

***BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Date/Time:
Wednesday, June 22, 2022
6:30 P.M.***

***Location:
Ballantrae Amenity Site
17611 Mentmore Blvd.
Land O'Lakes, Florida, 34638***

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

Ballantrae Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Ballantrae Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Ballantrae Community Development District is scheduled for **Wednesday, June 22, 2022 at 6:30 P.M.** at the **Ballantrae Amenity Center, 17611 Mentmore Blvd. Land O'Lakes, Florida, 34638.**

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

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

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, June 22, 2022

Time: 6:30 p.m.

Location: Ballantrae Amenity Center
17611 Mentmore Blvd.
Land O'Lakes, Florida, 34638

Dial In: 301-715-8592
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

Note: For the full agenda packet, please contact patricia@breezehome.com

I. Roll Call

II. Audience Comments – (3-minute limit per individual on agenda items)

III. Professional Reports

A. Amenity Enhancement Discussion - Cornerstone

- Ballantrae Amenity Site Schematic Options Budget

Exhibit 1

B. Yellowstone Landscape Report

Exhibit 2

C. Consideration of Yellowstone Proposals

- Wax Myrtle Removal - **\$925.00**

Exhibit 3

- Exchange Entrance Pot - **\$725.00**

Exhibit 4

- Installation of Locks on Controllers - **\$341.50**

Exhibit 5

D. Steadfast Environmental

- Aquatics Inspection Report

Exhibit 6

- Conservation Inspection Report

Exhibit 7

E. Breeze Field Operations Report

Exhibit 8

IV. Administrative Matters

A. Consideration of the Regular Meeting Minutes – May 25, 2022

Exhibit 9

B. Acceptance of the March Unaudited Financial Statements

Exhibit 10

C. Acceptance of the April Unaudited Financial Statements

Exhibit 11

V. Business Matters

A. Old Business

- Consideration and Approval for Bayside Roofing
Proposal for Pool Roof - **\$6,195.00**

Exhibit 12

VI. Additional Agenda Items

A. Consideration of Yellowstone Proposal

- Oak Tree Removal Proposal - **\$3,250.00** **Exhibit 13**
 - Exhibit A – Photo of Fallen Oak Tree on Mentmore Blvd.

- Presentation of Landscape Design Suggestions **Exhibit 14**

B. District Engineer

- Consideration and Approval for Arinton Pool Resurface Proposal 920 SF - **\$25,060.00(including options)** **Exhibit 15**
- Consideration and Approval for Arinton Pool Resurface Proposal 3020 SF - **\$66,205.00(including options)** **Exhibit 16**
- Consideration and Approval for FLA Pools, Inc. Commercial Pool Renovation Proposal - **\$74,629.00** **Exhibit 17**
- Consideration and Approval for Baldree Pools Pool Resurface Proposal - **\$30,600.00** **Exhibit 18**
- Consideration and Approval for Baldree Pools Pool Resurface Proposal - **\$71,250.00** **Exhibit 19**

VII. Staff Reports

- A. District Manager
- B. District Counsel
- C. Maintenance Supervisor

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual)*

IX. Supervisor Requests

X. Adjournment

EXHIBIT 1

Ballantrae Amenity Site Schematic Options



Legend:

1. New Clubhouse (approx. 4,000 SF) containing multi-purpose room with projection theater, meeting space, kitchen. Additional options include game room (under roof, but non conditioned, for billiards/ping pong, cornhole, etc...
2. Renovate existing structure with Larger restrooms.
3. Fence in large portion of open field area for designated dog park
4. Relocate or replace playground/tot lot to existing swing set area
5. Relocate sand volleyball court
6. Options at Pool:
 - a. Install electric heating equipment
 - b. Update splash pad
 - c. Remove splash pad and install commercial waterslide

