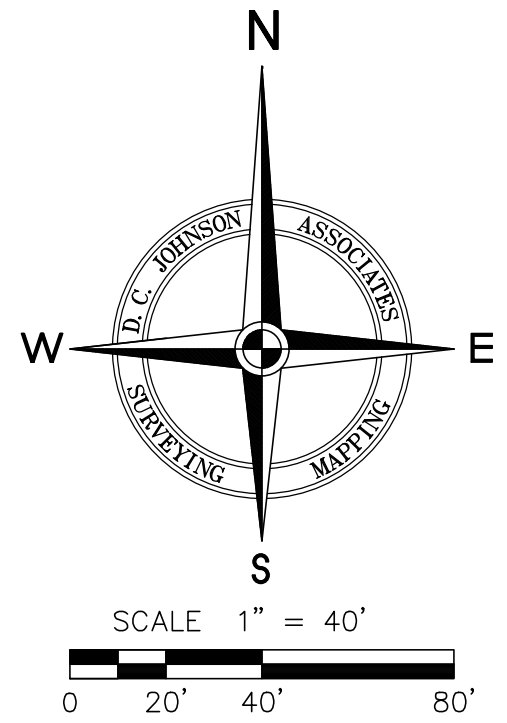
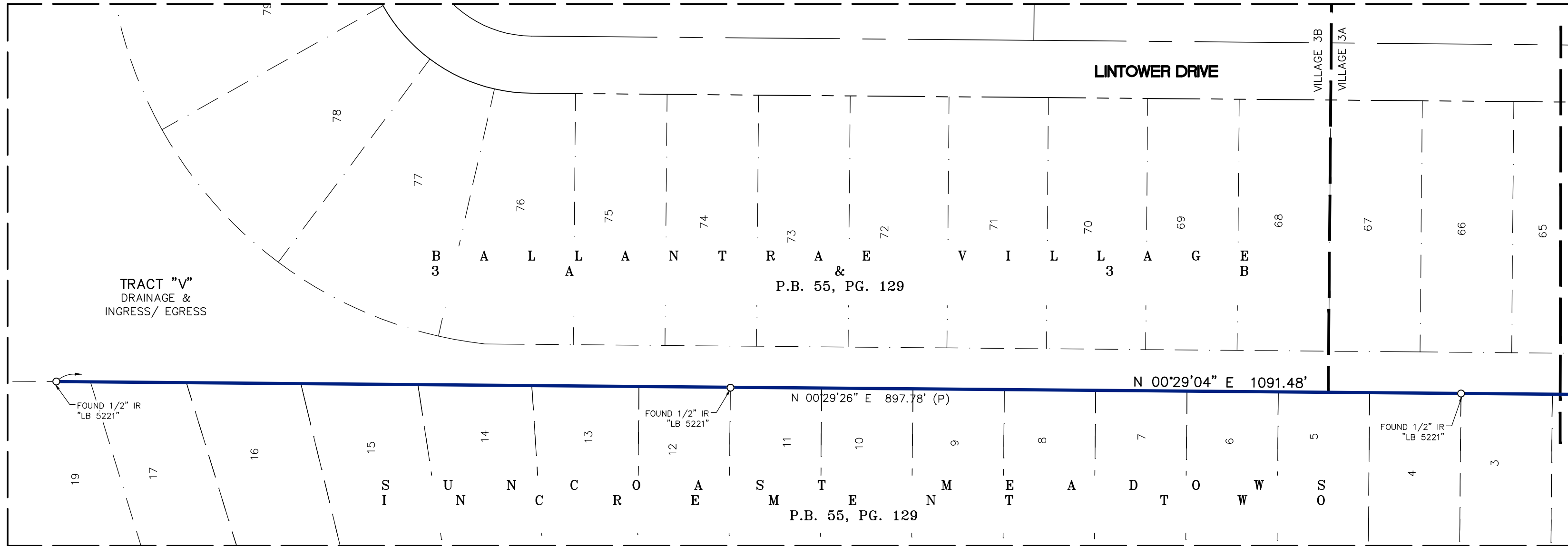


Location 3: Stake at fenceline.

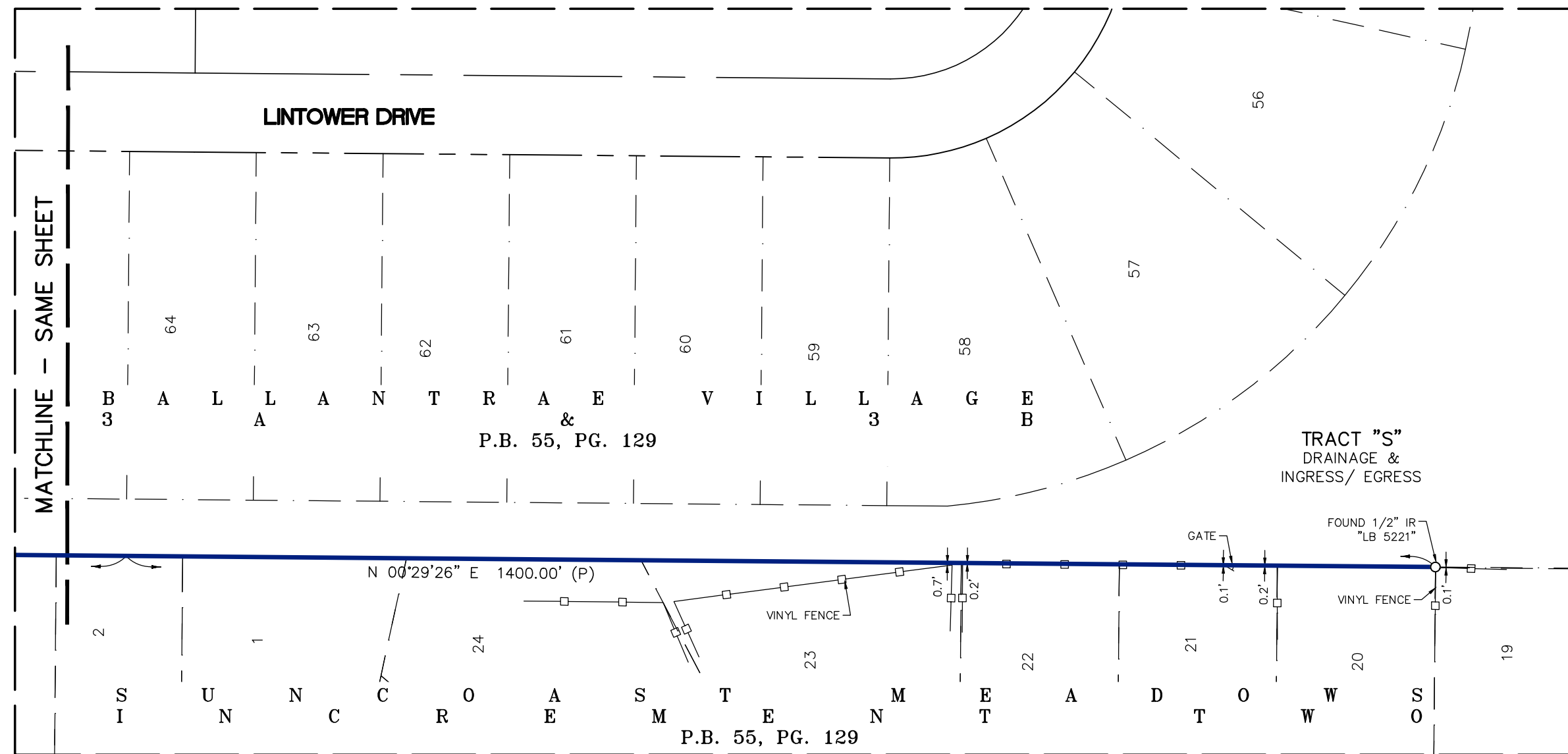


EXHIBIT 2

A PORTION OF
THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - (P) = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 - = VINYL FENCE



DESCRIPTION:

A parcel of land lying in Section 20, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as:

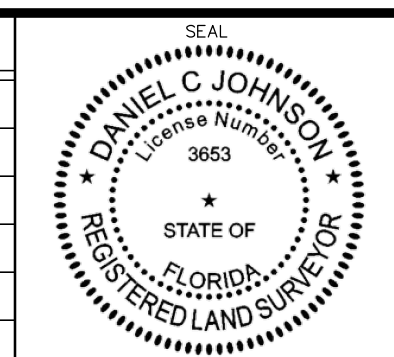
A portion of the Westerly boundary of BALLANTRAE VILLAGE 3A & 3B as recorded in Plat Book 50, Page 49 of the public records of Pasco County, Florida.

SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with Westerly boundary of BALLANTRAE VILLAGE 3A & 3B having a grid bearing of N.00°29'04"E.
6. Bearings and distances shown hereon are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property appears to lie in Flood Zone "X" according to FEMA Flood Insurance Rate Map Panel No. 12101C0384F, dated 9/26/2014.
9. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

DATE	REVISION	BY

DATE OF FIELD SURVEY: 2/10/2023



DRAWN: SH DATE: 4/26/2023
CHECKED: SPH DATE: 4/26/2023

Daniel C. Johnson
Daniel C. Johnson
PLS/PSM License Number 3653
This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
11911 S. Curley Street
San Antonio, FL 33576
Phone: (352) 588-2768
Email: survey@dcjohnson.com
www.dcjohanson.com

BOUNDARY SURVEY			
PREPARED FOR:			
Cardno			
BALLANTRAE VILLAGE			
3A & 3B			
PROJECT NO: 2022-317A01.00001			
SEC: 20	TWP: 26S	RNG: 18E	COUNTY: Pasco

SCALE: As Shown
SHEET NO: 1 of 1

EXHIBIT 3

Serial Number
23-00610P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Request for Qualifications

in the matter of Qualification Statement Submitted by Wednesday May 22, 2023 at 10:00 a.m.

in the Court, was published in said newspaper by print in the issues of 4/21/2023

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

**Request for Qualifications
for Professional Architectural and Engineering Services
for an Amenity Site for the Ballantrae Community Development District**
The Ballantrae Community Development District (the "District"), located in Pasco County, Florida is soliciting qualifications to provide professional architectural and engineering services for an amenity site. Services will include providing services related to design, coordination, project management, and oversight of the construction of the amenity site.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement of its qualifications ("Qualification Statement"). The Qualification Statement at a minimum should include a statement of interest, the resume of the lead architect and engineer proposed to be assigned to the District, a list of at least 3 references, and information related to all items listed in the Evaluation Criteria, which is available from the District Manager.

The District will review all Applicants pursuant to the Evaluation Criteria and will comply with the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes. All Applicants interested must submit 1 electronic copy of their Qualification Statement by 10:00 a.m. on Wednesday May 22, 2023 to the attention of Patricia Thibault, District Manager, via email to Patricia@breezehome.com.

Qualification Statements which are received after the cut-off date and time will not be considered. Written questions should be addressed to the District Manager at the email address set forth above. The District reserves the right to reject any or all Qualification Statements, to waive informalities, and to readvertise this Request for Qualifications. Applicants shall not be entitled to be reimbursed for any expenses associated with a response to this Request for Qualifications.

Any protest regarding the terms of this Request for Qualifications, or the Evaluation Criteria, must be filed in writing, within 72 hours after the publication of this Request for Qualifications. Any Applicant who is affected adversely by a District decision to award the agreement shall file with the District a written notice of protest within 72 hours after receipt of the notice of the District's decision. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

April 21, 2023

23-00610P



Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

21st day of April, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



EXHIBIT 4



May 22, 2023

Ballantrae Community Development District
C/O: Patricia Thibault – District Manager
patricia@breezehome.com

Re: Statement of Qualifications – 23-00610P – Professional Architectural and Engineering Services for Amenity Site

Dear Evaluation Committee:

We thank you for the opportunity to submit our proposal for Professional Architectural and Engineering services. Sharp Design Studio is a nationally recognized Architectural and Planning firm headquartered in the Tampa Bay area, that operates in Florida, Indiana, Ohio, South Carolina, Tennessee, Texas with future expansion into Oklahoma, Missouri, and North Carolina within the year. Founded in 2008 by President Don Sharp, the firm has quickly grown to boast over 30 years' experience in residential and commercial design, working with some of the largest builders and land developers in the nation.

At Sharp Design Studio, we value balance and collaboration. Our principals are hands on during all projects that cross our threshold. This level of involvement offers our clients a combination of the high caliber work seen at large firms but the value and involvement of a smaller practice, incorporating the best of both worlds into our architectural practice daily. Sharp Design Studio's philosophy creates a design process that fully understands the demands of each project and balances the demands with a sensitivity to the built environment. Our goal is for all our projects to be contemporarily sensible but have lasting significance for continued client satisfaction and aesthetic preservation.

The principals at Sharp Design Studio work closely with a group of skilled project managers who oversee client accounts and all active projects for that client. Each project manager has a team of job captains and drafters that draw plans, coordinate with consultants, and ensure each plan is carefully checked before leaving our office. Our team has proven successful with Florida Building Code, Florida Accessibility Code, and other requirements.

In addition to a thriving residential department, Sharp Design Studio works on commercial projects with a wide variety of clients. From neighborhood entrances and



clubhouses to offices and banks, to schools and churches, Sharp Design Studio's portfolio is diverse with a staff committed to client satisfaction, attention to detail, and timeliness.

For our commercial clients, we are involved every step of the way, our involvement beginning in some projects before the client has even purchased the property. Researching land use and zoning requirements and preparing density studies and conceptual designs to our clients ensures that the client is getting everything they want out of their investment. Sharp Design Studio is experienced in presenting to zoning committees, handling historical preservation applications and regulations, and working with the governing agencies to ensure the project goes flawless thru review.

Again, we thank you for this opportunity to be of service and look forward to the successful completion of this important project. As always, if you have any questions, please do not hesitate to contact us.

Thank you,

Donald F. Sharp
President/Owner
Sharp Design Studio

Diego H. Duran, AIA, NCARB
Vice President of Architecture
Sharp Design Studio

DIEGO DURAN

LICENSED ARCHITECT – FLORIDA AR#99267

12100 Racetrack Road, Tampa, Fl 33626

dduran@sharpdesignstudio.com

727-657-1789

EDUCATION

Master of Architecture

University of South Florida

School of Arch. & Design

2010

Green Building Seminar – LEED Preparation

University of South Florida

2008/2010

AA in Pre-Architecture

St. Petersburg College

2005

SUMMARY OF SKILLS

- Detail oriented with strong analysis and research skills
- Excellent project management skills
- Ability to work independently or in a team environment
- Ability to meet deadlines while simultaneously handling multiple priorities
- Excellent communication skills
- Proven ability to communicate effectively with management, end-users, customers, and technical staff

EXPERIENCE

LICENSED ARCHITECT – SHARP DESIGN STUDIO

2018-PRESENT

- Assist in preparation of fee proposals and agreements with the project manager and consultants. This includes reviewing documents presented for bid purposes and discussing any items that may need to be included in the scope with the PM.
- Act as primary client contact for specific technical related questions, ensure client development and satisfaction, and assist to secure ongoing work. Attend client meetings, both virtual and in person, with the PM as necessary.
- Oversee the development and implementation of architectural designs from conception to construction completion to ensure consistency in design.
- Supervise and manage work of project team members regarding design and technical development on the project. This includes providing direction, organization, and quality control reviews at various points in the design/construction documents process. Quality control involves reviewing and approving design and architectural specifications.
- Manage and assist with work on all phases of various architectural projects including design development, preparation of presentation drawings and specifications, design review, coordination and correlation of construction drawings and review production drawings and specifications.
- Communicate with building officials and problem solve as necessary during permitting and construction.

PROJECT MANAGER – SHARP DESIGN STUDIO

2010-2018

- Responsible for project management to ensure projects are completed on time, within budget, of high quality and fulfill client expectations. Including but not limited to:
 - Internal and external team management and scheduling
 - Financial and budgetary management
 - Scheduling
 - Staffing
- Act as the liaison between internal team (including external consultants) and the client. Prepare fee proposals and agreements with consultants.
- Understand contracts and the financial nature of architectural work.
- Understand and oversee the documentation and production of instruments of service
- Provide clients with construction administration such as review of contractor submittals, site visits, punch lists, and responses to RFIs.
- Zoning, planning, and permitting coordination.
- Responsible for quality assurance and quality control of instruments of service.
- Provide leadership and mentorship of staff and internal project team.

ARCHITECTURAL DRAFTER & PROJECT MANAGER – CALADESI CONSTRUCTION COMPANY

2006-2010

- Oversee a variety of projects in commercial, assembly, institutional and mercantile space planning.
- Create, update and revise construction documents.
- Design and prepare presentations and architectural finish boards.

