

RESOLUTION 2023-__06__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ballantrae Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A ("FY 2023-2024 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.


Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2023.

Attested By:


Print Name: Patricia Thibault
Secretary/Assistant Secretary

Ballantrae Community Development District



Print Name: Richard Lewis
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

**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 ASS. (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)
9 O&M ADMINISTRATIVE EXPENDITURES:							
10 BOARD OF SUPERVISORS							
11 SUPERVISOR STIPENDS	13,200	10,600	11,585	10,355	4,000	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	53,196	55,460	60,053	57,804	55,000	55,000	-
16 DISTRICT MANAGEMENT	-	-	-	-	-	-	-
17 ENGINEERING & LEGAL SERVICES	5,177	17,683	11,623	9,937	18,000	16,000	(2,000)
18 DISTRICT ENGINEER	10,084	18,111	10,099	11,875	17,300	10,000	(7,300)
19 DISTRICT COUNSEL	3,700	3,700	3,700	3,800	4,200	4,200	-
20 ADMINISTRATIVE OTHER	-	-	-	-	-	-	-
21 ANNUAL FINANCIAL AUDIT	3,771	3,771	2,021	3,636	3,772	4,256	484
22 DISCLOSURE REPORT	150	150	150	150	150	150	-
23 TRUSTEES FEES	1,055	1,821	1,206	1,923	750	1,000	250
24 PROPERTY APPRAISER FEE	500	500	500	500	650	650	-
25 LEGAL ADVERTISING	193	406	175	205	1,200	1,200	-
26 ARBITRAGE REBATE CALCULATION	-	-	-	-	2,480	-	(2,480)
27 DUES, LICSENS AND FEES	4,675	4,367	1,646	4,313	5,000	-	(5,000)
28 COMPLIANCE WITH ADA	-	-	-	-	-	-	-
29 ADMINISTRATIVE CONTINGENCY	-	-	-	-	-	-	-
30 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
31							
32 INSURANCE							
33 GENERAL LIABILITY	3,414	2,960	3,108	3,215	7,700	8,470	770
34 PROPERTY CASUALTY	12,986	13,905	15,265	21,804	18,000	19,800	1,800
35 INSURANCE TOTAL	16,400	16,865	18,373	25,019	25,700	28,270	2,570
36							
37 UTILITY SERVICES							
38 ELECTRIC UTILITY SERVICES	21,975	22,588	25,960	61,605	25,000	37,000	12,000
39 ELECTRIC UTILITY - RECREATION FACILITIES	12,680	11,026	10,629	13,500	15,000	17,250	2,250
40 ELECTRIC STREET LIGHTING	110,052	101,284	83,685	72,852	103,500	112,000	8,500
41 UTILITY - WATER - CLUBHOUSE & POOLS	8,133	5,756	10,554	6,201	14,000	21,000	7,000
42 STORMWATER ASSESSMENT	1,751	-	4,469	-	2,200	2,200	-
43 UTILITY SERVICES SUBTOTAL	154,591	140,653	135,297	157,158	159,700	189,450	29,750
44							
45 LAKES/PONDS & LANDSCAPE							
46 LAKES/PONDS: CONTRACTS							
47 AQUATIC CONTRACT	22,800	21,673	30,539	30,061	34,800	38,076	3,276
48 WETLAND BUFFER SPRAY CONTRACT	-	15,192	15,192	13,816	20,256	16,800	(3,456)
49 LAKES/PONDS: OTHER							
50 FOUNTAIN REPAIRS & MAINTINANCE	765	485	1,173	2,424	3,000	3,500	500
51 MITIGATION AREAS: MONITOR & MAINTAIN	-	-	-	-	1,500	1,500	-
52 LAKE/POND REPAIRS	5,284	4,573	14,646	-	10,000	-	(10,000)
53 INSTALL/REPLACE AQUATIC PLANTS	-	-	-	-	5,000	5,000	-