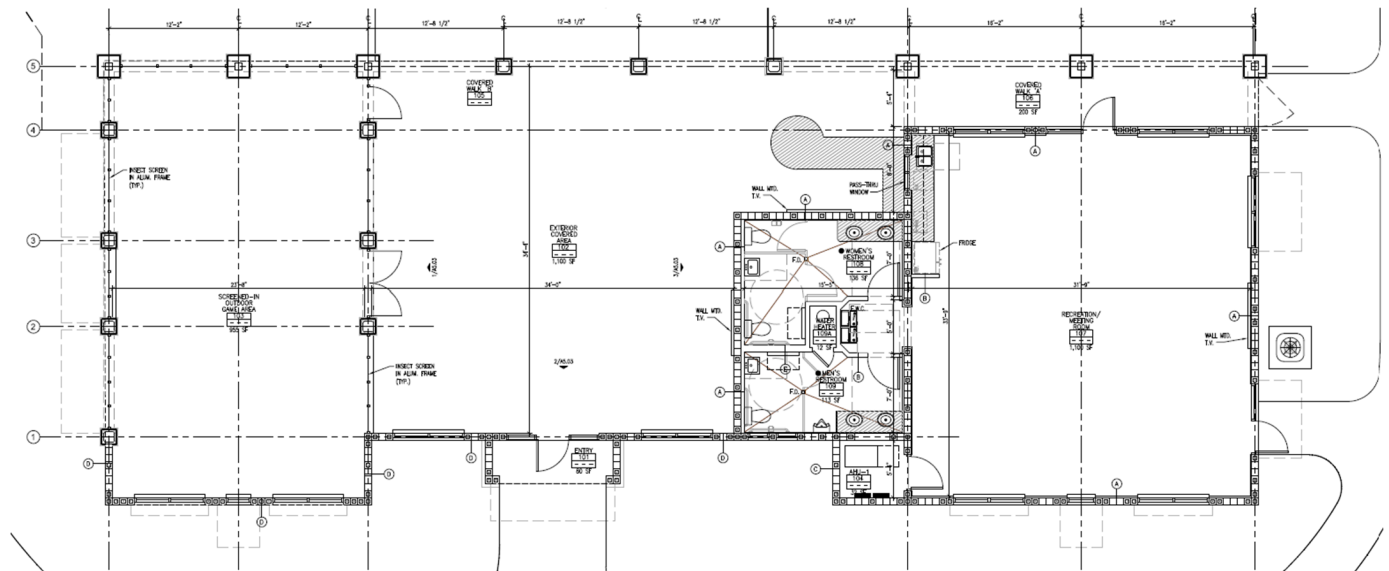
Ballantrae Amenity Site Schematic Options

PRELIMINARY BUDGET ANALYSIS: Opinion of Probable costs.

Budget narrative items below are schematic in nature and based solely on recent projects with relative market escalation built in. These are strictly opinion at this time, and have not been vetted by design professionals.

New Clubhouse

Clubhouse plan is based on the floorplan below that we are currently building in Manatee County. The concept is a conditioned multi-purpose room of approximately 1,500SF including a kitchen and restrooms. Additional open air outdoor entertainment area (possible gym area at additional cost to condition the space) and a screened/enclosed (non-conditioned) activity room for shuffleboard, ping pong, outdoor billiards, etc... Total building footprint is just below 4,000SF. Current building was priced in Q1 of 2021 at \$725,000. Based on market escalation we would be looking at a budget of around \$850,000



Existing Building Renovation

I do not have accurate square footage or existing plans, however based on resident feedback it looks as though the restrooms are in need of an update, and we would look to convert the existing meeting room into a gym. As a placeholder we would budget around \$100 per gross square foot for a basic renovation.

Ballantrae Amenity Site Schematic Options

Dog Park.

There are numerous options for dog park. The minimum would be fencing in the area, dividing it into 2 parks, (large pet, small pet). This would involve approx. 600LF of chainlink fence and 2 concrete pads. We would probably want a few benches and trash cans/waste stations. Low end budget for Dog park would be \$25,000 range. If we chose to install features such as dog drinking fountains, berms, teeter-totters, etc... there would be incremental adds, but a higher-end dog park would be closer to the \$50,000 range.

Playground/Tot Lot

The intention here is to utilize the current swingset location for an upgraded playground. Again the range of options is extensive. For baseline, assume relocating existing features, adding new borders and fall-safe mulch. Budget of \$35,000. To add fencing we would be looking at \$30 per lineal foot. To purchase new equipment could spend anywhere from \$50,000-\$200,000 depending on the scale, added shade elements, etc....

Sand Volleyball Court

To Install a competition grade court, with underdrainage, borders, competition grade posts and nets, and Sand, you are looking at \$45,500 based on a project completed last year.