- Permit projects during all phases.
- Work with clients on master planning.
- Analyze site conditions for drainage, elevations, and compliance with building codes and FDOT.
- Work on building re-roof design, pre-engineered building design, and creating as-built documents.

AUTOCAD DETAILER – CUSTOM METAL SPECIALTIES

2006-2006

- Designing and detailing custom metal work such as stairs, balconies, gates, etc.
- Supervising railing manufacturing and installation.
- Training personnel to utilize AUTOCAD.

ARCHITECTURAL DRAFTSPERSON – RYLAND HOMES

2005-2006

- Design elevations, pick up redlines on construction drawings.
- Edit and manage plotting devices.
- Conduct plan reviews to ensure residential building code compliance.

REFERENCES

Dan O'Malley – *Vice President, Chief Product Architect* – MI Homes

domalley@mihomes.com

630-577-5204

Alejandro Hernandez, AIA – *Principal* – Stantec

Al.hernandez@stantec.com

214-473-2742

Carl Brown, P.E. – *Senior Vice President, Director of Operations, Partner* – Total Solutions Group

Carl.brown@mytsghome.com

407-739-2373

EXHIBIT 5

Legacy Report

May 3rd - June 1

10 Tickets Created

1st Resolution Time:
3h 56mins

Resolution Time:
6h 46mins

4

Phone Calls

6

Emails

6

CDD Questions

2

Returned Call

2

Account Related
Question

EXHIBIT 6



Ballantrae CDD Aquatics

Inspection Date:

6/1/2023 10:40 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The water level is low here. Spikerush is going dormant from lack of water. Otherwise in excellent health.

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

SITE: 30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Similar to the previously reviewed pond, there is minimal amount of water here. Large tracts of the bed are exposed. Otherwise healthy.

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

Inspection Report

SITE: 31

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level low. Exposed areas are free of nuisance grasses. Minor treatments will be administered here during the next maintenance visit.

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

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Treatment evidence is plain to see here. Nuisance grasses are in a state of decay from last week's treatment. No debris observed.

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

Inspection Report

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Subsurface algae is noted here. The lowered water level is concentrating nutrients in this pond, which has recently collected runoff from recent rains. Technician will address the growth during the next maintenance event.

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

SITE: 23

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The water level is also low here. Routine maintenance and monitoring will continue on this pond.

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

Inspection Report

SITE: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Similar in condition to the previously reviewed pond. The tech has taken the opportunity of the low water level to address grasses within the center of the pond which are now easily accessible.

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

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses have been addressed between the beneficial herbaceous plants here. They are entering an advanced state of decay.

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

Inspection Report

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will continue here.

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

SITE: 25

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

A large section of the bank is exposed. However exposed areas are free of nuisance grasses.

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

MANAGEMENT SUMMARY



With June having just started, we have at last entered summer. Currently conditions are suited to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, most having recently reached the mid 90's. Though recent rainfall has raised the water levels across most ponds, and has helped to decrease algae within the ponds and helped to circulate water. And with no fresh water entering the still waterbodies; these hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Across the inspected areas, many ponds are in excellent condition. Shoreline grasses were either nonexistent or at a minimum, while algae activity was either nonexistent, or if present, manifested as minimal amounts of subsurface filamentous algae along the pond perimeters; easily treatable through routine maintenance. Recent rains have improved pond conditions favorably.

RECOMMENDATIONS

Continue to treat for algal activity to prevent local bloom events.

Treat grasses below the high water mark on the pond perimeter.

Watch out for debris items along the perimeter of the ponds.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD
Ballantrae Blvd, Land O' Lakes, FL

Gate Code:

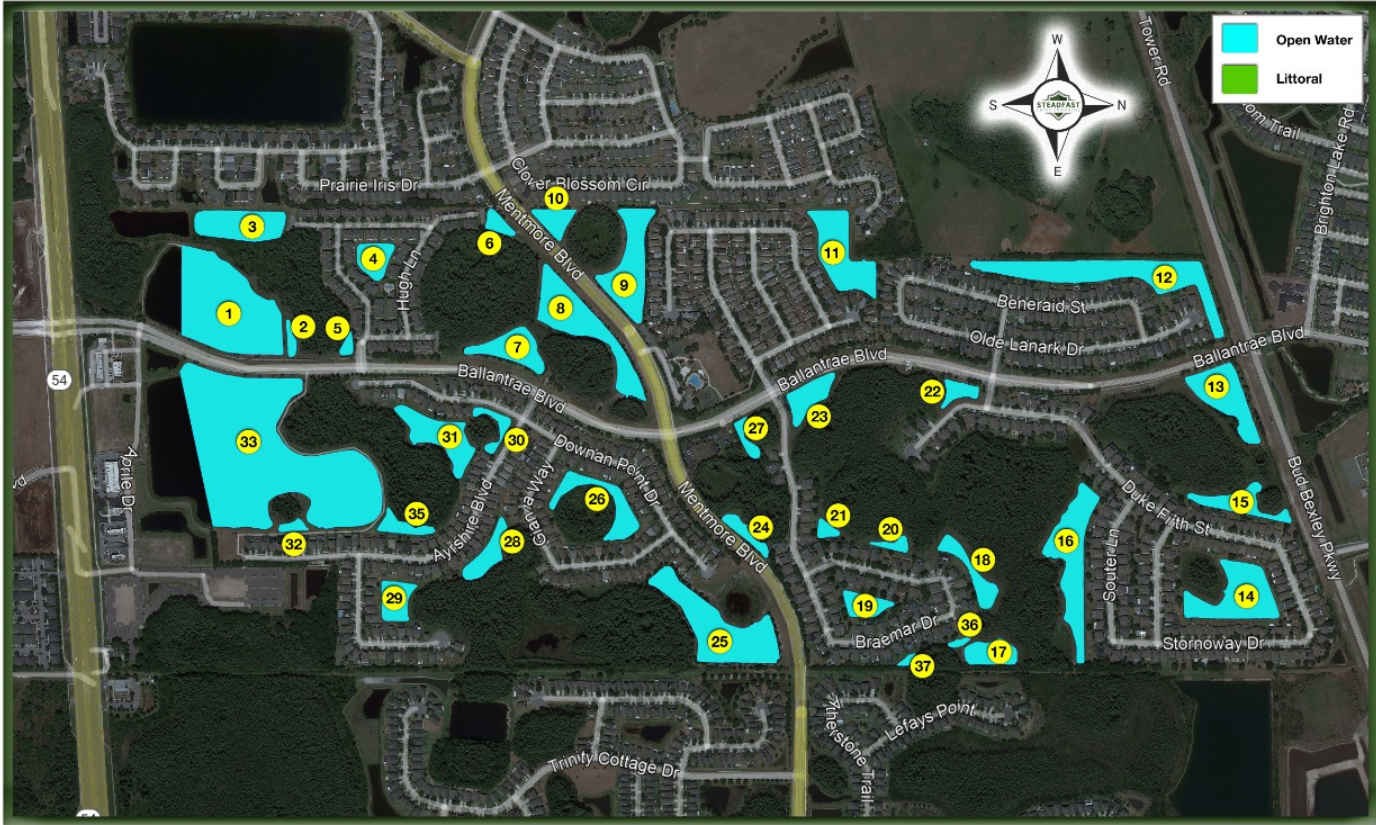


EXHIBIT 7



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 5/4/2023 **Proposal #** 809

Customer Information		Project Information	
Ballantrae CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com	Contact Phone 813-564-6422 E-mail michael@breezehome.com Account #	Ballantrae CDD Club Rush Plantings	Proposal Prepared By: Lee Smith Type Of Work Planting

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Planting of roughly 3,500 Club Rush plants around the perimeter of various ponds in Ballantrae for the purpose of future erosion control. Steadfast will place plants 30 feet apart, in clusters of up to 10, around barren areas of the perimeter in ponds that have a less than sufficient amount of native plants already present. Planting in clusters will be sufficient, and will allow these plants to naturally fill in over time. Ponds to receive plantings: 9, 10, 11, 15, 17, 26, & 31. Estimated Timeframe: 2 days		2,900.00

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

Total	\$2,900.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 8



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 6/1/2023 **Proposal #** 832

Customer Information		Project Information	
Ballantrae CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com	Contact Phone E-mail breezeinvoices@payablesl... Account #	Ballantrae West Fountain Electric... West Fountain Repair	Proposal Prepared By: Joe Hamilton Type Of Work Electrical

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Panel needs new disconnect and new fuses and new wire. Main disconnect is burnt and meter can is burnt up.	1	2,150.00

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

Total	\$2,150.00
--------------	------------

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

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 9



Ballantrae CDD Conservation

Inspection Date:

6/1/2023 10:34 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decayed Ceasarweed stalks and Dogfennel skeletons are noted here. Indicating successful treatment. Some new regrowth is noted, to be handled on the next visit.

WATER: N/A Present

GRASSES: N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The buffer is free of unwanted grasses or weeds. Interior low-lying growth will be encouraged to spread. Which is likely while rains are picking up in intensity. Some Caesarweed noted here.

WATER: N/A Present

GRASSES: N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Caesarweed

Inspection Report

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The zone is relatively clear. Dogfennel growth being the primary target here. The technician has been informed and will address during the next maintenance visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present		
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Dogfennel				

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The buffer zone is free of target species. The zone is currently in good health. Technicians will continue to treat any pioneering or unwanted vegetation which tries to take a foothold here.

<u>WATER:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present		
<u>FERNS:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Similar to other areas, nuisance grasses sprayed during last week's maintenance event are in the process of decaying. We continue to encourage the spread of desirable cover, consistent rains will help.

WATER: N/A Present

FERNS: N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The buffer is in good health. Nearly no target species observed, just some minor nuisance weeds scattered here and there.

WATER: N/A Present

FERNS: N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The previous maintenance event's treatment efforts are quite visible here. Undesirable grasses have been sprayed in order to open space for other species of vegetation.

<u>WATER:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present		
<u>FERNS:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The buffer is clear of target vegetation save for the occasional new Dogfennel plant. To be addressed during the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present		
<u>FERNS:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Dogfennel				

Inspection Report

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The site is in great health, full of native grasses and shrubs. The very edge hosts some Dogfennel. To be addressed during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present		
<u>FERNS:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Dogfennel				

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Zone is relatively clear of unwanted growth. The exception being sparse amounts of dogfennel which permeate the site.

<u>WATER:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present		
<u>FERNS:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Dogfennel				

MANAGEMENT SUMMARY



With June having just started, we have at last entered true summer. Conditions are now suited to favor growth. Temperature and humidity remain high, while extended daylight hours (mixed with a majority of clear skies and abundant sunshine) will result in almost explosive growth across all conservation zones. This "weather-cocktail" unfortunately favors nuisance species (such as Sesbania and Dogfennel), as many of them have evolved to take advantage of conditions such as these, and they quickly fill in the empty space of the buffer zones that surround many of the conservation sites. Upkeep in the conservation areas will increase during this time, and residents will notice an increase in the growth rate of these "pioneer-species" especially as the rains pick up in frequency & intensity.

Across the inspected areas, many buffer zones are in excellent condition. Already, many of the buffer zones along the Conservation sites display evidence of highly successful maintenance on target species. Selective spray treatments will continue to be applied by trained and licensed technicians. Aside from this, treatment on Dogfennel and Ceasarweed plants will be conducted during the next treatment, to combat these patches of growth which were noted.

RECOMMENDATIONS

Continue to treat for target species within the buffer zones. Rain will improve the intensity of growth.

Watch out for debris items along the perimeter of the buffer zones.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



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

Gate Code:

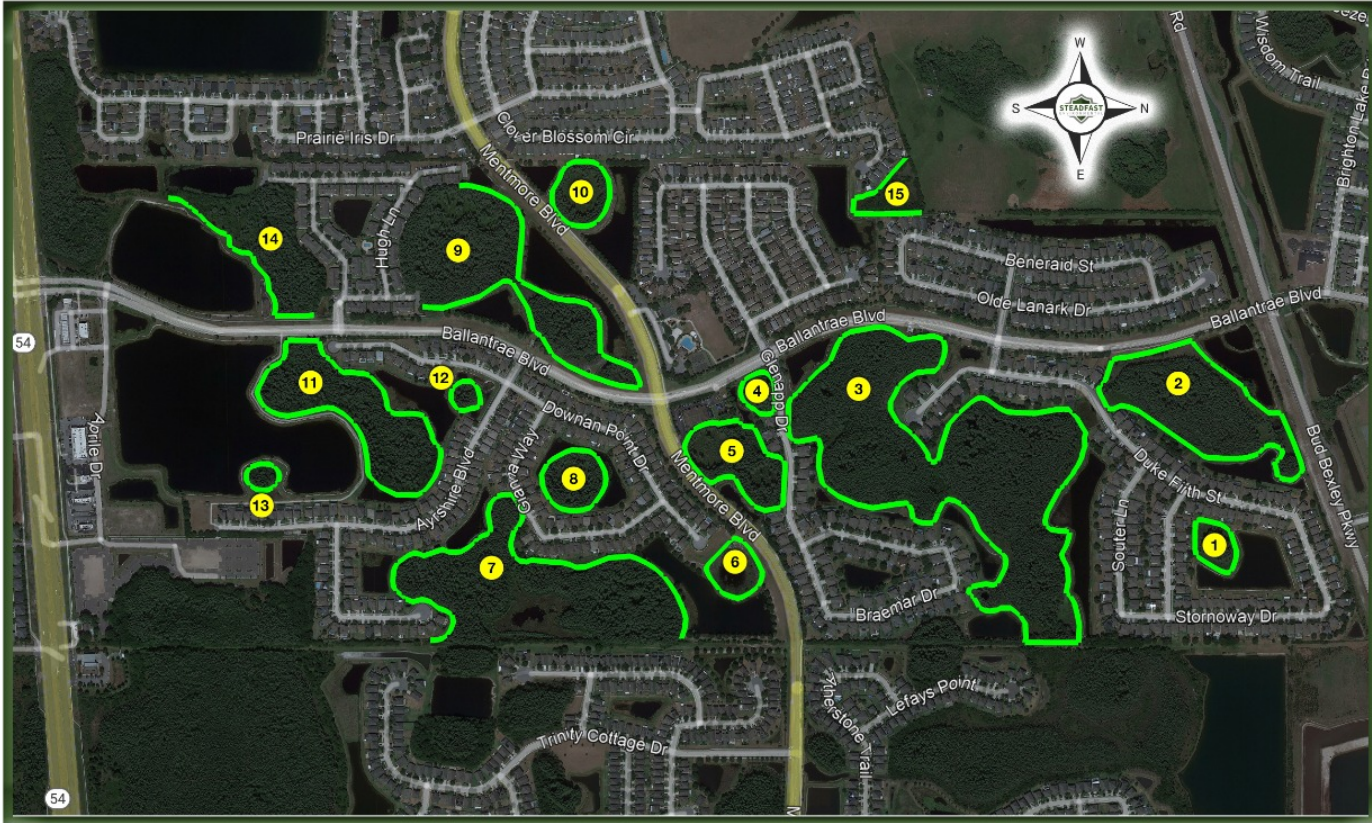


EXHIBIT 10



YELLOWSTONE
LANDSCAPE

Ballantrae CDD6/1/23, 10:18

AM

Rich Levy

Thursday, June 1, 2023

Prepared For Breeze

9 Issues Identified



June Walk Thru
Assigned To Community
Attendees
Chris Van Helden



Observation
Assigned To Community
Sedge Weed treated with chemical & removed



Observation
Assigned To Board Members
Right of Way conversation



Observation
Assigned To Community
Ligustrum recovering except for the far north tree.
Seems to be recovering slower than the others.



Observation

Assigned To Community

I have started the chemical treatments for the torpedo grasses early. Trying to be proactive instead of reactive.



Observation

Assigned To Community

Turf in the Island Enhancement has taken root and is looking good.



Observation

Assigned To Community

Summer annuals we're planted & are thriving throughout the community.



Observation

Assigned To Board

Everything is marked on the east side of Ballantrae Blvd. at Cunningham. Possible boring on the east side or Blvd



Observation
Assigned To Board
More markings

Christiaan Van Helden
Yellowstone Landscape

EXHIBIT 11

[REDACTED]
Sent: Tuesday, May 16, 2023 8:33 PM

To: Patricia Comings-Thibault <Patricia@breezehome.com>

Subject: Landscaping concerns

Hello Ms Thibault,

I'm writing you in regards to some overgrown trees an/or shrubbery that prohibits a clear view of oncoming traffic. It's located at the entrance/Exit to Circle K (Aprile Dr) onto Ballantrae. The view of oncoming vehicles exiting from 54 to Ballantrae is hidden by the overgrowth of shrubbery and trees. So it's difficult to make a left or right turn safely from Aprile Dr when traffic is hidden by those trees/shrubbery.