**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
54 LANDSCAPING: CONTRACTS							
55 LANDSCAPE MAINTENANCE CONTRACT	144,231	144,231	148,861	143,366	144,240	144,240	-
56 LANDSCAPE - SECONDARY CONTRACTS	26,030	-	24,813	22,831	31,212	36,830	5,618
57 LANDSCAPE OVERSIGHT/MANAGEMENT	-	-	-	-	-	-	-
58 LANDSCAPING: OTHER							
59 IRRIGATION REPAIRS AND MAINTENANCE	12,287	14,850	15,725	6,791	14,000	14,000	-
60 REPLACE PLANTS, MULCH & TREES	23,643	15,712	44,195	39,316	40,000	20,000	(20,000)
61 SOD & SEED REPLACEMENT	-	-	-	1,874	10,000	15,000	5,000
62 LANDSCAPE ENHANCEMENT	-	-	-	23,000	-	-	-
63 EXTRA MOWINGS DURING RAINY SEASON	-	-	865	-	5,000	2,500	(2,500)
64 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	10,380	10,380	9,725	10,380	11,280	900
65 FIELD MISCELLANEOUS (Included in FY 2023 - Kubota)	1,585	317	1,820	1,873	5,000	-	(5,000)
66 LAKES/PONDS & LANDSCAPE TOTAL	247,005	227,414	308,209	311,077	334,388	308,726	(25,662)
67							
68 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS							
69 STREETS & SIDEWALKS							
70 ENTRY & WALLS MAINTENANCE	43	225	2,621	1,989	2,000	2,000	-
71 STREET/DECORATIVE LIGHT MAINTENANCE	-	-	-	236	1,000	1,000	-
72 SIDEWALK REPAIR & MAINTENANCE	-	-	5,250	2,975	1,500	1,500	-
73 MAINTENANCE STAFF							
74 EMPLOYEE - SALARIES	70,338	72,407	85,414	88,634	127,300	140,000	12,700
75 EMPLOYEE - P/R TAXES	9,030	7,866	9,909	9,473	10,494	11,466	972
76 EMPLOYEE - WORKERS COMP	3,052	5,037	4,623	2,911	4,200	4,620	420
77 PAYROLL PROCESSING FEES	2,137	1,809	1,925	810	1,900	1,900	-
78 EMPLOYEE- HEALTH & PHONE STIPENDS	322	8,990	8,503	2,400	14,400	14,400	-
79 MILEAGE	-	97	217	-	1,100	1,100	-
80 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	84,922	96,431	118,462	105,428	163,894	177,986	14,092

**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
81 CLUBHOUSE & SAFETY & SECURITY							
82 CLUBHOUSE & MISCELLANEOUS							
83 PARK/FIELD REPAIRS	2,000	532	192	10,443	7,200	-	(7,200)
84 CLUBHOUSE FACILITY MAINTENANCE	3,279	2,281	1,938	17,959	9,000	15,000	6,000
85 CLUBHOUSE TELEPHONE/INTERNET/FAX	3,626	4,446	4,208	1,165	4,200	4,200	-
86 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	658	-	1,604	1,774	3,500	-	(3,500)
87 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	9,112	12,196	15,038	14,699	10,000	10,000	-
88 POOL PERMITS	705	705	705	705	750	750	-
89 SEASONAL LIGHTING	18,238	18,352	16,100	15,325	20,000	14,000	(6,000)
90 PEST CONTROL	480	440	400	320	520	520	-
91 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	-	-	-
92 CLUBHOUSE CLEANING	-	-	-	-	-	-	-
93 CLUBHOUSE MISCELLANEOUS	2,266	2,176	2,125	10,104	7,500	10,000	2,500
94 SAFETY & SECURITY							
95 PART-TIME LAW ENFORCEMENT DETAILS	36,410	37,400	27,210	34,350	50,000	50,000	-
96 SALARY FOR SUMMER MONITOR AT BOTH POOLS	19,362	12,081	33,152	14,999	23,500	23,500	-
97 EMPLOYEE P/R TAXES	3,257	-	-	-	2,000	2,000	-
98 EMPLOYEE WORKER'S COMP	1,593	-	-	-	1,300	1,300	-
99 VIDEO SURVEILLANCE	-	-	-	-	-	-	-
100 SECURITY - OTHER (GATE SERVICE)	3,718	2,306	4,745	4,423	1,000	1,000	-
101 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
102							
103 O&M CONTINGENCY & CAPITAL PROJECTS							
104 O&M CONTINGENCY	354,088	-	20,475	202,300	99,935	49,248	(50,687)
105 O&M CONTINGENCY TOTAL	354,088	-	20,475	202,300	99,935	49,248	(50,687)
106							
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,068,298	699,852	815,697	1,024,761	1,051,973	998,161	(53,812)
108							
109 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	428,744	337,186	219,072	1,601	150,500	101,500	(48,999)
110							
111 OTHER FINANCING SOURCES AND (USES)							
112 RESERVES TRANSFERS OUT-OTHER FINANCING USES							
113 EMERGENCY RESERVE	20,000	20,000	129,315	90,000	-	-	-
114 ASSET RESERVE	46,600	47,500	47,500	47,500	50,500	51,500	1,000
115 BILL PAYMENT RESERVE	-	-	-	-	-	-	-
116 PARK DEVELOPMENT RESERVE	175,000	37,514	76,000	50,000	100,000	50,000	(50,000)
117 TOTAL OTHER FINANCING SOURCES AND (USES)	241,600	105,014	252,815	187,500	150,500	101,500	(49,000)
118							
119 O&M TOTAL EXPENDITURES	1,309,898	804,866	1,068,512	1,209,261	1,202,472	1,099,661	(102,812)
120							
121 NET CHANGE IN FUND BALANCE	187,144	232,172	(33,743)	(176,899)	0	0	(0)