Options at Pool

- a. Install heating equipment. This would depend on availability of Gas service, or a determination if available electrical service is adequate for the added load of multiple heaters. The raw cost for the heaters and install labor is \$4,400 per unit. I anticipate 3 units needed for this pool, but that is subject to engineer's review.
- b. Update Splash pad. Again, multiple options here. If structure and piping remain unchanged, and equipment upgrade would be around a \$75,000-\$100,000 upgrade if new filtration equipment is required.
- c. Recent Quotes from Aquaworks for commercial slides are around \$125,000 including structure. If we were removing the splash pad and all underground piping, etc... we would be looking at another \$25,000.

All items above are net of design and permitting fees. Typical design fees range between 6 and 9% of total project cost. If your overall budget is \$1,000,000, anticipate \$60,000 min in design fees.

Permit and Impact fees are not included. If the added clubhouse is built, for example, there will be county impact/utility fees to consider as well.

In closing, regardless of final budget, the board should hold on to a minimum of 10% project contingency beyond anticipated expenditures.

EXHIBIT 2



BALLANTRAE

**Ballantrea CDD 06/14/2022,
11:57 AM**

Chris Van Helden

Tuesday, June 14, 2022

Prepared For Breeze

11 Issues Identified



Walk Thru
Assigned To Community
Attendees
Chris Van Helden

13:31 6/14/22



Observation
Assigned To Horticulture/Crew
Treat for Spider Mites & cut brown out of Juniper
in common areas

11:59 6/14/22



Observation
Assigned To Horticulture
Spray to eliminate Torpedo Grass in Juniper

12:02 6/14/22



Observation
Assigned To Community
New annuals have been installed 14 Jun 22

12:07 6/14/22



Observation

Assigned To Community

Trees along sidewalks are lifted to 10'. Starting on trees along walls in open areas. 75% completed in those areas.



Observation

Assigned To Community

Area between Sun Coast & Ballantrea before the clean up.



Observation

Assigned To Community

Area between Sun Coat & Ballantrea before Yellowstone cleared the area.



Observation

Assigned To Community

Area between Suncoast & Ballantrea has been lowered. Trees lifted to 10' in



Observation

Assigned To Community

Another example of the area between Suncoast & Ballantrea that was cleared.



Observation

Assigned To Community

Met with Supervisor Anderson on the bullnose project. Awaiting renderings to come back from designer. Again new annuals we're installed 14 Jun 22



Observation

Assigned To Community

Zinnia Profusion Annuals. Example of the flowers that were installed.

A handwritten signature in black ink, appearing to read 'Christiaan Van Helden'.

Christiaan Van Helden
Yellowstone Landscape

EXHIBIT 3



Proposal #221601

Date: 06/15/2022

From: Chris Van Helden

Proposal For

Ballantrae CDD

c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

17611 Mentmore Blvd
Land O' Lakes, FL 34638

Property Name: Ballantrae CDD

Wax Myrtle Removal

Terms: Net 30

- Flush cut Wax Myrtle
- Remove all debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Remove & drag Wax Myrtle out of fenced area	1.00	\$925.00	\$925.00

Client Notes

Remove Wax Myrtle from inside new fencing.

Signature

x

SUBTOTAL	\$925.00
SALES TAX	\$0.00
TOTAL	\$925.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

EXHIBIT 4



Proposal #221428

Date: 06/15/2022

From: Chris Van Helden

Proposal For

Ballantrae CDD

c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

17611 Mentmore Blvd
Land O' Lakes, FL 34638

Property Name: Ballantrae CDD

Exchange Entrance Pot

Terms: Net 30

- Skid Steer Rental
- Move Pot from Clubhouse to Entrance
- Exchange Pot with 1 hit by car
- Move damage Pot back to the Clubhouse

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Exchange Pot with Damaged Pot	1.00	\$475.00	\$475.00
Skid Steer Rental	1.00	\$250.00	\$250.00

Client Notes

Exchange Entrance Pot with 1 at the Clubhouse.

Signature

x

SUBTOTAL	\$725.00
SALES TAX	\$0.00
TOTAL	\$725.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden
Office:
cvanhelden@yellowstonelandscape.com

EXHIBIT 5



Proposal #221585

Date: 06/15/2022

From: Josiah Ball

Proposal For

Ballantrae CDD

c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

17611 Mentmore Blvd
Land O' Lakes, FL 34638

Property Name: Ballantrae CDD

Installation of locks on Controllers

Terms: Net 30

- Install new clasps to lock controllers up
- New Lock
- Labor for Installation

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Lock Clasp	6.00	\$15.00	\$90.00
Combination Lock	6.00	\$20.00	\$120.00
Installation of locks & clasps	1.00	\$131.50	\$131.50

Client Notes

Installation of locks on controllers to keep vandals from turning power off.