I was not sure who takes care of the landscape areas there, but I thought it may be Ballantrae. I'm hoping this matter can be taken care of rather easily.

Thank you.
[REDACTED]





Find address or place

Area shown & in question belongs to Bllantrae LLC

S TREE TS
29-26-18-0004
BALLANTRAE
UNIT 2A
PB 49 PG 33

29-26-18-0000-00500-0030
SHOPS AT BALLANTRAE LLC
17932 CACHET ISLE DR

Values

Acres: 2.47
Land Ag: \$0.00
Land Market: \$1,091,635.00
Building: \$1,042,510.00
Features: \$63,922.00
Appraised: **\$2,198,067.00**

Class	Tax Area
011	9100

Res Code	Comm Code
CMAJ	CMAJ

[Click for Parcel Information](#)

Zoom to

Circle K Maintained

Yellowstone Maintained

As seen in the illustration, not only is there a turning lane but also the street curves to the right when driving north. This curve puts the bump stop further behind the turning lane for Aprile Dr.



EXHIBIT 12

RESOLUTION 2023-_03__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Ballantrae Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 10, 2023
HOUR:	6:30 p.m.
LOCATION:	Ballantrae Community Center 17611 Mentmore Blvd. Land O’Lakes, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 8, 2023.

Attest:

**Ballantrae Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

**BALLANTRAE CDD - STATEMENT 1
FY 2024 PROPOSED BUDGET**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE 2023-2024
1 O&M REVENUES:							
2 LANDOWNER ASSESMENTS (NET)	\$ 1,030,626	\$ 1,025,698	1,027,365	\$ 1,027,504	\$ 1,024,660	\$ 1,024,660	\$ -
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	3,758	4,428	-	4,075	2,812	-	(2,812)
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	249,323	-	-	-	175,000	75,000	(100,000)
5 OTHER INCOME	10,788	6,912	7,404	783	-	-	-
6 TRANSFER IN FROM RESERVE FUND	202,547	-	-	-	-	-	-
7 O&M TOTAL REVENUES:	1,497,042	1,037,038	1,034,769	1,032,362	1,202,472	1,099,660	(102,812)
8							
9 O&M ADMINISTRATIVE EXPENDITURES:							
10 BOARD OF SUPERVISORS							
11 SUPERVISOR STIPENDS	13,200	10,600	11,585	10,355	14,000	14,000	-
12 NEWSLETTER - PRINT & MAILING	7,593	4,681	-	-	-	-	-
13 WEBSITE SERVER & NAME	794	1,761	2,015	2,015	2,015	2,015	-
14 PUBLIC OFFICIALS LIABILITY INSURANCE	2,500	2,563	2,691	-	3,369	3,740	371
15 MANAGEMENT SERVICES							
16 ADMINISTRATIVE SERVICES	-	-	-	-	-	-	-
17 DISTRICT MANAGEMENT	53,196	55,460	60,053	55,804	55,000	55,000	-
18 FINANCIAL CONSULTING SERVICES	-	-	-	-	-	-	-
19 ACCOUNTING SERVICES	-	-	-	-	-	-	-
20 ENGINEERING & LEGAL SERVICES							
21 DISTRICT ENGINEER	5,177	17,683	11,623	5,937	18,000	16,000	(2,000)
22 DISTRICT COUNSEL	10,084	18,111	10,099	11,875	17,300	10,000	(7,300)
23 ADMINISTRATIVE: OTHER							
24 ANNUAL FINANCIAL AUDIT	3,700	3,700	3,700	3,800	4,200	4,200	-
25 DISCLOSURE REPORT	-	-	-	-	-	-	-
26 TRUSTEES FEES	3,771	3,771	2,021	3,636	3,772	4,256	484
27 PROPERTY APPRAISER FEE	150	150	150	150	150	150	-
28 LEGAL ADVERTISING	1,055	1,821	1,206	1,923	750	1,000	250
29 ARBITRAGE REBATE CALCULATION	500	500	500	-	650	650	-
30 DUES, LISCENSES AND FEES	193	406	175	205	1,200	1,200	-
31 COMPLIANCE WITH ADA	-	-	-	-	2,480	-	(2,480)
32 ADMINISTRATIVE CONTINGENCY	4,675	4,367	1,646	4,313	5,000	-	(5,000)
33 MISC SERVICES	-	-	-	-	-	-	-
33 O&M ADMINISTRATIVE TOTAL:	106,588	125,574	107,464	100,013	127,886	112,211	(15,675)

**BALLANTRAE CDD - STATEMENT 1
FY 2024 PROPOSED BUDGET**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE 2023-2024
34							
35 INSURANCE							
36 GERNERAL LIABILITY	3,414	2,960	3,108	3,215	7,700	8,470	770
37 PROPERTY CASUALTY	12,986	13,905	15,265	21,804	18,000	19,800	1,800
38 INSURANCE TOTAL	16,400	16,865	18,373	25,019	25,700	28,270	2,570
39							
40 UTILITY SERVICES							
41 ELECTRIC UTILITY SERVICES	21,975	22,588	25,960	64,605	25,000	37,000	12,000
42 ELECTRIC UTILITY - RECREATION FACILITIES	12,680	11,026	10,629	13,500	15,000	17,250	2,250
43 ELECTRIC STREET LIGHTING	110,052	101,284	83,685	72,852	103,500	112,000	8,500
44 UTILITY - WATER - CLUBHOUSE & POOLS	8,133	5,756	10,554	6,201	14,000	21,000	7,000
45 STORMWATER ASSESSMENT	1,751	-	4,469	-	2,200	2,200	-
46 UTILITY SERVICES SUBTOTAL	154,591	140,653	135,297	157,158	159,700	189,450	29,750
47							
48 LAKES/PONDS & LANDSCAPE							
49 LAKES/PONDS: CONTRACTS							
50 AQUATIC CONTRACT	22,800	21,673	30,539	36,061	34,800	38,076	3,276
51 WETLAND BUFFER SPRAY CONTRACT		15,192	15,192	18,816	20,256	16,800	(3,456)
52 LAKES/PONDS: OTHER							
53 FOUNTAIN REPAIRS & MAINTNANCE	765	485	1,173	2,424	3,000	3,500	500
54 MITIGATION AREAS: MONITOR & MAINTAIN	-	-	-	-	1,500	1,500	-
55 LAKE/POND REPAIRS	5,284	4,573	14,646		10,000	-	(10,000)
56 INSTALL/REPLACE AQUATIC PLANTS	-	-	-		5,000	5,000	-
57 LANDSCAPING: CONTRACTS							
58 LANDSCAPE MAINTENANCE CONTRACT	144,231	144,231	148,861	143,366	144,240	144,240	-
59 LANDSCAPE - SECONDARY CONTRACTS	26,030	-	24,813	22,831	31,212	36,830	5,618
60 LANDSCAPE OVERSIGHT/MANAGEMENT	-	-	-	-	-	-	-
61 LANDSCAPING: OTHER							
62 IRRIGATION REPAIRS AND MAINTENANCE	12,287	14,850	15,725	6,791	14,000	14,000	-
63 REPLACE PLANTS, MULCH & TREES	23,643	15,712	44,195	39,316	40,000	20,000	(20,000)
64 SOD & SEED REPLACEMENT	-	-	-	4,874	10,000	15,000	5,000
65 LANDSCAPE ENHANCEMENT	-	-	-	28,000	-	-	-
66 EXTRA MOWINGS DURING RAINY SEASON	-	-	865	-	5,000	2,500	(2,500)
67 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	10,380	10,380	9,725	10,380	11,280	900
68 FIELD MISCELLANEOUS (Included in FY 2023 - Kubota)	1,585	317	1,820	2,873	5,000	-	(5,000)
69 LAKES/PONDS & LANDSCAPE TOTAL	247,005	227,414	308,209	315,077	334,388	308,726	(25,662)

**BALLANTRAE CDD - STATEMENT 1
FY 2024 PROPOSED BUDGET**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE 2023-2024
70							
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS							
72 STREETS & SIDEWALKS							
73 ENTRY & WALLS MAINTENANCE	43	225	2,621	1,989	2,000	2,000	-
74 STREET/DECORATIVE LIGHT MAINTENANCE	-	-	-	236	1,000	1,000	-
75 SIDEWALK REPAIR & MAINTENANCE	-	-	5,250	2,975	1,500	1,500	-
76 MAINTENANCE STAFF							
77 EMPLOYEE - SALARIES	70,338	72,407	85,414	88,634	127,300	140,000	12,700
78 EMPLOYEE - P/R TAXES	9,030	7,866	9,909	5,473	10,494	11,466	972
79 EMPLOYEE - WORKERS COMP	3,052	5,037	4,623	2,911	4,200	4,620	420
80 PAYROLL PROCESSING FEES	2,137	1,809	1,925	810	1,900	1,900	-
81 EMPLOYEE- HEALTH & PHONE STIPENDS	322	8,990	8,503	2,400	14,400	14,400	-
82 MILEAGE	-	97	217		1,100	1,100	-
83 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	84,922	96,431	118,462	105,428	163,894	177,986	14,092
84 CLUBHOUSE & SAFETY & SECURITY							
85 CLUBHOUSE & MISCELLANEOUS							
86 PARK/FIELD REPAIRS	2,000	532	192	10,443	7,200	-	(7,200)
87 CLUBHOUSE FACILITY MAINTENANCE	3,279	2,281	1,938	17,959	9,000	15,000	6,000
88 CLUBHOUSE TELEPHONE/INTERNET/FAX	3,626	4,446	4,208	5,165	4,200	4,200	-
89 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	658	-	1,604	1,774	3,500	-	(3,500)
90 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	9,112	12,196	15,038	14,699	10,000	10,000	-
91 POOL PERMITS	705	705	705	705	750	750	-
92 SEASONAL LIGHTING	18,238	18,352	16,100	15,325	20,000	14,000	(6,000)
93 PEST CONTROL	480	440	400	320	520	520	-
94 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	-	-	-
95 CLUBHOUSE CLEANING	-	-	-	-	-	-	-
96 CLUBHOUSE MISCELLANEOUS	2,266	2,176	2,125	10,104	7,500	10,000	2,500
97 SAFETY & SECURITY							
98 PART-TIME LAW ENFORCEMENT DETAILS	36,410	37,400	27,210	34,350	50,000	50,000	-
99 SALARY FOR SUMMER MONITOR AT BOTH POOLS	19,362	12,081	33,152	1,499	23,500	23,500	-
100 EMPLOYEE P/R TAXES	3,257	-	-	-	2,000	2,000	-
101 EMPLOYEE WORKER'S COMP	1,593	-	-	-	1,300	1,300	-
102 VIDEO SURVEILLANCE	-	-	-	-	-	-	-
103 SECURITY - OTHER (GATE SERVICE)	3,718	2,306	4,745	4,423	1,000	1,000	-
104 CLUBHOUSE & SAFETY & SECURITY	104,704	92,915	107,417	116,766	140,470	132,270	(8,200)

**BALLANTRAE CDD - STATEMENT 1
FY 2024 PROPOSED BUDGET**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE 2023-2024
105							
106 O&M CONTINGENCY & CAPITAL PROJECTS							
107 O&M CONTINGENCY	354,088	-	20,475	202,300	99,935	49,248	(50,687)
108 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-		-	-
109 WALL & STRUCTURE PAINTING	-	-	-	-		-	-
110 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-		-	-
108 O&M CONTINGENCY TOTAL	354,088	-	20,475	202,300	99,935	49,248	(50,687)
109							
110 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,068,298	699,852	815,697	1,021,761	1,051,973	998,161	(53,812)
111							
112 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	428,744	337,186	219,072	10,601	150,500	101,499	(49,000)
113							
114 OTHER FINANCING SOURCES AND (USES)							
115 RESERVES TRANSFERS OUT-OTHER FINANCING USES							
116 EMERGENCY RESERVE	20,000	20,000	129,315	90,000	-	-	-
117 ASSET RESERVE	46,600	47,500	47,500	47,500	50,500	51,500	1,000
118 BILL PAYMENT RESERVE	-	-	-		-	-	-
119 PARK DEVELOPMENT RESERVE	175,000	37,514	76,000	50,000	100,000	50,000	(50,000)
120 TOTAL OTHER FINANCING SOURCES AND (USES)	241,600	105,014	252,815	187,500	150,500	101,500	(49,000)
121							
122 O&M TOTAL EXPENDITURES	1,309,898	804,866	1,068,512	1,209,261	1,202,472	1,099,661	(102,812)
123							
124 NET CHANGE IN FUND BALANCE	187,144	232,172	(33,743)	(176,899)	0	0	(0)
125 BEGINNING FUND BALANCE GENERAL FUND - UNASSIGNED FY 2022					195,857		
126 LESS FUND BALANCE FORWARD FROM FY 2023 BUDGET					(175,000)		
127 ENDING FUND BALANCE - GENERAL FUND					20,857		

BALLANTRAE CDD - STATEMENT 2
FY 2023- 2024 ADOPTED BUDGET

RESERVES

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 ADOPTED	FY 2024 PROPOSED	FY 2023 to FY 2024 VARIANCE
1 REVENUES:						
2 INTEREST REVENUE						
3 PARK DEVELOPMENT	\$ 3,718	\$ 1,050	\$ -	\$ -	\$ -	-
4 ASSET RESERVE	1,326	414	-	-	-	-
5 EMERGENCY RESERVE	303	154	-	-	-	-
6 BILL PAYMENT RESERVE	581	154	-	-	-	-
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	-	-	-	50,000	15,000	(35,000)
8 TOTAL REVENUE	5,928	1,772	-	50,000	15,000	(35,000)
9						
10 RESERVES EXPENDITURES:						
11 EMERGENCY RESERVE	12,023	-	-	-	-	-
12 ASSET RESERVE	23,989	-	-	-	-	-
13 PARK DEVELOPMENT RESERVE - XMAS LIGHTS - \$15,000	-	-	-	50,000	15,000	(35,000)
14 PROJECTS	-	-	-	-	-	-
15 TOTAL RESERVE EXPENDITURES	36,012	-	-	50,000	15,000	(35,000)
16						
17 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	(30,084)	1,772	-	-	-	-
18						
19 OTHER FINANCING SOURCES SOURCES (USES)						
20 TRANSFER IN - PARK DEVELOPMENT	37,515	76,000	50,000	100,000	50,000	(50,000)
21 TRANSFER IN (OUT)- ASSET RESERVE	47,500	47,500	47,500	150,500	51,500	(99,000)
22 INCREASE IN FUND BALANCE	-	-	-	(250,500)	(101,500)	149,000
23 TRANSFER IN (OUT) - EMERGENCY RESERVE	20,000	127,343	90,000	-	-	-
24 INCREASE IN FUDN BALANCE				-	-	-
25 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	105,015	250,843	187,500	-	-	-
26						
27 NET CHANGE IN FUND BALANCE	74,931	252,615	187,500	-	-	-
28 FUND BALANCE BEGINNING	1,579,727	1,654,656	1,907,269	2,094,769	2,044,769	
29 FUND BALANCE FORWARD USE	-	-	-	(50,000)	(15,000)	
30 FUND BALANCE ENDING	1,654,656	1,907,269	2,094,769	2,044,769	2,029,769	-

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS/SCOPE OF SERVICE
9	O&M ADMINISTRATIVE EXPENDITURES:			
10	BOARD OF SUPERVISORS			
11	Supervisor Stipends		\$ 14,000.00	Assumes 5 supervisor to be paid for 14 meetings (workshops, etc.) - \$200 per meeting
12	Newsletter		\$ -	Newsletter - is provided for by BREEZE
13	Website Server & Name	Campus Suite	\$ 2,015.00	ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. Additionally, allocated \$500 for BREEZE processing and maintaining to the website
14	Public officials liability Insurance	Egis Insurance	\$ 3,740.00	Pursuant to agent confirmation
15	MANAGEMENT SERVICES			
16	Administrative Services	Not applicable	\$ -	No longer utilized
17	District Management	BREEZE	\$ 55,000.00	Pursuant to new contract dated April 16, 2022 approved by the Board of Supervisors
18	Financial Consulting Services	Not applicable	\$ -	No longer utilized
19	Accounting Services	Not applicable	\$ -	No longer utilized
20	ENGINEERING & LEGAL SERVICES			
21	District Engineer	Stantec-Tonja Stewart	\$ 16,000.00	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
22	District Counsel	Straley & Robin	\$ 10,000.00	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
23	ADMINISTRATIVE OTHER			
24	Annual Financial Audit	Dibartolomeo	\$ 4,200.00	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.
25	Disclosure Report		\$ -	No longer necessary
26	Trustee Fees	US Bank - Series 2015	\$ 4,256.00	Confirmed with trustee for fees related to the maintenance of the Ballantrae CDD Capital Improvement Revenue Refunding Bond, Series 2015
27	Property Appraiser Fee	Pasco County	\$ 150.00	Property Appraiser for the handling of Non-Ad Valorem Assessments, due and payable by June 1 of each year.
28	Legal Advertising	local newspaper	\$ 1,000.00	Estimated public notice for 3 public hearings, 1 yearly meeting schedule
29	Arbitrage Rebate Calculation	GNP Services	\$ 650.00	Fees for the annual calculation of the Rebatable Arbitrage Liability for the Ballantrae CDD Capital Improvement Revenue Refunding Bonds, Series 2015
30	Dues Licenses & Fees		\$ 1,200.00	Includes \$175 required by State Statute and other misc.
31	ADA Compliance		\$ -	Campus Suite hosting of ADA compliant website and remediation of any uploaded documents
32	Administrative Contingency		\$ -	
33	O&M ADMINISTRATIVE TOTAL		\$ 112,211.00	