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 District Management	BREEZE	\$ 55,000.00	Pursuant to new contract dated April 16, 2022 approved by the Board of Supervisors
17 ENGINEERING & LEGAL SERVICES			
18 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
19 District Counsel	Strayley & Robin	\$ 10,000.00	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
20 ADMINISTRATIVE OTHER			
21 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
22 Disclosure Report		\$ -	No longer necessary
23 Trustee Fees	US Bank - Series 2015	\$ 4,256.00	Confirmed with trustee fees related to the maintenance of the Ballantrae CDD Capital Improvement Revenue Refunding Bond, Series 2015
24 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.
25 Legal Advertising	local newspaper	\$ 1,000.00	Estimated public notice for 3 public hearings, yearly meeting schedule
26 Arbitrage Rebate Calculation	GNP Services	\$ 650.00	Fees for the annual calculation of the Rebateable Arbitrage Liability for the Ballantrae CDD Capital Improvement Revenue Refunding Bonds, Series 2015
27 Dues Licenses & Fees		\$ 1,200.00	Includes \$175 required by State Statute and other misc.
28 ADA Compliance		\$ -	Campus Suite hosting of ADA compliant website and remediation of any uploaded documents
29 Administrative Contingency		\$ -	
30 O&M ADMINISTRATIVE TOTAL		\$ 112,211.00	
31			

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

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS/SCOPE OF SERVICE
68 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS			
69 STREETS & SIDEWALKS			
70 Entry & Walls Maintenance	various	\$ 2,000.00	Estimated, as needed
71 Street/Decorative Light Maintenance	various	\$ 1,000.00	Estimated, as needed
72 Sidewalk Repair & Maintenance	various	\$ 1,500.00	Estimated, as needed
73 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.
74 Employee-P/R Taxes		\$ 11,465.60	7.65% of payroll, additional \$750 added for any additional taxes related to SUTA
75 Employee - Workers Comp	Egis Insurance	\$ 4,620.00	Confirmed with EGIS
77 Payroll processing fees	Innovations	\$ 1,900.00	Payroll and year end processing
78 Employee-Health & Phone Stipends		\$ 14,400.00	
79 Mileage	various	\$ 1,100.00	Estimated, as needed
80 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS		\$ 177,985.60	
81 CLUBHOUSE & SAFETY & SECURITY			
82 CLUBHOUSE & MISCELLANEOUS			
83 Park & Field Repairs	various	\$ -	Estimated, as needed.
84 Clubhouse Facility & Field Maintenance	various	\$ 15,000.00	Estimated, as needed (includes swipe cards, signage, pest control, etc.).
85 Clubhouse, Telephone & Internet	Brighthouse	\$ 4,200.00	
86 Miscellaneous Supplies (Inclusive of Debit Card)	various	\$ -	Estimated, as needed
87 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.
88 Pool Permits		\$ 750.00	as required by Statute
89 Seasonal Lighting		\$ 14,000.00	Regular payment of \$13,750
90 Pest Control	Tropicare Termite	\$ 520.00	\$40 monthly
91 Clubhouse Exterior Furnishings		\$ -	
92 Clubhouse Cleaning		\$ -	
93 Clubhouse Miscellaneous & Supplies	To Be Determined	\$ 10,000.00	Additional misc expenditures as needed.
94 SAFETY & SECURITY			
95 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 \$2 per hour
96 Employee P/R Taxes		\$ 2,000.00	7.65% of gross payroll
97 Employee Workers Comp			
99 Video Surveillance		\$ 1,300.00	
100 Security - Other (Gate Service)		\$ 1,000.00	
101 CLUBHOUSE & SAFETY & SECURITY		\$ 132,270.00	