Signature

x

SUBTOTAL \$341.50

SALES TAX \$0.00

TOTAL \$341.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josiah Ball

Office:

jball@yellowstonelandscape.com

EXHIBIT 6



Ballantrae CDD Aquatics

Kevin Riemensperger
6/14/2022 6:43 AM

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



Site: 10



Comments:
Great condition/improving. A surprisingly low water level, given recent rains. There is evidence of successful treatment on nuisance grasses between beneficals here.



Site: 6



Comments:
Excellent condition. Routine maintenance and monitoring will continue here.



Site: 24



Great condition. There are small amounts of new grass growth past the high water mark that will be addressed next visitation.

Site: 25



Comments:

Excellent condition.

Site: 7



Superb condition. Rains have improved the water quality here.

Site: 2



Excellent condition. The pond was once dry, but has improved dramatically now that rains have supplied fresh water.

Site: 33



Great condition. Evidence of recent treatment for grasses that had intertwined with the native beneficial Duckpotato plants here.

Site:



Excellent condition. The water level is maxed out.

Site: 23



Great condition. The exposed areas of shoreline are being kept free of grasses. The rains have helped alleviate minor algae issues here.



Site: 13



Excellent condition. The water is clear and free of algae. Gulfcoast Spikerush grows along the perimeter.





Management Summary

With June in full swing, we have at last entered summer-like conditions; those being 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 / Action Items

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!