34

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS/SCOPE OF SERVICE
35	INSURANCE			
36	General Liability Insurance	Egis Insurance	\$ 8,470.00	Pursuant to agent
37	Property Casualty	Egis Insurance	\$ 19,800.00	Pursuant to agent
38	INSURANCE TOTAL		\$ 28,270.00	
39				
40	UTILITY SERVICES			
41	Electric Utility Services	DUKE Energy	\$ 37,000.00	Average billing
42	Electric Utility Services - Recreation	DUKE Energy	\$ 17,250.00	Average billing
43	Electric Streetlighting	DUKE Energy	\$ 112,000.00	Average billing
44	Utility-Water-Clubhouse & pools	Pasco County	\$ 21,000.00	Average billing
45	Stormwater Assessment	Pasco County Tax Collector	\$ 2,200.00	To account for increase
46	UTILITY SERVICES SUBTOTAL		\$ 189,450.00	
47				
48	LAKES/PONDS & LANDSCAPE			
49	LAKES/PONDS:CONTRACTS			
50	Aquatic Contract	Steadfast Environmental	\$ 38,076.00	Pursuant to contract for maintenance of District waterways and ponds
51	Wetland Buffer Spray Contract'	Steadfast Environmental	\$ 16,800.00	Wetland Buffer Spraying
52	LAKES/PONDS:OTHER			
53	Fountain Repairs & Maintenance	Misc	\$ 3,500.00	Estimated, as needed
54	Mitigation Areas:Monitor & Maintain	Misc	\$ 1,500.00	Estimated, as needed
55	Lake/Pond Repairs	Misc	\$ -	Earmarked as needed for minor erosion repairs, etc.
56	Install/Replace Aquatic Plants	American Ecosystems	\$ 5,000.00	Install plants as needed
57	LANDSCAPING:CONTRACTS			
58	Landscape Maintenance Contract	Yellowstone	\$ 144,240.00	Pursuant to contract addendum - \$12,020 monthly.
59	Landscape Secondary Contracts	Yellowstone	\$ 36,830.00	1x yearly mulch-\$16,830, annuals \$4,000 per rotation (4 rotations) Mulch and annuals total \$36,830
60	Landscape Oversight/Management	Not applicable	\$ -	No longer utilized
61	LANDSCAPING:OTHER			
62	Irrigation Repairs & Maintenance	Yellowstone	\$ 14,000.00	As needed
63	Replace Plants, Mulch & Trees	Yellowstone	\$ 20,000.00	Misc. replacement as needed and care as needed
64	Sod & Seed Replacement	Yellowstone	\$ 15,000.00	As needed.
65	Landscape Enhancement	Yellowstone - TBD	\$ -	Projects that come up
66	Extra Mowings During Rainy Season	Yellowstone	\$ 2,500.00	As needed
67	Rust Prevention for Irrigation System	Suncoast Rust	\$ 11,280.00	Contract increased in FY 2023
68	Field Miscellaneous		\$ -	Misc. Repairs.
69	LAKES/PONDS & LANDSCAPE TOTAL		\$ 308,726.00	
70				

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS/SCOPE OF SERVICE
71	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS			
72	STREETS & SIDEWALKS			
73	Entry & Walls Maintenance	various	\$ 2,000.00	Estimated, as needed
74	Street/Decorative Light Maintenance	various	\$ 1,000.00	Estimated, as needed
75	Sidewalk Repair & Maintenance	various	\$ 1,500.00	Estimated, as needed
76	MAINTENANCE STAFF			
	Employee-Salaries		\$ 140,000.00	Maintenance supervisor and TWO Assistant maintenance. All employees are considered full time at 40 hours weekly. Plus overtime hours for meeting attendance & misc.
77				
78	Employee-P/R Taxes		\$ 11,465.60	7.65% of payroll, additional \$750 added for any additional taxes related to SUTA
79	Employee - Workers Comp	Egis Insurance	\$ 4,620.00	Confirmed with EGIS
80	Payroll processing fees	Innovations	\$ 1,900.00	Payroll and year end processing
81	Employee-Health & Phone Stipends		\$ 14,400.00	
82	Mileage	various	\$ 1,100.00	Estimated, as needed
83	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS		\$ 177,985.60	
84	CLUBHOUSE & SAFETY & SECURITY			
85	CLUBHOUSE & MISCELLANEOUS			
86	Park & Field Repairs	various	\$ -	Estimated, as needed.
87	Clubhouse Facility & Field Maintenance	various	\$ 15,000.00	Estimated, as needed (includes swipe cards, signage, pest control, etc.).
88	Clubhouse, Telephone & Internet	Brighthouse	\$ 4,200.00	
89	Miscellaneous Supplies (Inclusive of Debit Card)	various	\$ -	Estimated, as needed
90	Pool/Fountain/Splashpad Maintenance	Poolsure	\$ 10,000.00	Effective 12/1/2017: base rate of \$867 for a total of \$8,244. Additional \$2,800 for repairs.
91	Pool Permits		\$ 750.00	as required by Statute
92	Seasonal Lighting		\$ 14,000.00	Regular payment of \$13,750
93	Pest Control	Tropicare Termite	\$ 520.00	\$40 monthly
94	Clubhouse Exterior Furnishings		\$ -	
95	Clubhouse Cleaning		\$ -	
96	Clubhouse Miscellaneous & Supplies	To Be Determined	\$ 10,000.00	Additional misc expenditures as needed .
97	SAFETY & SECURITY			
98	Part-Time Law Enforcement Details	FHP	\$ 50,000.00	Paid at \$40 per hour - Approximately 1,125 hours
	Salary for Summer Monitor at Both Pools		\$ 23,500.00	The Board considers a salary review annually based on minimum wage requirements from the State of Florida. The State has required \$10 per hour and the Board has approved \$12 per hour
99				
100	Employee P/R Taxes		\$ 2,000.00	7.65% of gross payroll
101	Employee Workers Comp			
102	Video Surveillance		\$ 1,300.00	
103	Security - Other (Gate Service)		\$ 1,000.00	
104	CLUBHOUSE & SAFETY & SECURITY		\$ 132,270.00	

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS/SCOPE OF SERVICE
105				
106	O&M CONTINGENCY			
107	O&M Contingency		\$ 49,248.00	To be utilized based on Board direction
108	O&M Contingency Total		\$ 49,248.00	
109				
110	TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)		\$ 998,160.60	
111				
112	EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.		\$ 101,499.40	
113				
114	OTHER FINANCING SOURCES AND (USES)			
115	RESERVES TRANSFERS OUT - OTHER FINANCING USES		\$ -	
116	Emergency Reserve		\$ -	Amounts borrowed in 2019 have been reimbursed
117	Asset Reserve		\$ 51,500.00	Based on Custom reserves Study . Main pool resurface will come from this line item
118	Bill Payment Reserve		\$ -	Pursuant to GASB; Bill payment reserve should represent a minimum of 2 months of expenditures before other financing uses (transfers)
119	Park Development Reserve		\$ 50,000.00	The Straiton Pool resurface will come from this line item
120	TOTAL OTHER FINANCING SOURCES AND (USES)		\$ 101,500.00	
121				
122	O&M TOTAL EXPENDITURES		\$ 1,099,660.60	

**STATEMENT 3
BALLANTRAE CDD
FY2023-2024 ADOPTED BUDGET - SERIES 2015
DEBT SERVICE ASSESSMENT**

	FY 2024 PROPOSED BUDGET
REVENUE	
ASSESSMENTS ON-ROLL	\$ 556,611
TOTAL REVENUE	556,611
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2023	100,898
November 1, 2023	96,259
PRINCIPAL RETIREMENT	
May 1, 2023	355,000
TOTAL EXPENDITURES	552,157
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 4,454

TOTAL DS BUDGET	\$ 556,611.21
EARLY PAYMENT DISCOUNT @ 4%	\$ 23,685.58
COUNTY COLLECTION COST @ 2%	\$ 11,842.79
TOTAL GROSS ASSESSMENTS	\$ 592,139.58

EXHIBIT 13

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

BALLANTRAE CDD

Financial Report Summary - General Fund

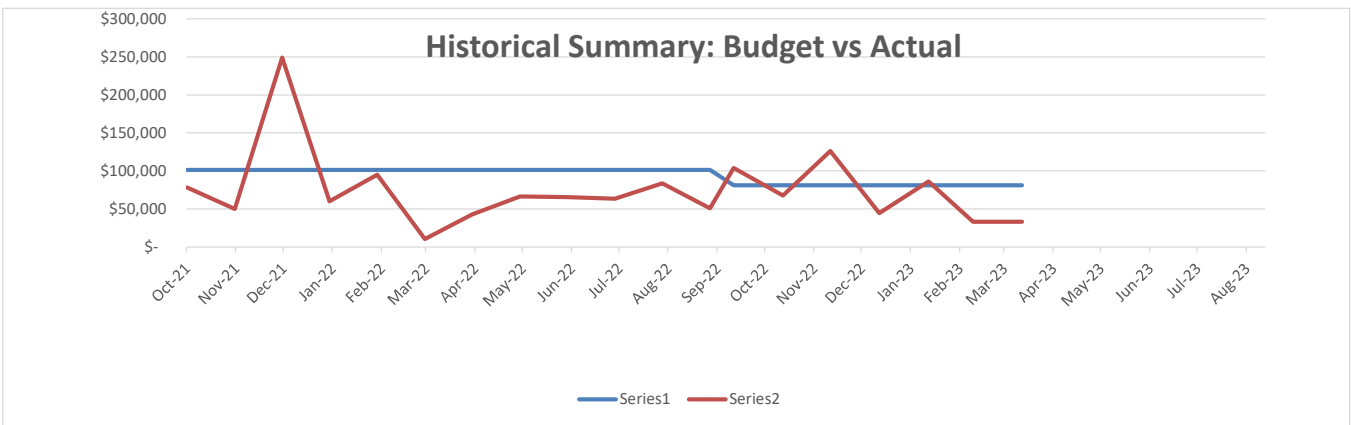
As of April 30, 2023

a. FUND BALANCE:

	For The Period Ending	4/30/2023	4/30/2022	Variance
	Actual	Actual	Actual	Actual
CASH OPER. ACCT	\$ 613,120	\$ 387,700	\$ 225,420	
CASH OPER. ACCT-RESTRICTED	39,993	-	39,993	
CASH DEBIT CARD	1,254	454	800	
ACCOUNTS RECEIVABLE	-	11,683	(11,683)	
OTHER CURRENT ASSETS	1,436	5,165	(3,729)	
DUE FROM OTHER FUNDS	83,766	-	83,766	
LESS: ACCOUNTS PAYABLE	(34,490)	(1,174)	(33,316)	
DUE TO OTHER FUNDS	(39,993)	-	(39,993)	
ACCRUED EXPENSES	-	(18,261)	18,261	
NET CASH BALANCE	\$ 665,087	\$ 385,567	\$ 279,520	
4/30/2023				
UNRESERVED GF BALANCE (UN-ASSIGNED)	\$ 663,651	\$ 803,829	\$ (140,178)	
NONSPENDABLE PREPAID ITEM	1,436	1,278	\$ 158	
RESERVE GF BALANCE (ASSIGNED) - OPERATIONS	-	-	-	
TOTAL GENERAL FUND BALANCE	\$ 665,087	\$ 805,107	\$ (140,020)	

b. REVENUE AND EXPENDITURES (FY 2023 YTD):

	100.0%	BUDGET	FAVORABLE
% TAX ASSESSMENTS COLLECTED	ACTUAL	YEAR-TO-DATE	(UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
TOTAL REVENUE (YTD) COLLECTED	\$ 1,013,178	\$ 922,194	\$ 90,984
EXPEND. (YTD) BEFORE OTHER SOURCES & USES	(543,949)	(644,571)	100,622
NET OPERATING CHANGE	\$ 469,229	\$ 277,623	\$ 191,606



Ballantrae CDD
Balance Sheet
April 30, 2023

	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>DS-2015 FUND</u>	<u>TOTAL</u>
1 ASSETS:				
2 CASH - OPERATING ACCTS	\$ 613,120	\$ -	\$ -	\$ 613,120
3 CASH - OPERATING ACCTS-RESTRICTED	39,993	-	-	39,993
4 CASH - MMK BU	-	-	-	-
5 CASH - DEBIT CARD BU	1,254	-	-	1,254
6 CASH ON HAND - Prior Mgt	-	-	-	-
7 INVESTMENTS:				
8 ASSET RESERVE	-	496,382	-	496,382
9 EMERGENCY RESERVE	-	317,879	-	317,879
10 PARK DEVELOPMENT	-	1,102,624	-	1,102,624
11 BILL PAYMENT RESERVE	-	156,897	-	156,897
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	580,025	580,025
14 RESERVE-SERIES 2015	-	-	222,450	222,450
15 PREPAYMENT-SERIES 2015	-	-	448	448
16 INTEREST-SERIES 2015	-	-	-	-
17 ACCOUNTS RECEIVABLE	93	-	-	93
18 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
19 ASSESSMENTS RECEIVABLE -ON ROLL	14,202	-	276,464	290,666
20 DUE FROM OTHER FUNDS	83,766	-	39,993	123,759
21 DEPOSITS	1,175	-	-	1,175
22 PREPAID ITEMS	261	-	-	261
23 TOTAL ASSETS	\$ 753,772	\$ 2,073,782	\$ 1,119,379	\$ 3,946,933

Ballantrae CDD
Balance Sheet
April 30, 2023

	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>DS-2015 FUND</u>	<u>TOTAL</u>
24 <u>LIABILITIES:</u>				
25 ACCOUNTS PAYABLE	\$ 34,490	\$ 10,275	\$ -	\$ 44,765
26 DUE TO OTHER FUNDS	39,993	83,766	-	123,759
27 ACCRUED EXPENSES	-	-	-	-
28 DEFERRED REVENUE ON-ROLL	14,202	-	276,464	290,666
29 <u>FUND BALANCE:</u>				
30 NON SPENDABLE (Deposits & Prepaid)	1,436	-	-	1,436
31 ASSIGNED	-	1,979,741	842,915	2,822,657
32 UNASSIGNED	663,651	-	-	663,651
33 TOTAL LIABILITIES & FUND BALANCE	\$ 753,772	\$ 2,073,782	\$ 1,119,379	\$ 3,946,933

Ballantrae CDD

General Fund

Statement of Revenue, Expenses and Changes in Fund Balance For The Period Beginning October 1, 2023 Ending April 30, 2023