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS/SCOPE OF SERVICE
102				
103	O&M CONTINGENCY			
104	O&M Contingency		\$ 49,248.00	To be utilized based on Board direction
105	O&M Contingency Total		\$ 49,248.00	
106				
107	TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)		\$ 998,160.60	
108				
109	EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.		\$ 101,500.40	
110				
111	OTHER FINANCING SOURCES AND (USES)			
112	RESERVES TRANSFERS OUT - OTHER FINANCING USES		\$ -	
113	Emergency Reserve		\$ -	Amounts borrowed in 2009 have been reimbursed
114	Asset Reserve		\$ 51,500.00	Based on Custom reserves Study . Main pool resurface will come from this line item
115	Bill Payment Reserve		\$ -	Pursuant to GASB; Bill payment reserve should represent a minimum of 2 months of expenditures before other financing uses (transfers)
116	Park Development Reserve		\$ 50,000.00	The Straiton Pool resurface will come from this line item
117	TOTAL OTHER FINANCING SOURCES AND (USES)		\$ 101,500.00	
118				
119	O&M TOTAL EXPENDITURES		\$ 1,099,660.60	

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

STATEMENT 4
 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, 2024		95,213
November 1, 2024		89,682
PRINCIPAL RETIREMENT		
May 1, 2024		370,000
TOTAL EXPENDITURES		554,895
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$	1,716
	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

STATEMENT 5
 BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2023-2024 PROPOSED O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET \$1,024,660
 EARLY PAYMENT DISCOUNT @ 4% \$43,603
 COLLECTION COSTS @ 2% \$21,801
 TOTAL GROSS O&M ASSESSMENT \$1,090,064

TOTAL DS BUDGET \$556,611
 EARLY PAYMENT DISCOUNT @ 4% \$23,686
 COLLECTION COSTS @ 2% \$11,843
 TOTAL GROSS DS ASSESSMENT \$592,140

LOT SIZE	UNITS ASSESSED			ALLOCATION OF EAU's				BUDGET ALLOCATION		PER LOT ANNUAL ASSESSMENT	
	O&M	DEBT SERVICE	EAU FACTOR	O&M EAU's	% O&M EAU's	DS EAU's	% DS EAU's	TOTAL O&M BUDGET	TOTAL DS BUDGET		
Townhomes	182	182	0.56	101.92	11.16%	101.92	11.19%	\$21,701	\$66,264	\$668.68	
Single Family 40'	179	179	1	179.00	19.61%	179.00	19.65%	\$23,740	\$116,379	\$1,194.08	
Single Family 45'	139	139	1	139.00	15.23%	139.00	15.26%	\$15,977	\$90,372	\$1,194.08	
Single Family 50'	302	301	1	302.00	33.08%	301.00	33.05%	\$40,612	\$195,698	\$1,194.08	
Single Family 65'	158	157	1.13	178.54	19.56%	177.41	19.48%	\$3,191	\$115,345	\$1,349.31	
Single Family 70'	9	9	1.13	10.17	1.11%	10.17	1.12%	\$2,144	\$6,612	\$1,349.31	
Commercial	1	1	2.26	2.26	0.25%	2.26	0.25%	\$2,699	\$1,469	\$2,698.62	
	970	968		912.89	100.00%	910.76	100.00%	\$1,090,064	\$592,140		
								LESS: Pasco County Collection Costs & Early Payment Discount	\$5,404	\$35,528	
								Net Revenue to be Collected	\$1,084,660	\$556,611	