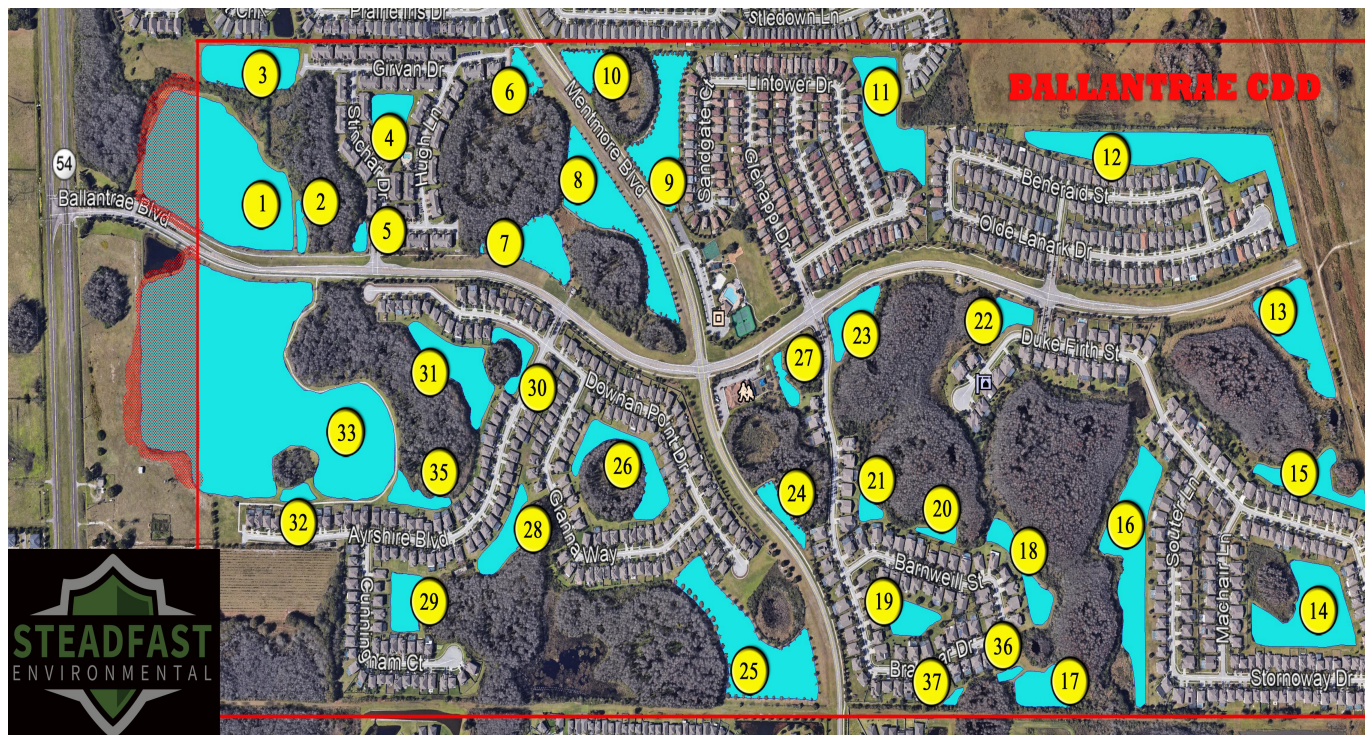


EXHIBIT 7



Ballantrae CDD Conservation

Kevin Riemensperger
6/14/2022 6:43 AM

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



Site: 10



Comments:
Excellent condition. Target species being suppressed within buffer.



Site: 9



Comments:
Excellent condition. Recent treatment on some areas of undesired Torpedograss.



Site: 5



Great condition. Small amounts of Dogfennel to be hit during the next treatment event.

Site:



Comments:

Good condition. Dogfennel continues to be managed during this time of year experiencing high growth.

Site: 9



Excellent condition. Routine maintenance and monitoring will continue.

Site: 14



Good condition. Ceasarweed and Dogfennel continues to grow here, technicians continue to apply spot treatment for these target species while balancing growth with ferns just behind them.

Site: 13



Great condition. Recent treatment for non-native species apparent here.



Site: 4



Great condition.



Site: 3



Great condition. Management efforts here are minimal as the zone is fairly established.



Site: 2



Good condition. Many perennial species are here, though there is some Dogfennel betwixt them. To be addressed during the next visitation.





Management Summary

With June in full swing, we have at last entered summer-like conditions; those being suited to favor growth. Temperature and humidity remain high, while extended daylight hours (mixed with a majority of clear skies and abundant sunshine) results 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".

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 as, slowly but surely, desired cover fills these zones. Aside from this, treatment on Dogfennel and Ceasarweed plants will be conducted during the next treatment, to combat these patches of growth.

Recommendations / Action Items

Continue to treat for target species.

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

Thank you for choosing Steadfast Environmental!