	FY 2023 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1 O&M REVENUES:					
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,660	\$ 922,194	1,010,458	\$ 88,264	99%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	2,812	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	175,000	-	-	-	0%
5 OTHER INCOME	-	-	2,721	2,721	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
7 O&M TOTAL REVENUES:	1,202,472	922,194	1,013,178	90,984	84%
8 O&M ADMINISTRATIVE EXPENDITURES:					
9 BOARD OF SUPERVISORS					
10 SUPERVISOR STIPENDS	14,000	8,167	7,000	1,167	50%
11 NEWSLETTER - PRINT & MAILING	-	-	-	-	0%
12 WEBSITE SERVER & NAME	2,015	2,015	2,015	-	100%
13 PUBLIC OFFICIALS LIABILITY INSURANCE	3,369	1,965	-	1,965	0%
14 MANAGEMENT SERVICES					
15 ADMINISTRATIVE SERVICES	-	-	-	-	0%
16 DISTRICT MANAGEMENT	55,000	32,083	32,081	2	58%
17 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
18 ACCOUNTING SERVICES	-	-	-	-	0%
19 ENGINEERING & LEGAL SERVICES					
20 DISTRICT ENGINEER	18,000	10,500	5,698	4,802	32%
21 DISTRICT COUNSEL	17,300	10,092	1,513	8,578	9%
22 ADMINISTRATIVE: OTHER					
23 ANNUAL FINANCIAL AUDIT	4,200	2,450	-	2,450	0%
24 DISCLOSURE REPORT	-	-	-	-	0%
25 TRUSTEES FEES	3,772	2,200	1,886	315	50%
26 PROPERTY APPRAISER FEE	150	150	-	150	0%
27 LEGAL ADVERTISING	750	438	370	68	49%
28 ARBITRAGE REBATE CALCULATION	650	379	-	379	0%
29 DUES, LISCENSES AND FEES	1,200	700	175	525	15%
30 COMPLIANCE WITH ADA	2,480	1,447	-	1,447	0%
31 ADMINISTRATIVE CONTINGENCY	5,000	2,917	703	2,214	14%
32 MISC SERVICES	-	-	-	-	0%
33 O&M ADMINISTRATIVE TOTAL:	127,886	75,502	51,440	24,062	40%
34 INSURANCE					
35 GERNERAL LIABILITY	7,700	7,700	6,452	1,248	84%
36 PROPERTY CASUALTY	18,000	18,000	17,115	885	95%
37 INSURANCE TOTAL	25,700	25,700	23,567	2,133	92%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2023 Ending April 30, 2023

	FY 2023 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
38 UTILITY SERVICES					
39 ELECTRIC UTILITY SERVICES	25,000	14,583	21,094	(6,510)	84%
40 ELECTRIC UTILITY - RECREATION FACILITIES	15,000	8,750	8,579	171	57%
41 ELECTRIC STREET LIGHTING	103,500	60,375	64,990	(4,615)	63%
42 UTILITY - WATER - CLUBHOUSE & POOLS	14,000	8,167	12,651	(4,484)	90%
43 STORMWATER ASSESSMENT	2,200	1,283	-	1,283	0%
44 UTILITY SERVICES SUBTOTAL	159,700	93,158	107,314	(14,156)	67%
45 LAKES/PONDS & LANDSCAPE					
46 LAKES/PONDS: CONTRACTS		-		-	
47 AQUATIC CONTRACT	34,800	20,300	22,212	(1,912)	64%
48 WETLAND BUFFER SPRAY CONTRACT	20,256	11,816	9,800	2,016	48%
49 LAKES/PONDS: OTHER					
50 FOUNTAIN REPAIRS & MAINTNANCE	3,000	1,750	-	1,750	0%
51 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	875	-	875	0%
52 LAKE/POND REPAIRS	10,000	5,833	280	5,553	3%
53 INSTALL/REPLACE AQUATIC PLANTS	5,000		-		0%
54 LANDSCAPING: CONTRACTS					
55 LANDSCAPE MAINTENANCE CONTRACT	144,240	84,140	84,135	5	58%
56 LANDSCAPE - SECONDARY CONTRACTS	31,212	18,207	27,265	(9,058)	87%
57 LANDSCAPE OVERSIGHT/MANAGEMENT	-		-	-	0%
58 LANDSCAPING: OTHER					
59 IRRIGATION REPAIRS AND MAINTENANCE	14,000	8,167	11,006	(2,840)	79%
60 REPLACE PLANTS, MULCH & TREES	40,000	34,218	17,525	16,693	44%
61 SOD & SEED REPLACEMENT	10,000	5,833	19,875	(14,042)	199%
62 LANDSCAPE ENHANCEMENT	-	-	-	-	0%
63 EXTRA MOWINGS DURING RAINY SEASON	5,000	2,917	-	2,917	0%
64 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	6,055	1,395	4,660	13%
65 FIELD MISCELLANEOUS	5,000	2,917	19,387	(16,471)	388%
66 LAKES/PONDS & LANDSCAPE TOTAL	334,388	203,028	212,881	(9,853)	64%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2023 Ending April 30, 2023

	FY 2023 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
67	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS				
68	STREETS & SIDEWALKS				
69		1,167	1,266	(99)	63%
70	2,000	1,000	1,570	(570)	157%
71	1,500	1,500	-	1,500	0%
72	MAINTENANCE STAFF				
73	127,300	74,258	65,468	8,790	51%
74	10,494	6,121	6,268	(147)	60%
75	4,200	4,200	2,911	1,289	69%
76	1,900	1,108	1,145	(36)	60%
77	14,400	8,400	7,200	1,200	50%
78	1,100	642	-	642	0%
79	163,894	98,396	85,827	12,569	52%
80	CLUBHOUSE & SAFETY & SECURITY				
81	CLUBHOUSE & MISCELLANEOUS				
82	7,200	4,200	-	4,200	0%
83	9,000	5,250	682	4,568	8%
84	4,200	2,450	2,671	(221)	64%
85	3,500	2,042	361	1,681	10%
86	10,000	5,833	11,930	(6,096)	119%
87	750	438	705	(268)	94%
88	20,000	20,000	13,750	6,250	69%
89	520	520	-	520	0%
90	-	-	-	-	0%
91	-	-	-	-	0%
92	7,500	4,375	2,523	1,852	34%
93	SAFETY & SECURITY				
94	50,000	29,167	9,750	19,417	20%
95	23,500	13,708	5,074	8,634	22%
96	2,000	1,167	810	357	40%
97	1,300	758	-	758	0%
98	-	-	-	-	0%
99	1,000	583	5,189	(4,605)	519%
100	140,470	90,491	53,445	37,046	38%

Ballantrae CDD

General Fund

Statement of Revenue, Expenses and Changes in Fund Balance For The Period Beginning October 1, 2023 Ending April 30, 2023

	FY 2023 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
101 O&M CONTINGENCY & CAPITAL PROJECTS					
102 O&M CONTINGENCY	99,935	58,295	9,475	48,820	9%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	99,935	58,295	9,475	48,820	9%
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,051,973	644,571	543,949	48,820	52%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	150,500	277,623	469,229	47,087	312%
109 OTHER FINANCING SOURCES AND (USES)					
110 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
111 EMERGENCY RESERVE	-	-	-	-	0%
112 ASSET RESERVE	50,500	50,500	-	50,500	0%
113 BILL PAYMENT RESERVE	-	-	-	-	0%
114 PARK DEVELOPMENT RESERVE	100,000	100,000	-	100,000	0%
115 TOTAL OTHER FINANCING SOURCES AND (USES)	150,500	150,500	-	150,500	0%
116 O&M TOTAL EXPENDITURES	1,202,473	250,500	543,949	250,500	45%
117 NET CHANGE IN FUND BALANCE	0	528,123	469,229	297,587	102451736%
118 NET CHANGE IN FUND BALANCE	-	394,071	469,229	388,571	
119 BEGINNING FUND BALANCE GENERAL FUND (adjusted for FY22)	-	-	195,858	195,858	
120 LESS FUND BALANCE FORWARD	-	-	-	-	
121 ENDING FUND BALANCE GENERAL FUND	-	394,071	665,087	584,429	
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)	-	-	-	-	
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS	-	-	-	-	
124 ADJUSTED FUND BALANCE	\$ -	\$ 394,071	\$ 665,087	\$ 584,429	

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2023 Ending April 30, 2023

	FY 2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE				
3 PARK DEVELOPMENT	\$ 3,718	\$ 2,169	\$ 18,686	503%
4 ASSET RESERVE	1,326	774	8,142	614%
5 EMERGENCY RESERVE	303	177	5,163	1704%
6 BILL PAYMENT RESERVE	581	339	2,586	445%
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	-	-	-	0%
8 TOTAL REVENUE	5,928	3,458	34,577	583%
9 RESERVES EXPENDITURES:				
10 EMERGENCY RESERVE	12,023	7,013	-	0%
11 ASSET RESERVE	23,989	13,994	-	0%
12 PARK DEVELOPMENT RESERVE	-	-	155,102	0%
13 PROJECTS	-	-	-	0%
14 TOTAL RESERVE EXPENDITURES	36,012	21,007	155,102	0%
16 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	(30,084)	(17,549)	(120,525)	401%
17 OTHER FINANCING SOURCES SOURCES (USES)				
18 TRANSFER IN - PARK DEVELOPMENT	37,515	21,884	-	0%
19 TRANSFER IN (OUT)- ASSET RESERVE	47,500	27,708	-	0%
20 INCREASE IN FUDN BALANCE	-	-	-	0%
21 TRANSFER IN (OUT) - EMERGENCY RESERVE	20,000	11,667	-	0%
22 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	105,015	61,259	-	0%
23 NET CHANGE IN FUND BALANCE	(135,099)	(78,808)	(120,525)	89%
24 FUND BALANCE BEGINNING	2,094,769	-	2,100,266	100%
25 FUND BALANCE FORWARD USE	(50,000)	-	-	0%
26 FUND BALANCE ENDING	\$ 1,909,670	\$ (78,808)	\$ 1,979,741	100%

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2023 Ending April 30, 2023

	FY 2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 55,661	\$ 548,891	\$ 493,229
3 ASSESSMENT DISCOUNTS	-	-	-	-
4 LOT CLOSINGS	-	-	-	-
5 INTEREST EARNINGS	-	-	7,055	7,055
6 TOTAL REVENUE	556,611	55,661	555,945	500,284
7 EXPENDITURES				
8 INTEREST PAYMENT	-	-	-	-
9 INTEREST MAY 2023	100,985	100,985	-	100,985
10 INTEREST NOV 2022	96,259	96,259	102,659	(6,400)
11 PRINCIPAL RETIREMENT NOV 2022	360,000	360,000	-	360,000
12 PRINCIPAL PREPAYMENT	-	-	5,000	5,000
13 TOTAL CONTINGENCY	557,244	557,244	107,659	459,585
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(633.00)	(501,583)	448,286	959,869
15 OTHER FINANCING SOURCES				
16 TRANSFER-IN	-	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
18 NET CHANGE IN FUND BALANCE	(633)	(501,583)	448,286	959,869
19 FUND BALANCE - BEGINNING	-	-	394,629	394,629
20 FUND BALANCE - ENDING	\$ (633)	\$ (501,583)	\$ 842,915	\$ 1,354,498

BALLANTRAE CDD
Check Register
FY2023

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2022		EOY Balance Hancock Bank				189834.77
10/1/2022	71	Richard Levy	Invoice: 093521 (Reference: Payroll MTG 5-25-22.)		200.00	189,634.77
10/3/2022	100056	Egis Insurance Risk Advisors	Invoice: 17179 (Reference: Insurance renewal 10-23.) Invoice: 092222-488 (Reference: insurance		26,477.92	163,156.85
10/4/2022	100057	Poolsure	Invoice: 101295635061 (Reference: Water Pool management - October.)		645.44	162,511.41
10/7/2022	100058	DCSI, Inc	Invoice: 29989 (Reference: Drop off 100 cards, overlays, and (2) print ribbons..) Invoice: 2999		1,916.97	160,594.44
10/7/2022	100059	Steadfast Environmental, LLC	Invoice: SE-21547 (Reference: Routine Aquatic Maintenance - October.) Invoice: SE-21573 (Refer		6,023.15	154,571.29
10/7/2022	100060	Straley Robin Vericker	Invoice: 100522-1032 (Reference: Professional Services Rendered Through September 15, 2022.)		660.00	153,911.29
10/7/2022	100061	Yellowstone Landscape Professionals	Invoice: TM 436478 (Reference: Emergency Irrigation Controller Replacements Due to Lighting Strike		14,776.35	139,134.94
10/7/2022	100062	Star Fence	Invoice: 100422- (Reference: ALUMINUM FENCE color black 3 rail 57 H + 1 gate 47wg 50 ft.)		1,265.50	137,869.44
10/7/2022	300020	Innovative Employer Solutions	Invoice: 096611 (Reference: Payroll Period 09/19/22-10/02/22.)		7,605.55	130,263.89
10/13/2022	100063	Business Observer	Invoice: 22-01753P (Reference: Meeting Notice.) Invoice: 22-01651P (Reference: Notice of Meetin		140.01	130,123.88
10/17/2022	82	Richard Levy	Invoice: 096928-1 (Reference: Payroll - MTG 10-13-22.)		200.00	129,923.88
10/17/2022	83	Christopher Milano	Invoice: 096928-1 (Reference: Payroll - MTG 10-13-22.)		200.00	129,723.88
10/17/2022	100064	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 100322- (Reference: Annual Special District Fee.)		175.00	129,548.88
10/17/2022	100065	Innersync	Invoice: 20836 (Reference: Website Service.)		1,515.00	128,033.88
10/17/2022	300019	Innovative Employer Solutions	Invoice: 096928 (Reference: Payroll - MTG 10-13-22.)		680.60	127,353.28
10/21/2022	100066	Poolsure	Invoice: 101295636206 (Reference: Water Management Seasonal.)		645.44	126,707.84
10/21/2022	300032	Engage PEO	Invoice: 097058 (Reference: Payroll period 10/03/22 to 10/16/22 and MTG 6-20-22 Workshop.)		4,628.68	122,079.16
10/21/2022	300033	Pasco County Utilities Services Branch	Invoice: 17298591 10/04 (Reference: 0 Ballantrae \$ Mentmor - 08/18/22/09/19/22.)		1,765.75	120,313.41
10/21/2022	300034	Pasco County Utilities Services Branch	Invoice: 17298592 10/4 (Reference: 0 Ayshire Blvd - 08/18/22-09/19/22.)		10.14	120,303.27
10/24/2022	300049	Bright House Networks	Invoice: 0036522358-01 10/6 (Reference: 17611 Mentmore Blvd Clubhouse - 10/06/22-11/04/22.)		14.99	120,288.28
10/25/2022	100067	DLTD Solutions Inc.	Invoice: 0003821 (Reference: Security Service - July 5th thru 23,2022.) Invoice: 0003946 (Refer		8,800.00	111,488.28
10/25/2022	100068	Illuminations Holiday Lighting	Invoice: 221022 (Reference: Holiday lighting and decoration for Ballantrae Clubhouse and Front Ent		6,875.00	104,613.28
10/25/2022	100069	Artemis Connected LLC	Invoice: 1219 (Reference: Professional Mgmt.) Invoice: 1198 (Reference: Professional Mgmt.)		9,166.00	95,447.28
10/25/2022	100070	Blue Wave Lighting, LLC	Invoice: 2201022 (Reference: Clubhouse Install LED track lighting outlining roofline (soffit) on 3		11,095.50	84,351.78
10/26/2022	300035	Duke Energy	Invoice: 9100 8258 0917 10/5 (Reference: 17611 Mentmore Blvd - 09/02/22-10/03/22.)		1,146.26	83,205.52
10/26/2022	300036	Duke Energy	Invoice: 9100 8258 1158 10/5 (Reference: 17524 Hugh Ln - 09/02/22-10/03/22.)		288.92	82,916.60
10/26/2022	300037	Duke Energy	Invoice: 9100 8258 1364 (Reference: 3633 Duke Firth St - Entry Light - 09/02/22-10/03/22.)		31.49	82,885.11
10/26/2022	300038	Duke Energy	Invoice: 9100 8258 1637 10/5 (Reference: 17700 Glennap Dr - Entry Tower - 09/02/22-10/03/22.)		37.50	82,847.61
10/26/2022	300039	Duke Energy	Invoice: 9100 8258 2521 (Reference: 17650 Ayshire Blvd - Entry Tower - 09/02/22-10/03/22.)		30.75	82,816.86
10/26/2022	300041	Duke Energy	Invoice: 9100 8258 2951 10/5 (Reference: 3542 Ballantrae Blvd - Well Pump - 09/02/22-10/03/22.)		56.46	82,760.40
10/26/2022	300042	Duke Energy	Invoice: 9100 8265 1329 10/5 (Reference: 2131 Ballantrae Blvd - IRR - 09/02/22-10/03/22.)		30.43	82,729.97
10/26/2022	300043	Duke Energy	Invoice: 9100 8265 1494 10/5 (Reference: 17626 Glenapp Dr - IRR - 09/02/22-10/03/22.)		98.46	82,631.51
10/26/2022	300044	Duke Energy	Invoice: 9100 8265 1676 10/5 (Reference: 2500 Ballantrae Blv - Lite Entrance SR 54 - 09/02/22-10/0		142.83	82,488.68
10/26/2022	300045	Duke Energy	Invoice: 9100 8265 1824 10/5 (Reference: 3643 Duke Firth St - IRR - 09/02/22-10/03/22.)		30.41	82,458.27
10/26/2022	300046	Duke Energy	Invoice: 9100 8265 2544 10/5 (Reference: 17600 Stickhar Dr - Entry Tower - 09/02/22-10/03/22.)		131.57	82,326.70
10/26/2022	300047	Duke Energy	Invoice: 9100 8265 2750 10/5 (Reference: 3351 Downan Point Dr - Well - 09/02/22-10/03/22.)		30.41	82,296.29
10/26/2022	300048	Duke Energy	Invoice: 9100 8258 1801 10/5 (Reference: 2800 Ballantrae Blvd - Pump Pond - 09/02/22-10/03/22.)		2,575.44	79,720.85
10/29/2022	300050	Bright House Networks	Invoice: 046594501101322 (Reference: 17611 Mentmore Blvd - AHMS1 - 10/13/22-11/12/22.)		397.94	79,322.91
10/31/2022	300040	Duke Energy	Invoice: 9100 8258 2745 10/10 (Reference: 17835 State Road 54 - LITE - 09/02/22-10/03/22.)		9,129.04	70,193.87
10/31/2021				0.00	119,640.90	70,193.87
11/1/2022	81	Christopher Milano	Invoice: 095855-1 (Reference: Payroll MTG 08-24-22.)		200.00	69,993.87
11/1/2022	300091	Bright House Networks	Invoice: 0036522358-01 11/6 (Reference: 17611 Mentmore Blvd Clubhouse - 12/05/22-01/06/23.)		14.99	69,978.88
11/3/2022	100071	Business Observer	Invoice: 22-01874P (Reference: Meeting Notice.)		56.88	69,922.00
11/3/2022	100072	Straley Robin Vericker	Invoice: 22279 (Reference: legal Services thru Oct. 15.)		1,328.27	68,593.73
11/3/2022	100073	Yellowstone Landscape Professionals	Invoice: TM 446890 (Reference: monthly landscaping.)		12,019.25	56,574.48
11/3/2022	100074	Artemis Connected LLC	Invoice: 1246 (Reference: Professional Mgmt.)		5,083.00	51,491.48
11/4/2022	300060	Engage PEO	Invoice: 097391 (Reference: Payroll period 10/17/22 to 10/30/22.)		5,130.59	46,360.89
11/7/2022	100075	Steadfast Environmental, LLC	Invoice: SE-21640 (Reference: Routine Aquatic Maintenance.)		4,573.15	41,787.74

BALLANTRAE CDD
Check Register
FY2023

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
11/7/2022	392		to book cash collected from tax collector	18.65		41,806.39
11/7/2022	392				6.56	41,799.83
11/7/2022	393		to book cash collected from tax collector	3,611.65		45,411.48
11/7/2022	393				1,271.30	44,140.18
11/7/2022	392			6.56		44,146.74
11/7/2022	393			1,271.30		45,418.04
11/10/2022	84	Andrew Alexandre	Invoice: 097511-1 (Reference: Payroll 11-10-22.)		184.70	45,233.34
11/10/2022	85	Richard Levy	Invoice: 097511-2 (Reference: Payroll 11-10-22.)		200.00	45,033.34
11/10/2022	86	Christopher Milano	Invoice: 097511-3 (Reference: Payroll 11-10-22.)		200.00	44,833.34
11/10/2022	100076	Steadfast Environmental, LLC	Invoice: SE-21667 (Reference: prune Oak Trees.)		13,912.00	30,921.34
11/10/2022	100077	Tampa Bay Times	Invoice: 080322-3502 (Reference: Assessment Ads.)		1,521.00	29,400.34
11/10/2022	300059	Engage PEO	Invoice: 097511 (Reference: Payroll 11-10-22.)		298.30	29,102.04
11/15/2022	100078	Business Observer	Invoice: 22-01947P (Reference: Notice of Meetings.)		78.75	29,023.29
11/15/2022	100079	Yellowstone Landscape Professionals	Invoice: TM 449293 (Reference: Mulch installation.)		16,830.00	12,193.29
11/15/2022	394		to book cash collected from tax collector	54,376.79		66,570.08
11/15/2022	394				19,140.63	47,429.45
11/15/2022	394			19,140.63		66,570.08
11/16/2022	100080	DCSI, Inc	Invoice: 30112 (Reference: broken case for front gate reader.)		164.00	66,406.08
11/18/2022	300066	Engage PEO	Invoice: 097684 (Reference: PR Period 10-31-22 thru 11-13-22.)		4,399.93	62,006.15
11/21/2022	395		to book cash collected from tax collector	60,414.78		122,420.93
11/21/2022	395				21,266.00	101,154.93
11/21/2022	395			21,266.00		122,420.93
11/23/2022	300076	Pasco County Utilities Services Branch	Invoice: 17437886 11/02 (Reference: 0 Ayshire Blvd - 08/18/22-09/19/22.)		10.29	122,410.64
11/23/2022	300077	Pasco County Utilities Services Branch	Invoice: 17437885 11/02 (Reference: 0 Ballantrae \$ Mentmor - 09/19/22-10/18/22.)		730.38	121,680.26
11/25/2022	396		to book cash collected from tax collector	130,025.39		251,705.65
11/25/2022	396				45,768.94	205,936.71
11/25/2022	396			45,768.94		251,705.65
11/29/2022	100081	A and R Pool Services, LLC dba Arinton	Invoice: 12303 (Reference: installed new Pentair Maxi pro impeller and diffuser for pump.) Invo		1,290.00	250,415.65
11/30/2022	76	Christopher Milano	Invoice: 094525-1 (Reference: Payroll MTG 05-25-22.)		200.00	250,215.65
11/30/2022	300067	Duke Energy	Invoice: 9100 8265 2750 11/03 (Reference: 3351 Downan Point Dr - Well - 10/04/22-11/01/22.)		37.50	250,178.15
11/30/2022	300068	Duke Energy	Invoice: 9100 8265 2544 11/03 (Reference: 17600 Stickhar Dr - Entry Tower - 10/04/22-11/01/22.)		61.23	250,116.92
11/30/2022	300069	Duke Energy	Invoice: 9100 8265 1824 11/03 (Reference: 3643 Duke Firth St - IRR - 10/04/22-11/01/22.)		30.41	250,086.51
11/30/2022	300070	Duke Energy	Invoice: 9100 8265 1676 11/03 (Reference: 2500 Ballantrae Blv - Lite Entrance SR 54 - 10/04/22-11/01/22.)		144.36	249,942.15
11/30/2022	300071	Duke Energy	Invoice: 9100 8265 1494 11/03 (Reference: 17626 Glenapp Dr - IRR - 10/04/22-11/01/22.)		154.90	249,787.25
11/30/2022	300072	Duke Energy	Invoice: 9100 8265 1329 11/03 (Reference: 2131 Ballantrae Blvd - IRR - 10/04/22-11/01/22.)		30.48	249,756.77
11/30/2022	300073	Duke Energy	Invoice: 9100 8258 2951 11/03 (Reference: 3542 Ballantrae Blvd - Well Pump - 10/04/22-11/01/22.)		51.56	249,705.21
11/30/2022	300074	Duke Energy	Invoice: 9100 8258 2745 11/03 (Reference: 17835 State Road 54 - LITE - 10/05/22-11/02/22.)		9,129.04	240,576.17
11/30/2022	300075	Duke Energy	Invoice: 9100 8258 2521 11/04 (Reference: 17650 Ayshire Blvd - Entry Tower -10/04/22-11/01/22.)		30.72	240,545.45
11/30/2022	300078	Duke Energy	Invoice: 9100 8258 1801 11/03 (Reference: 2800 Ballantrae Blvd - Pump Pond - 10/04/22-11/01/22.)		2,222.54	238,322.91
11/30/2022	300079	Duke Energy	Invoice: 9100 8258 1637 11/03 (Reference: 17700 Glenap Dr - Entry Tower - 10/04/22-11/01/22.)		35.53	238,287.38
11/30/2022	300080	Duke Energy	Invoice: 9100 8258 1364 11/03 (Reference: 3633 Duke Firth St - Entry Light - 10/04/22-11/01/22.)		32.95	238,254.43
11/30/2022	300081	Duke Energy	Invoice: 9100 8258 1158 11/04 (Reference: 17524 Hugh Ln - 10/04/22-11/01/22.)		235.63	238,018.80
11/30/2022	300082	Duke Energy	Invoice: 9100 8258 0917 11/03 (Reference: 17611 Mentmore Blvd - 10/04/22-11/01/22.)		1,019.56	236,999.24
11/30/2022				335,900.69	169,095.32	236,999.24
12/1/2022	300095	Bright House Networks	Invoice: 046594501111322 (Reference: 17611 Mentmore Blvd - 11/12/22-12/11/22.)		397.94	236,601.30
12/2/2022	100082	DCSI, Inc	Invoice: 30170 (Reference: Printing issues and mens bath door not closing.)		125.00	236,476.30
12/2/2022	100083	Stantec Consulting Services, Inc.	Invoice: 2002909 (Reference: Engineering Fees.)		3,142.00	233,334.30
12/2/2022	100084	Yellowstone Landscape Professionals, LLC	Invoice: 229348 (Reference: remove fallen Oak Tree blocking traffic.)		875.00	232,459.30
12/2/2022	300083	Engage PEO	Invoice: 098019 (Reference: PR Period 11/24 thru 11/27.)		5,219.56	227,239.74

BALLANTRAE CDD
Check Register
FY2023

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
12/5/2022	398			640084.87		867,324.61
12/5/2022	398			347700.43		1,215,025.04
12/13/2022	100085	Business Observer	Invoice: 22-01897P (Reference: Notice of Meeting Board of Supervisors.)		56.88	1,214,968.16
12/13/2022	100086	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90084833 (Reference: Audit financial statements ye 2021.)		3,800.00	1,211,168.16
12/13/2022	100087	DLTD Solutions Inc.	Invoice: 0004028 (Reference: Admin Fee for Oct and Nov.)		600.00	1,210,568.16
12/13/2022	100088	Poolsure	Invoice: 101295636933 (Reference: water management seasonal rate.)		645.44	1,209,922.72
12/13/2022	100089	Steadfast Environmental, LLC	Invoice: SE-21730 (Reference: Routine Aquatic Maintenance.)		4,573.15	1,205,349.57
12/13/2022	100090	Straley Robin Vericker	Invoice: 22453 (Reference: Legal Services thru Nov 15.)		185.00	1,205,164.57
12/13/2022	100091	Trooper Douglas Guy	Invoice: 0004029 (Reference: Security for Oct and Nov.)		3,000.00	1,202,164.57
12/13/2022	100092	Yellowstone Landscape Professionals, LLC	Invoice: TM 461402 (Reference: monthly landscaping.) Invoice: TM 469029 (Reference: Winter Annu		17,459.25	1,184,705.32
12/13/2022	100093	Florida Patio Furniture	Invoice: 68104 (Reference: table and chairs - final payment.)		14,695.00	1,170,010.32
12/13/2022	100094	Artemis Connected LLC	Invoice: 1284 (Reference: Professional Mgmt.)		4,583.00	1,165,427.32
12/13/2022	100095	A and R Pool Services, LLC dba Arinton	Invoice: 12362 (Reference: pool renovation and resurface.)		29,970.00	1,135,457.32
12/16/2022	87	Richard Levy	Invoice: 098378-1 (Reference: PR Period 11/28 thru 12/11.)		200.00	1,135,257.32
12/16/2022	88	Christopher Milano	Invoice: 098378-2 (Reference: PR Period 11/28 thru 12/11.)		200.00	1,135,057.32
12/16/2022	300084	Engage PEO	Invoice: 098378 (Reference: PR Period 11/28 thru 12/11.)		5,134.20	1,129,923.12
12/19/2022	300123	Pasco County Utilities Services Branch	Invoice: 17587325 12/02 (Reference: 0 Ballantrae & Mentmor -10/18/22-11/17/2022.)		1,765.40	1,128,157.72
12/19/2022	300124	Pasco County Utilities Services Branch	Invoice: 17587323 12/02 (Reference: 0 Ayshire Blvd - 10/18/2022-11/7/2022.)		10.29	1,128,147.43
12/20/2022	100096	Stantec Consulting Services, Inc.	Invoice: 2014944 (Reference: Engineering Fees.)		2,556.00	1,125,591.43
12/20/2022	392		VOID: to book cash collected from tax collector			1,125,591.43
12/20/2022	392		to book cash collected from tax collector			1,125,591.43
12/20/2022	392		to book cash collected from tax collector			1,125,591.43
12/21/2022	392		to book cash collected from tax collector	95838.8		1,221,430.23
12/21/2022	392			27167.94		1,248,598.17
12/21/2022	392			52060.58		1,300,658.75
12/21/2022	392			14757.9		1,315,416.65
12/22/2022	300094	Bright House Networks	Invoice: 120522-6305 (Reference: 17611 Menthore Blvd Clubhouse - 12/05/22-01/04/22.)		14.99	1,315,401.66
12/27/2022	300104	Duke Energy	Invoice: 910082580917 (Reference: 17611 Mentmore Blvd - 11/02/22-12/01/22.)		1,073.88	1,314,327.78
12/27/2022	300105	Duke Energy	Invoice: 910082581637 12/05 (Reference: 17700 Glenap Dr - Entry Tower - 11/02/22-12/01/22.)		36.94	1,314,290.84
12/27/2022	300106	Duke Energy	Invoice: 910082652750 (Reference: 3351 Downan Point Dr - Well - 11/02/22-12/01/22.)		36.25	1,314,254.59
12/27/2022	300107	Duke Energy	Invoice: 91008265 824 12/05 (Reference: 3643 Duke Firth St - IRR - 11/02/22-12/01/22.)		30.41	1,314,224.18
12/27/2022	300108	Duke Energy	Invoice: 910082582951 12/05 (Reference: 3542 Ballantrae Blvd - Well Pump - 11/02/22-12/01/22.)		55.19	1,314,168.99
12/27/2022	300109	Duke Energy	Invoice: 910082651676 12/05 (Reference: 2500 Ballantrae Blvd - Lite Entrance SR 54 - 11/02/22-12/22		161.65	1,314,007.34
12/27/2022	300110	Duke Energy	Invoice: 910082652544 12/05 (Reference: 17600 Stickhar Dr - Entry Tower - 11/02/22-12/01/22.)		72.18	1,313,935.16
12/27/2022	300111	Duke Energy	Invoice: 9100 8265 1329 12/05 (Reference: 2131 Ballantrae Blvd - IRR - 11/02/22-12/01/22.)		30.48	1,313,904.68
12/27/2022	300113	Duke Energy	Invoice: 910082651494 12/05 (Reference: 17626 Glenapp Dr - IRR - 11/02/22-12/01/22.)		150.27	1,313,754.41
12/27/2022	300114	Duke Energy	Invoice: 910082581364 12/05 (Reference: 3633 Duke Firth St - Entry Light -11/02/22-12/01/22.)		37.02	1,313,717.39
12/27/2022	300115	Duke Energy	Invoice: 9100 2580917 12/05 (Reference: 2800 Ballantrae Blvd - Pump Pond - 11/02/22-12/01/22.)		2,271.84	1,311,445.55
12/27/2022	300116	Duke Energy	Invoice: 910082581158 12/05 (Reference: 17524 Hugh Ln - 11/02/22-12/01/22.)		210.83	1,311,234.72
12/27/2022	300122	Duke Energy	Invoice: 910082582521 12/05 (Reference: 17650 Ayshire Blvd - Entry Tower - 11/02/22-12/01/23.)		30.74	1,311,203.98
12/28/2022	100097	DCSI, Inc	Invoice: 30236 (Reference: change access to system schedule.)		125.00	1,311,078.98
12/28/2022	100098	Yellowstone Landscape Professionals, LLC	Invoice: TM 471416 (Reference: playground mulch filled in.)		10,885.50	1,300,193.48
12/28/2022	100099	Don Harrison Enterprises	Invoice: 2965 (Reference: added receptacles for holiday lights.)		1,570.00	1,298,623.48
12/28/2022	300103	Duke Energy	Invoice: 910082582745 12/07 (Reference: 17835 State Road 54 - LITE - 11/03/22-12/02/22.)		9,129.04	1,289,494.44
12/29/2022	300093	Bright House Networks	Invoice: 0465945011-121322 (Reference: 17611 Menthore Blvd - 12/12/22-01/11/23.)		397.94	1,289,096.50
12/30/2022	300121	Engage PEO	Invoice: 098684 (Reference: Period 12/12/22-12/25/22.)		4,635.89	1,284,460.61
12/31/2022				1,177,610.52	130,149.15	1,284,460.61
1/4/2023	100100	Poolsure	Invoice: 101295638017 (Reference: water management seasonal rate.)		1,045.61	1,283,415.00
1/4/2023	100101	Steadfast Environmental, LLC	Invoice: SE-21841 (Reference: Routine Aquatic Maintenance.)		4,573.15	1,278,841.85