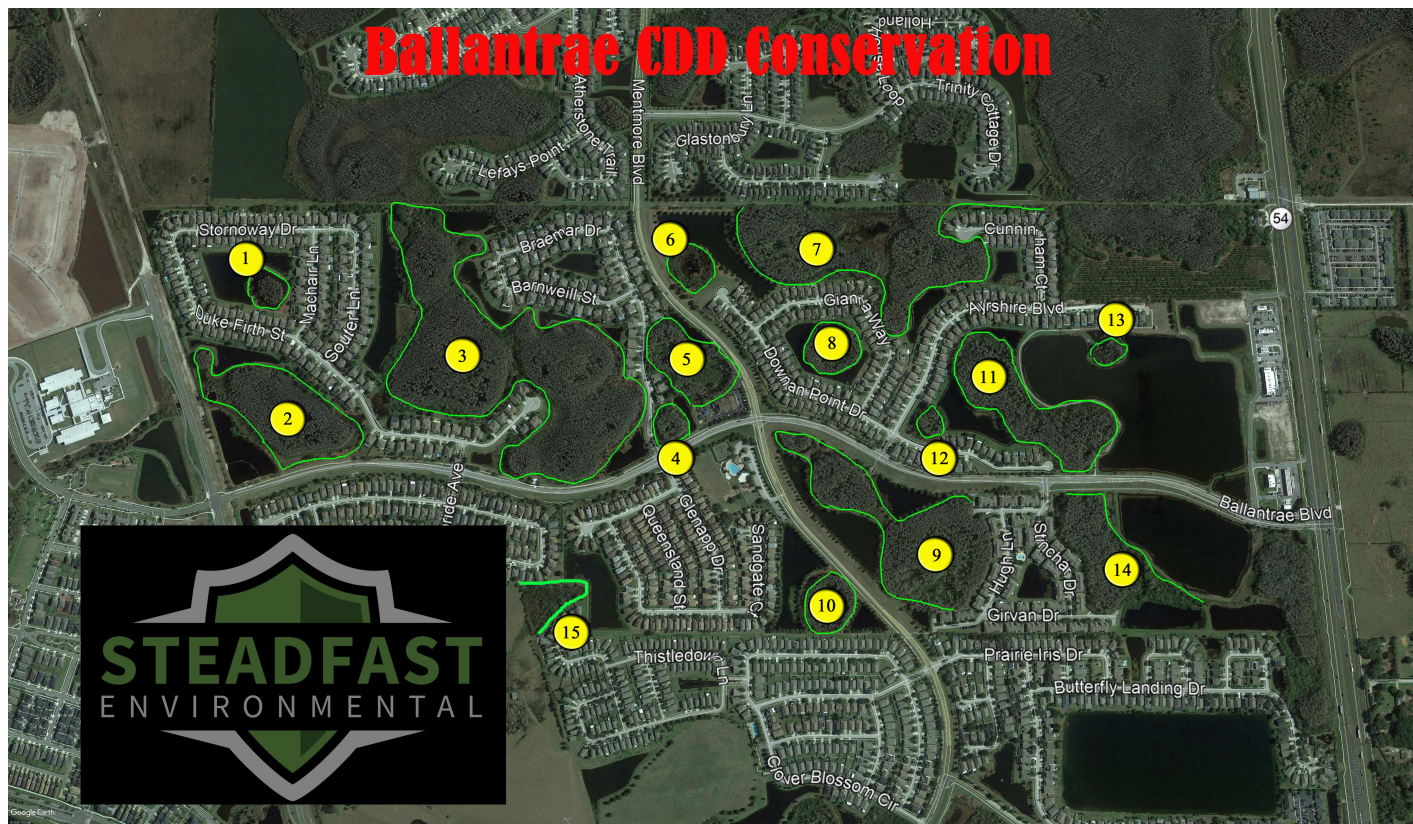
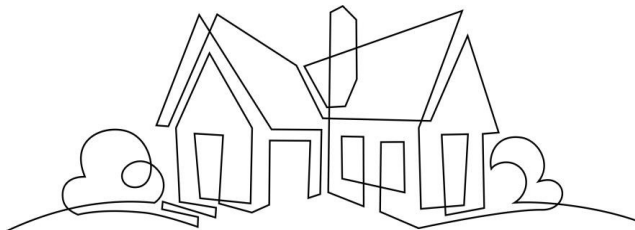


EXHIBIT 8

CDD Field Service Report



Summary

Inspection Dates: Week of June 13, 2022

District Physical Environment:

Landscape Assets

- Annuals have been installed. Several beds are already failing, Yellowstone will save anything that can be saved.
- Irrigation Controllers: Requested landscapers to add locks to them which is necessary to keep a consistent watering schedule.
- Entry flower proposal: Yellowstone team is working on designs to present at the Board Meeting.
- Ayrshire had trees cut in the conservation, and the area was not cleaned up. It was proposed and approved for decomposition rather than hauling it away. Homeowner would like to chat with the CDD about having it removed.

Fixed Assets

- Three pool resurfacing proposals for consideration and approval.
- Fence for pool equipment is scheduled for install
- New Security equipment and recorder installed and online
- Vandalism on shed will be removed
- Suncoast Rust - everything going well with the existing chemicals.
- Fountains we are waiting on mounting brackets for the new LED lights

General District Maintenance



Annuals & plantings need attention

General District Maintenance

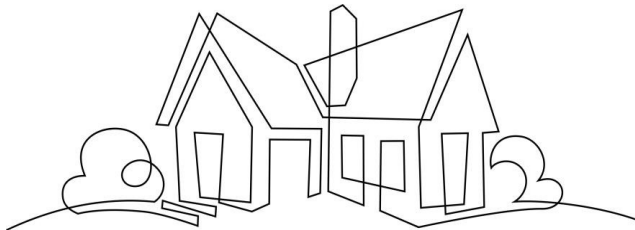


Trimming needed throughout the community

General District Maintenance



Pool Resurfacing



General District Maintenance

Area on Ayrshire had trees cut in the conservation back in December, and the area was not cleaned up.



breeze

EXHIBIT 9

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 Wednesday, May 25, 2022 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, Vice Chairman
11 Chris Milano	Board Supervisor, Assistant Secretary
12 Joanne Anderson	Board Supervisor, Assistant Secretary
13 Kendrick Miller (after oath)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Patricia Thibault	District Manager, BREEZE
16 Tom O'Grady	Associate District Manager, BREEZE
17 Michael Sakellarides	Field Service Manager, BREEZE
18 Tonja Stewart	District Engineer, Stantec (via phone)
19 Chris Van Helden	Yellowstone
20 Joe Hamilton	Steadfast Environmental (via phone)