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Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
1/4/2023	100102	Blue Wave Lighting, LLC	Invoice: 2201222 (Reference: install LED track lighting.)		11,095.50	1,267,746.35
1/5/2023	100103	Illuminations Holiday Lighting, LLC	Invoice: 221222 (Reference: Holiday Lighting and Decor.)		6,875.00	1,260,871.35
1/11/2023	100104	Yellowstone Landscape Professionals, LLC	Invoice: TM 473361 (Reference: monthly landscaping.)		12,019.25	1,248,852.10
1/12/2023	395		to book cash collected from tax collector	227.79		1,249,079.89
1/12/2023	395		to book cash collected from tax collector		80.18	1,248,999.71
1/12/2023	396		to book cash collected from tax collector	1215.15		1,250,214.86
1/12/2023	396		to book cash collected from tax collector		427.73	1,249,787.13
1/12/2023	397		VOID: to book cash collected from tax collector			1,249,787.13
1/12/2023	397		Duplicate			1,249,787.13
1/12/2023	398		to book cash collected from tax collector	24368.46		1,274,155.59
1/12/2023	398		to book cash collected from tax collector		8,577.70	1,265,577.89
1/12/2023	395		to book cash collected from tax collector	80.18		1,265,658.07
1/12/2023	396		to book cash collected from tax collector	427.73		1,266,085.80
1/12/2023	397		to book cash collected from tax collector			1,266,085.80
1/12/2023	398		to book cash collected from tax collector	8577.7		1,274,663.50
1/13/2023	300117	Engage PEO	Invoice: 099043 (Reference: PR Period 12/26 to 1/8.)		5,567.74	1,269,095.76
1/17/2023	100105	Artemis Connected LLC	Invoice: 2023-01 Ballantrae (Reference: Professional Mgmt.)		4,583.00	1,264,512.76
1/20/2023	012023ACH-3	Pasco County Utilities Services Branch	17727 Mentmore & Ballantrae Blvd (Activation Fee & Deposit)+ svc fee		119.15	1,264,393.61
1/20/2023	012023ACH-4	Engage PEO	Payroll 1-20-23 BOS MTG		482.20	1,263,911.41
1/20/2023	89	Richard Levy	Invoice: 099141-2 (Reference: BOS MTG 1-12-23.)		200.00	1,263,711.41
1/20/2023	90	Christopher Milano	Invoice: 099141-1 (Reference: BOS MTG 1-12-23.)		200.00	1,263,511.41
1/20/2023	012023ACH	Pasco County Utilities Services Branch	VOID: 17727 Mentmore & Ballantrae Blvd (Activation Fee & Deposit)+ svc fee			1,263,511.41
1/20/2023	393	Florida Dept of Revenue	CY 2022 Q4 Sales tax		29.40	1,263,482.01
1/24/2023	012423ACH	Bright House Networks	17611 Mentmore Blvd Clubhouse - 1/5-2/4/23		14.99	1,263,467.02
1/25/2023	012523ACH1	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor (11/17/22-12/16/22)		1,277.72	1,262,189.30
1/25/2023	012523ACH2	Pasco County Utilities Services Branch	0 Ayshire Blvd - 11/17/22-12/16/22		10.29	1,262,179.01
1/26/2023	012023ACH-1	Pasco County Utilities Services Branch	17524 Hugh Lane (Activation Fee & Deposit) + svc fee (Pmt resubmitted 1/26-org pmt returned)		1,667.50	1,260,511.51
1/26/2023	100106	Poolsure	Invoice: 101295638725 (Reference: Water Management Seasonal.)		1,045.61	1,259,465.90
1/26/2023	100107	Yellowstone Landscape Professionals, LLC	Invoice: 240684 (Reference: Irrigation labor - Broken main line on Ballantrae Blvd.)		1,914.28	1,257,551.62
1/26/2023	300112	Duke Energy	Invoice: 910082582521 01/05 (Reference: 17650 Ayshire Blvd - Entry Tower - 12/02/22-01/03/23.)		30.78	1,257,520.84
1/27/2023	012723ACH.1	Duke Energy	3351 Downan Point Dr - Well - 12/2-1/6/23		30.67	1,257,490.17
1/27/2023	012723ACH1	Duke Energy	17700 Glenap Dr - Entry Tower - 12/2-1/3/23-ACH		43.66	1,257,446.51
1/27/2023	012723ACH-1	Duke Energy	2131 Ballantrae Blvd - IRR - 12/2-1/3/23		30.49	1,257,416.02
1/27/2023	012723ACH2	Duke Energy	3633 Duke Firth St - Entry Light -12/2-1/3/23-ACH		45.01	1,257,371.01
1/27/2023	012723ACH-2	Duke Energy	3643 Duke Firth St - IRR - 12/2- to 1/3/23		30.41	1,257,340.60
1/27/2023	012723ACH3	Duke Energy	3542 Ballantrae Blvd - Well Pump - 12/2-1/3/23-ACH		75.80	1,257,264.80
1/27/2023	012723ACH4	Duke Energy	17600 Stickhar Dr - Entry Tower -12/2-1/3/23-ACH		99.84	1,257,164.96
1/27/2023	012723ACH5	Duke Energy	17626 Glenapp Dr - IRR -12/2-1/3/23-ACH		146.34	1,257,018.62
1/27/2023	012723ACH6	Duke Energy	2500 Ballantrae Blv - Lite Entrance SR 54 -12/2-1/5/23-ACH		249.95	1,256,768.67
1/27/2023	012723ACH7	Duke Energy	17524 Hugh Ln - 12/2-1/3/23-ACH		327.81	1,256,440.86
1/27/2023	012723ACH8	Duke Energy	17611 Mentmore Blvd - 12/2-1/3/23-ACH		1,358.91	1,255,081.95
1/27/2023	012723ACH9	Duke Energy	2800 Ballantrae Blvd - Pump Pond -12/2-1/3/23-ACH		2,662.48	1,252,419.47
1/27/2023	012723ACH	Pasco County Utilities Services Branch	17727 Mentmore & Ballantrae Blvd (Activation Fee & Deposit)+ svc fee		1,550.85	1,250,868.62
1/27/2023	300120	Engage PEO	Invoice: 099306 (Reference: PR Period 01/09/23 To 01/22/23.)		4,871.57	1,245,997.05
1/31/2023	013123ach	Bright House Networks	17611 Mentmore Blvd - NEED INVOICE		397.94	1,245,599.11
1/31/2023	013123ACH	Duke Energy	17835 State Road 54 - LITE -12/3-1/4/23 ACH		9,379.07	1,236,220.04
01/31/2023				1,212,507.53	218,320.56	1,236,220.04
2/2/2023	100108	Steadfast Environmental, LLC	Invoice: SE-21891 (Reference: Removal and off site disposal of two dead oak trees around the perim		2,280.00	1,233,940.04
2/2/2023	100109	Florida Coast Equipment	Invoice: E0147905 (Reference: Kubota - Equipment purchase.)		14,331.41	1,219,608.63

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Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
2/7/2023	392		to book cash collected from tax collector	70,180.28		1,289,788.91
2/7/2023	392		to book cash collected from tax collector		24,703.46	1,265,085.45
2/7/2023	392		to book cash collected from tax collector	24,703.46		1,289,788.91
2/9/2023	100110	Himes Electrical Services, Inc	Invoice: 23284 (Reference: trouble shoot outlet not working.)		205.99	1,289,582.92
2/9/2023	100111	Suncoast Rust Control, Inc	Invoice: 05443 (Reference: Commercial Monthly Rust control.)		465.00	1,289,117.92
2/10/2023	300125	Engage PEO	Invoice: 099654 (Reference: Payroll Period ending 2/5/23.)		6,891.03	1,282,226.89
2/13/2023	100112	DLTD Solutions Inc.	Invoice: 0004093 (Reference: Administrative Scheduling fee for Dec.)		250.00	1,281,976.89
2/13/2023	100113	Steadfast Environmental, LLC	Invoice: SE-21944 (Reference: Routine Aquatic Maintenance.)		4,573.15	1,277,403.74
2/17/2023	021723ACH-1	Engage PEO	Reference: PR Period Feb 28. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer		680.60	1,276,723.14
2/17/2023	92	Christopher Milano	PR 2/17/23		200.00	1,276,523.14
2/17/2023	100114	Trooper Douglas Guy			4,000.00	1,272,523.14
2/17/2023	100118	Engage PEO	VOID: Invoice: 099920 (Reference: PR Period Feb 28.)			1,272,523.14
2/21/2023	022123ACH2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor (12/16/22-1/17/23)		730.38	1,271,792.76
2/21/2023	022123ACH	Pasco County Utilities Services Branch	0 Ayrshire Blvd - 12/1622-1/17/23		10.29	1,271,782.47
2/21/2023	100115	Himes Electrical Services, Inc	Invoice: 23298 (Reference: replace bad breaker at small pool - security system.)		144.91	1,271,637.56
2/21/2023	100116	Arinton			17,150.00	1,254,487.56
2/24/2023	022423ACH	Bright House Networks	17611 Mentmore Blvd Clubhouse - 2/5-3/4/23		14.99	1,254,472.57
2/24/2023	300126	Engage PEO	Invoice: 100001 (Reference: PR Period 2/19.)		4,963.61	1,249,508.96
2/27/2023	022723ACH2	Duke Energy	3351 Downan Point Dr - Well - 1/4-2/1		39.11	1,249,469.85
2/27/2023	022723ACH	Duke Energy	17626 Glenapp Dr - IRR -1/4-2/1/23		172.76	1,249,297.09
2/27/2023	300132	Duke Energy	Invoice: 910082651824 2/3 (Reference: 3643 Duke Firth St 1/4 to 2/1.)		30.41	1,249,266.68
2/27/2023	300133	Duke Energy	Invoice: 910082651329 2/3 (Reference: 2131 Ballantrae Blvd 1/4 to 2/1.)		30.48	1,249,236.20
2/27/2023	300134	Duke Energy	Invoice: 910082582521 2/3 (Reference: 17650 Ayrshire Blvd 1/4 to 2/1.)		30.72	1,249,205.48
2/27/2023	300135	Duke Energy	Invoice: 910082652750 2/3 (Reference: 3351 Downan Point Dr 1/4 to 2/1.)		37.62	1,249,167.86
2/27/2023	300136	Duke Energy	Invoice: 910082581637 2/3 (Reference: 17700 Glenapp Dr 1/4 to 2/1.)		38.58	1,249,129.28
2/27/2023	300137	Duke Energy	Invoice: 910082582951 2/3 (Reference: 3542 Ballantrae Blvd 1/4 to 2/1.)		59.25	1,249,070.03
2/27/2023	300138	Duke Energy	Invoice: 910082652544 2/3 (Reference: 17600 Stinchar Dr 1/4 to 2/1.)		86.00	1,248,984.03
2/27/2023	300139	Duke Energy	Invoice: 910082651676 2/3 (Reference: 2500 Ballantrae Blvd 1/4 to 2/1.)		158.11	1,248,825.92
2/27/2023	300141	Duke Energy	Invoice: 910082581158 2/3 (Reference: 17524 Hugh Ln 1/4 to 2/1.)		295.90	1,248,530.02
2/27/2023	300142	Duke Energy	Invoice: 910082580917 2/3 (Reference: 17611 Mentmore Blvd 1/4 to 2/1.)		364.98	1,248,165.04
2/27/2023	300143	Duke Energy	Invoice: 910082581801 2/3 (Reference: 2800 Ballantrae Blvd 1/4 to 2/1.)		2,569.02	1,245,596.02
2/27/2023	300144	Duke Energy	Invoice: 2623-2745 (Reference: 17835 State Road 54 1/5 to 2/2.)		9,380.43	1,236,215.59
02/28/2023				1,315,968.97	351,652.21	1,236,215.59
3/2/2023	100117	DPPG MANAGEMENT & CONSULTING, LLC	Invoice: 399899 (Reference: Temp staffing - Aaron Milian - May 22.)		402.25	1,235,813.34
3/2/2023	100119	Arinton	Invoice: 12543 (Reference: replace 2 lights with new intellibrite lights.) Invoice: 12541 (Refe		33,170.00	1,202,643.34
3/3/2023	030323ACH	Bright House Networks	17611 Mentmore Blvd 1.NEED INVOICE		397.94	1,202,245.40
3/7/2023	91	Richard Levy	BOS MTG 2-17-23		200.00	1,202,045.40
3/7/2023	100120	DCSI, Inc	Invoice: 30467 (Reference: Camera /DVR service.)		250.00	1,201,795.40
3/7/2023	100121	DLTD Solutions Inc.	Invoice: 0004196 (Reference: Admin Scheduling, Security Traffic.)		900.00	1,200,895.40
3/7/2023	100122	Steadfast Environmental, LLC	Invoice: SE-22038 (Reference: Routine Aquatic Maintenance.)		4,573.15	1,196,322.25
3/7/2023	100123	Suncoast Rust Control, Inc	Invoice: 05458 (Reference: Commercial Monthly Rust control.)		465.00	1,195,857.25
3/7/2023	100124	Yellowstone Landscape Professionals, LLC	Invoice: TM 494838 (Reference: Monthly Landscape Maintenance.)		12,019.25	1,183,838.00
3/8/2023	398		to book cash collected from tax collector	12,174.88		1,196,012.88
3/8/2023	398		to book cash collected from tax collector		4,285.56	1,191,727.32
3/8/2023	398		to book cash collected from tax collector	4,285.56		1,196,012.88
3/10/2023	300127	Engage PEO	Invoice: 100316 (Reference: PR Period 3/5/23.)		6,278.16	1,189,734.72
3/13/2023	2562	Florida Patio Furniture	VOID: Stackable Sling Chaise/Oval Exrusion/Umbrellas-incorrec amount			1,189,734.72
3/14/2023	2563	Florida Patio Furniture	Stackable Sling Chaise/Oval Exrusion/Umbrellas (50% Deposit)		5,741.00	1,183,993.72
3/14/2023	100125	Poolsure	Invoice: 101295639714 (Reference: Seasonal Billing Rate.)		1,045.61	1,182,948.11

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3/14/2023	100126	Yellowstone Landscape Professionals, LLC	Invoice: TM 493470 (Reference: Irrig Mainline Repair.)		460.00	1,182,488.11
3/17/2023	031723ach	Engage PEO	Reference: PR Period 3/31/23. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewe		200.00	1,182,288.11
3/17/2023	300128	Engage PEO	Invoice: 100522 (Reference: PR Period 3/31/23.)		680.60	1,181,607.51
3/20/2023	100127	Steadfast Environmental, LLC	Invoice: SE-22096 (Reference: Bush hog Mowing.)		1,950.00	1,179,657.51
3/21/2023	2564	Ballantrae CDD C/O US Bank	Series 2020A-1		511,057.95	668,599.56
3/22/2023	032223ACH2	Pasco County Utilities Services Branch	0 Ayrshire Blvd - NEED INVOICE		10.29	668,589.27
3/22/2023	94	Christopher Milano	BOS MTG 3/9/23		200.00	668,389.27
3/22/2023	100128	Artemis Connected LLC	Invoice: 2023-03 (Reference: Professional Mgmt.)		4,583.00	663,806.27
3/22/2023	300131	Pasco County Utilities Services Branch	Invoice: 030223-9045 (Reference: O Ballantrae & Mentmor 1/17 to 2/15.)		1,613.00	662,193.27
3/24/2023	032423ACH	Bright House Networks	17611 Mentmore Blvd Clubhouse -NEED INVOICE		14.99	662,178.28
3/24/2023	300129	Engage PEO	Invoice: 100668 (Reference: PR Period 3/19/23.)		6,809.59	655,368.69
3/27/2023	100129	DCSI, Inc	Invoice: 30532 (Reference: added new files.)		125.00	655,243.69
3/27/2023	100130	Poolsure	Invoice: 101295640729 (Reference: water management seasonal rate.)		1,742.69	653,501.00
3/27/2023	100131	Yellowstone Landscape Professionals, LLC	Invoice: TM 503570 (Reference: Clear CDD Land.)		2,272.00	651,229.00
3/27/2023	300146	Duke Energy	Invoice: 910082651494 3/6 (Reference: 17626 Glenapp Dr 2/2 to 3/2.)		127.08	651,101.92
3/27/2023	300147	Duke Energy	Invoice: 910082651329 3/6 (Reference: 2131 Ballantrae Blvd 2/2 to 3/2.)		30.79	651,071.13
3/27/2023	300148	Duke Energy	Invoice: 910082582951 3/6 (Reference: 3542 Ballantrae Blvd 2/2 to 3/2.)		58.14	651,012.99
3/27/2023	300149	Duke Energy	Invoice: 910082652544 3/6 (Reference: 17600 Stinchar Dr 2/2 to 3/2.)		77.16	650,935.83
3/27/2023	300150	Duke Energy	Invoice: 910082651824 3/6 (Reference: 3643 Duke Firth St 2/2 to 3/2.)		30.79	650,905.04
3/27/2023	300151	Duke Energy	Invoice: 910082651676 3/6 (Reference: 2500 Ballantrae Blvd 2/2 to 3/2.)		114.55	650,790.49
3/27/2023	300152	Duke Energy	Invoice: 910082582521 3/3 (Reference: 17650 Ayrshire Blvd 2/2 to 3/2.)		30.79	650,759.70
3/27/2023	300153	Duke Energy	Invoice: 190082580917 3/6 (Reference: 17611 Mentmore Blvd 2/2 to 3/2.)		752.23	650,007.47
3/27/2023	300155	Duke Energy	Invoice: 910082581801 3/3 (Reference: 2800 Ballantrae Blvd 2/2 to 3/2.)		2,642.98	647,364.49
3/27/2023	300156	Duke Energy	Invoice: 910082581637 3/6 (Reference: 17700 Glenapp Dr 2/2 to 3/2.)		37.85	647,326.64
3/27/2023	300157	Duke Energy	Invoice: 910082581158 3/6 (Reference: 17524 Hugh Ln 2/2 to 3/2.)		195.95	647,130.69
3/27/2023	300158	Duke Energy	Invoice: 910082652750 3/6 (Reference: 3351 Downan Point Dr 2/2 to 3/2.)		79.69	647,051.00
3/28/2023	032823ACH	Duke Energy	17700 Glenapp Dr NEED INVOICE		37.73	647,013.27
3/29/2023	93	Richard Levy	BOS MTG 3-9-23		200.00	646,813.27
3/29/2023	300130	Bright House Networks	Invoice: 0009434031223 (Reference: 17611 Mentmore Blvd 1.)		397.94	646,415.33
3/29/2023	300154	Duke Energy	Invoice: 910082582745 3/8 (Reference: 17835 State Road 54 2/2 to 3/2.)		9,377.64	637,037.69
3/31/2023	100118	Engage PEO	PR Period Feb 28.		680.60	636,357.09
03/31/2023				1,332,429.41	1,003,548.32	636,357.09
4/5/2023	2565	Booth Well Drilling, Inc.	repairs/maint		7,038.50	629,318.59
4/5/2023	100132	Suncoast Rust Control, Inc	Invoice: 05562 (Reference: Commercial Monthly Rust control.)		465.00	628,853.59
4/5/2023	100133	Yellowstone Landscape Professionals, LLC	Invoice: TM 506113 (Reference: Spring 2023 Annual Install.)		2,565.00	626,288.59
4/7/2023	300173	Engage PEO	Invoice: 100983 (Reference: PR period ending 4/2/23.)		7,040.39	619,248.20
4/13/2023	415		to book cash collected from tax collector	230.69		619,478.89
4/13/2023	415		to book cash collected from tax collector		81.20	619,397.69
4/13/2023	416		to book cash collected from tax collector	1,252.96		620,650.65
4/13/2023	416		to book cash collected from tax collector		441.04	620,209.61
4/13/2023	417		to book cash collected from tax collector	23,640.19		643,849.80
4/13/2023	417		to book cash collected from tax collector		8,321.35	635,528.45
4/13/2023	415		to book cash collected from tax collector	81.20		635,609.65
4/13/2023	416		to book cash collected from tax collector	441.04		636,050.69
4/13/2023	417		to book cash collected from tax collector	8,321.35		644,372.04
4/17/2023	2567	Gate Pros	deposit-swing arm repair		2,250.00	642,122.04
4/17/2023	100134	Steadfast Environmental, LLC	Invoice: SE-22182 (Reference: Routine Aquatic Maintenance.)		4,573.15	637,548.89
4/17/2023	100135	Yellowstone Landscape Professionals, LLC	Invoice: TM 504208 (Reference: Community Island Sod Install, Irrig.)		26,735.00	610,813.89
4/18/2023	041823ACH	Florida Dept of Health in Pasco County	DEPT OF HEALTH PERMIT-NEED INVOICE		705.35	610,108.54

BALLANTRAE CDD
Check Register
FY2023

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
4/21/2023	95	Engage PEO	Invoice: 101348-1 (Reference: PR Period ending 4/16 - Elliot Farmer.)		1,229.42	608,879.12
4/21/2023	300174	Engage PEO	Invoice: 101348 (Reference: PR Period ending 4/16.)		5,990.50	602,888.62
4/24/2023	042423ACH	Bright House Networks	17611 Menthore Blvd Clubhouse		14.99	602,873.63
4/24/2023	100136	Yellowstone Landscape Professionals, LLC	Invoice: TM514428 (Reference: Monthly Landscape Maintenance.) Invoice: TM 514906 (Reference: Wa		12,499.25	590,374.38
4/25/2023	300160	Duke Energy	Invoice: 040423-2750 (Reference: 3351 Downan Point Dr 3/3 to 4/1.)		244.80	590,129.58
4/25/2023	300162	Duke Energy	Invoice: 040423-1494 (Reference: 17626 Glenapp Dr 3/3-4/1.)		181.90	589,947.68
4/25/2023	300163	Duke Energy	Invoice: 040423-1329 (Reference: 2131 Ballantrae Blvd 3/3-4/1.)		30.79	589,916.89
4/25/2023	300164	Duke Energy	Invoice: 040423-2951 (Reference: 3542 Ballantrae Blvd 3/3-4/1.)		62.51	589,854.38
4/25/2023	300165	Duke Energy	Invoice: 040423-2544 (Reference: 17600 Stinchar Dr 3/3-4/1.)		85.15	589,769.23
4/25/2023	300166	Duke Energy	Invoice: 040423-1824 (Reference: 3643 Duke Firth St 3/3-4/1.)		30.79	589,738.44
4/25/2023	300167	Duke Energy	Invoice: 040423-1676 (Reference: 2500 Ballantrae Blvd 3/3-4/1.)		77.04	589,661.40
4/25/2023	300168	Duke Energy	Invoice: 040423-1158 (Reference: 172524 Hugh Ln 3/3-4/1.)		320.00	589,341.40
4/25/2023	300169	Duke Energy	Invoice: 040423-0917 (Reference: 17611 Mentmore Blvd 3/3-4/1.)		1,308.25	588,033.15
4/25/2023	300170	Duke Energy	Invoice: 040423-2521 (Reference: 17650 Ayrshire Blvd 3/3-4/1.)		30.79	588,002.36
4/25/2023	300171	Duke Energy	Invoice: 040423-1801 (Reference: 2800 Ballantrae Blvd 3/3-4/1.)		1,869.66	586,132.70
4/25/2023	300172	Duke Energy	Invoice: 040423-1637 (Reference: 17700 Glenapp Dr 3/3-4/1.)		38.58	586,094.12
4/26/2023	042624ACH	Duke Energy	NEED INVOICE		38.28	586,055.84
4/26/2023	100137	Arinton	Invoice: 12728 (Reference: Straiton pool resurface.)		23,210.00	562,845.84
4/27/2023	300161	Duke Energy	Invoice: 040623-2745 (Reference: 17835 State Road 54 3/4 - 4/3.)		9,465.92	553,379.92
4/27/2023	300175	Pasco County Utilities Services Branch	Invoice: 18187890 (Reference: 0 Ballantrae & Mentmor 2/15 to 3/17.)		1,369.16	552,010.76
4/28/2023	042823ACH	Engage PEO	BOS MTG 4/28/23		480.60	551,530.16
04/30/2023				1,366,396.84	1,667,593.10	551,530.16

Ballantrae CDD
Bank Reconciliation
April 30, 2023

	8417 <u>BU Acct</u>	<u>HB Acct</u>	<u>Consolidated Oper accts</u>
Balance Per Bank Statement	\$ 142,302.61	\$ 595,532.00	\$ 737,834.61
Less: Outstanding Checks	(32,470.00)	(52,845.43)	(85,315.43)
Deposits in Transit	-	8,843.59	8,843.59
<i>Adjusted Bank Balance</i>	<u><u>\$ 109,832.61</u></u>	<u><u>\$ 551,530.16</u></u>	<u><u>\$ 661,362.77</u></u>
Beginning Cash Balance Per Books	\$ 113,438.10	\$ 645,552.52	\$ 758,990.62
Deposits / Transfer	30,965.31	33,967.43	64,932.74
Transfer From to Debit Card	-	-	-
Cash Disbursements	(34,570.80)	(127,989.79)	(162,560.59)
<i>Balance Per Books</i>	<u><u>\$ 109,832.61</u></u>	<u><u>\$ 551,530.16</u></u>	<u><u>\$ 661,362.77</u></u>

EXHIBIT 14

1 **MINUTES OF MEETING**

2 **BALLANTRAE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
5 District was held on Thursday, May 11, 2023 at 6:30 p.m., at 17611 Mentmore Blvd., Land O'Lakes,
6 Florida.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Richard Levy	Board Supervisor, Chairman
11	Chris Milano	Board Supervisor, Vice Chairman
12	Joanne Anderson	Board Supervisor, Assistant Secretary
13	Kendrick Miller	Board Supervisor, Assistant Secretary
14	Cecilio “Tony” Thomas	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Thibault	District Manager, Breeze
17	Greg Woodcock	District Engineer, Stantec
18	Joe Hamilton	Steadfast
19	Garry Kubler	Maintenance Supervisor

20 *The following is a summary of the discussions and actions taken at the May 11, 2023 Ballantrae CDD*
21 *Board of Supervisors Regular Meeting.*

22 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual for**
23 *agenda items)*

24 There being none, next item followed.

25 **THIRD ORDER OF BUSINESS – Professional Reports**

26 A. District Engineer – Greg Woodcock

- 27 ➤ Exhibit 1: Stantec Report – Property Line Review Behind Lintower Drive

28 Mr. Woodcock noted that he was waiting on the electronic files from the surveyor showing
29 the exact distances and location.

- 30 ➤ Splash Pad Proposal – GB Collins *(To be Distributed)*

31 Mr. Woodcock clarified that GB Collins did not submit a proposal but explained that they
32 would prepare a report for \$1,500.00 and issue that report with their recommendations in
33 an amount not to exceed \$1,500.00. At the request of Ms. Thibault, Mr. Woodcock
34 indicated that he would look to obtain an additional bid. This item was tabled.

35 The Board circled back to the survey and discussed maintenance responsibility. Mr.
36 Woodcock indicated that the electronic files should be received the following week.

37 B. Discussion of Request for Qualifications of Architectural and Engineering Services for an Amenity
38 Site

39 ➤ Exhibit 2: Affidavit of Publication

40 C. Exhibit 3: Breeze Field Operations Report

41 The Field Operations report was reviewed. A discussion on equipment ensued. A supervisor and
42 Ms. Thibault both expressed support in having tools available onsite to be used by maintenance.

43 D. Exhibit 4: Steadfast Environmental – Aquatics Inspection Report

44 ➤ Exhibit 5: Proposal for Plantings of Roughly 3,500 Club Rush Plants Around the Perimeter
45 of Various Ponds - \$2,900.00

46 The Board agreed to wait for more consistent rain to bring the ponds back up to their
47 average water level before moving forward with this proposal.

48 ➤ Exhibit 6: Proposal for Repair of 15 Linear Feet of Pond Bank Erosion Along Perimeter of
49 Pond 26 - \$600.00

50 On a MOTION by Ms. Anderson, SECONDED by Mr. Miller, WITH ALL IN FAVOR, the Board
51 approved the **Steadfast Repair Proposal of 15 Linear Feet of Pond Bank Erosion Along the Perimeter**
52 **of Pond 26, in the amount of \$600.00**, for the Ballantrae Community Development District.

53 E. Exhibit 7: Steadfast Environmental – Conservation Inspection Report

54 F. Exhibit 8: Yellowstone Site Audit

55 Discussion ensued regarding fiber optics and irrigation.

56 ➤ Exhibit 9: Fertilization Pest Action Report

57 Yellowstone reviewed the Fertilization Pest Action report. Mr. Levy commented on a high
58 number of weeds in the front bullnose.

59 ➤ Exhibit 10: Proposal to Clear Out Area Behind 3136 Gianna Way - \$1,080.00

60 The Board agreed to wait to receive guidance from the HOA on this matter.

61 ➤ Exhibit 11: Proposal for Repair of Drip Line, Sprinkler Head, Weather Sensor, and
62 Troubleshoot Valve - \$541.85

63 On a MOTION by Mr. Thomas, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
64 approved the **Yellowstone Repair Proposal of Drip Line, Sprinkler Head, Weather Sensor, and**
65 **Troubleshoot Valve, in the amount of \$541.84**, for the Ballantrae Community Development District.

66 ➤ Exhibit 12: Proposal for Summer Annual 2023 Changeout - \$4,922.50

67 On a MOTION by Mr. Thomas, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board
68 approved the **Yellowstone Summer Annual 2023 Changeout Proposal, in the amount of \$4,922.50**, for
69 the Ballantrae Community Development District.

70 G. District Counsel

- 71 ➤ Fountain Repair Letter to Resident (*To be Distributed*)
- 72 • Exhibit 13: Presentation and Discussion of Fountain Repair – Steadfast -
- 73 \$3,000.00
- 74 Ms. Thibault relayed that District Counsel spoke with the resident and that the
- 75 resident seemed to be open to paying but wanted additional details. The Board
- 76 agreed to wait on further comment from District Counsel in June.

77 **FOURTH ORDER OF BUSINESS – Administrative Matters**

78 A. Exhibit 14: Acceptance of the Unaudited March 2023 Financial Statement

79 On a MOTION by Mr. Milano, SECONDED by Mr. Miller, WITH ALL IN FAVOR, the Board accepted

80 the **Unaudited March 2023 Financial Statement** for the Ballantrae Community Development District.

81 B. Exhibit 15: Approval of the April 13, 2023 Regular Meeting Minutes

82 On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board

83 approved the **Minutes of April 13, 2023 Regular Meeting** for the Ballantrae Community Development

84 District.

85 C. Presentation of Ratifications

- 86 ➤ Exhibit 16: Water Ligustrum Tree at Exit Side – Yellowstone - \$480.00
- 87 It was clarified that Mr. Kubler was already working on this.

88 **FIFTH ORDER OF BUSINESS – Old Business Matters**

89 There being none, the next item followed.

90 **SIXTH ORDER OF BUSINESS – New Business Matters**

91 There being none, the next item followed.

92 **SEVENTH ORDER OF BUSINESS – Staff Reports**

93 A. District Manager

- 94 ➤ Exhibit 17: Presentation of Registered Votes
- 95 Ms. Thibault informed the Board that there were 2,079 registered voters in the District.
- 96 She reminded the Board that the Budget Workshop would be held the following
- 97 Thursday at 6:30 p.m.

98 B. Maintenance Supervisor

99 A Supervisor suggested supervisor training for Mr. Kubler.

100 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

101 A resident inquired as to why there was no grass at the end of Ayrshire. It was explained that

102 mulching was approved the previous month. The resident additionally noted that debris needed to

103 be removed from Pond 31. Ms. Thibault indicated that an email had been sent out requesting for

104 debris to be removed. It was additionally explained that the District had been understaffed. Ms.

105 Thibault suggested that residents send in information that they wanted to be included in the
106 newsletter.

107 An audience member requested to hold Girl Scout meetings at the District’s clubhouse. A
108 Supervisor explained that one of the Girl Scout members would need to be a member to be able to
109 use the clubhouse without fees.

110 Mr. Milano stated that the playground equipment was in need of replacement. A brief discussion
111 ensued regarding walking the property and the reserve study.

112 **NINTH ORDER OF BUSINESS – Adjournment**

113 Ms. Thibault called for the meeting to be adjourned.

114 On a MOTION by Mr. Thomas, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
115 adjourned the meeting for the Ballantrae Community Development District.

116 **BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF MAY 2023**

Line-Item No.	Line Title	Description	Vendor	Amount
Line 49-50	Pond Maintenance	Pond Bank Erosion Repair	Steadfast	\$600.00
Lines 62-63	Irrigation Maintenance	Drip Line, Sprinkler Head, Weather Sensor, and Troubleshoot Valve	Yellowstone	\$541.84
Line 67	Landscape Maintenance	Annual Changeout	Yellowstone	\$4,922.50

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

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

122

Signature

Signature

Printed Name

Printed Name

123 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**