21 *The following is a summary of the discussions and actions taken at the May 25, 2022 Ballantrae CDD*
22 *Board of Supervisors Advanced Meeting.*

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

25 There being none, next item followed.

26 **THIRD ORDER OF BUSINESS – Office of Elected Supervisor & Form 1**

27 A. Exhibit 1: Presentation & Consideration of Seat 4 Candidates

28 Mr. Miller introduced himself and provided a brief statement of interest for the position of Supervisor -
29 Seat 4

30 On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board appointed
31 Mr. Miller to the position of Supervisor - filling Seat 4 for the Ballantrae Community Development District.

32 B. Exhibit 2: Oath of Office

33 ➤ Mr. Miller read and signed the Oath of Office

34 ➤ Mr. Miller accepted compensation

35 C. Exhibit 3: Form 1- Statement of Financial Interest

36 D. Exhibit 4: Supervisor Reference Guide

37 E. Exhibit 5: Sunshine Law

38 F. Exhibit 6: Consideration & Adoption of **Resolution 2022-08, Designating Officers**

39 ➤ Vote for Chairman

On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board nominated Mr. Levy to the position of Chairman for the Ballantrae Community Development District.

➤ Vote for Vice Chairman

On a MOTION by Mr. Levy, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board Nominated Mr. Milano to the position of Vice Chairman for the Ballantrae Community Development District.

On a Motion by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board Adopted Resolution 2022-08, Designating Officers for the Ballantrae Community Development District

FOURTH ORDER OF BUSINESS – Professional Reports

A. Amenity Enhancement Discussion – Cornerstone

➤ Exhibit 7: Ballantrae Amenity Site Schematic Options Budget

The Board gave direction for a workshop to be scheduled for June 20th at 6:30 pm to discuss the amenity enhancements.

B. District Counsel

C. Exhibit 8: Yellowstone Landscape Report

D. Consideration of Yellowstone Proposals

➤ Exhibit 9: Bull Nose Enhancement 2022 v1 - **\$7,800.00**

○ The board tabled the proposal.

➤ Exhibit 10: Bull Nose Enhancement 2022 v2 - **\$4,910.00**

○ The board tabled the proposal.

➤ Exhibit 11: Bull Nose Enhancement 2022 v3 - **\$775.00**

○ The board tabled the proposal.

➤ Exhibit 12: Clubhouse Enhancement (LS) 2022 - **\$10,423.00**

○ The board tabled until the new clubhouse has been constructed

➤ Exhibit 13: Clubhouse Enhancement (RS) 2022 - **\$5,652.50**

○ The board tabled until the new clubhouse has been constructed

➤ Exhibit 14: Clubhouse Renewal Enhancement - **\$9,496.25**

○ The board tabled until the new clubhouse has been constructed

➤ Exhibit 15: Irrigation Enhancement - Mainline Repair - **\$330.32**

○ This was already approved and was included in the agenda for execution

➤ Exhibit 16: Irrigation Enhancement - Replacement Controller - **\$903.88**

○ This was already approved and was included in the agenda for execution

74 ➤ Exhibit 17: Entrance Monument Enhancement - **\$4,742.50**

75 ○ The board tabled this proposal

76 ➤ Exhibit 18: Juniper Island Enhancement - **\$4,883.50**

77 ○ The board tabled this proposal

78 ➤ Exhibit 19: Viburnum Tree Removal - **\$255.00**

79 On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board
80 approved the Viburnum Tree Removal in the amount of \$255 for the Ballantrae Community Development
81 District.

82 ➤ Exhibit 20: Summer Annual 2022 Change Out- Presentation Only

83

84 ➤ Exhibit 21: Ayrshire Subdivision Oak Tree Elevation - **\$4,050.00**

85 ○ This is already under contract – therefore the proposal was tabled

86 ➤ Exhibit 22: Braemar Subdivision Oak Tree Elevation - **\$2,430.00**

87 ○ This is already under contract – therefore the proposal was tabled

88 ➤ Exhibit 23: Castleway Subdivision Oak Tree Elevation - **\$1,350.00**

89 ○ This is already under contract – therefore the proposal was tabled

90 ➤ Exhibit 24: Community Center & Entrance Oak Tree Elevation - **\$6,345.00**

91 ○ The board tabled this until the new construction of the amenity center

92 ➤ Exhibit 25: Cunningham Subdivision Oak Tree Elevation - **\$3,240.00**

93 ○ This is already under contract – therefore the proposal was tabled

94 ➤ Exhibit 26: Lintower Subdivision Oak Tree Elevation - **\$1,485.00**

95 ○ This is already under contract – therefore the proposal was tabled

96 ➤ Exhibit 27: Oak Tree Elevation Spring 2022- **\$19,980.00**

97 ○ This is already under contract – therefore the proposal was tabled

98 ➤ Exhibit 28: Straiten Oak Tree Elevation - **\$1,080.00**

99 ○ This is already under contract – therefore the proposal was tabled

100 ➤ Exhibit 29: Landscape Design Suggestions 11x17 Ballantrae Rendering & Plan

101 ○ The board tabled this until the amenity construction is complete

102 E. Steadfast Environmental

103 ➤ Exhibit 30: Aquatics Inspection Report

104 ➤ Exhibit 31: Conservation Inspection Report

105 Steadfast gave a report of the impact of the dry season and on pond maintenance

106

F. Exhibit 32: Breeze Field Operations Report

- Field service team is requested to make sure Steadfast and Yellowstone have reports in advance of the regular meeting
- Cameras were requested to be added at the amenity center outside areas

G. District Engineer – The District Engineer presented the Stormwater Needs Analysis to the Board of Supervisors.

- Exhibit 33: Pond Map
- Exhibit 34: Ballantrae CDD Stormwater Needs Analysis 1
- Exhibit 35: Ballantrae CDD Stormwater Needs Analysis 2
- Exhibit 36: Identification and Elimination of Illicit Discharges
- Exhibit 37: Stormwater Pond Slope Erosion

On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board accepted the District Engineer Report on the Stormwater Needs Analysis for the Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS – Administrative Matters

A. Exhibit 38: Consideration for Maintenance Team Hiring – The Board discussed the rehire of Dustin Smith for the position of maintenance technician.

The Board gave direction as to the position requirements: 90 days probation – no benefits during the probation period – tentative schedule is 12 p.m. -8 p.m. for summer hours, compensation of \$18 per hour, and a drug test would be required

On a MOTION by Ms. Anderson , SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved Dustin Smith for Rehire on the Maintenance Team for the Ballantrae Community Development District.

B. Exhibit 39: Consideration of the Regular Meeting Minutes – April 27, 2022

On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board approved the April 27, 2022 Regular Meeting Minutes for the Ballantrae Community Development District.

C. Acceptance of the Unaudited Financial Statements *(To Be Distributed)*

- The board tabled this until the June meeting

SIXTH ORDER OF BUSINESS – Business Matters

A. Consideration of Fence Quotations

- Exhibit 40: Back of Main Pool Fence Proposal - **\$2,150.00**
 - This is to be taken out of Clubhouse miscellaneous- line 91 in the budget

On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board Approved the Back of Main Pool Fence Proposal for the Ballantrae Community Development District.

- Basketball Court Fence Proposal - **\$9,450.00**

- The board tabled this until for the new construction is completed

144

145 ➤ Tennis Court Fence - **\$13,380.00**

146 ○ The board tabled this until the new construction is completed

147 B. Exhibit 41: Presentation of Proposed Budget FY 2022-2023. Ms. Thibault presented the
148 FY 2022-2023 budget for Ballantrae Community Development District. Discussion
149 ensued.

150 The Board approved Fiscal Year End bonuses for the Maintenance Team: Garry Kubler was awarded
151 \$1,000 & Aaron Millian was awarded \$500, to be paid before September 30, 2023.

152 The Board of Supervisors approved a pay increase for Garry Kubler for the FY 2022-2023 fiscal year in
153 the amount of \$22 per hour

154 C. Exhibit 42: Consideration and Adoption of Resolution 2022-09, Approving Proposed
155 Budget and Setting Public Hearing

156 On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board
157 Adopted the Resolution 2022-09, Adopting the Proposed Budget and Setting Public Hearing for the
158 Ballantrae Community Development District for August 24, 2022 at 6:30 p.m.

159 D. Amortization Recalculation Agreement Ballantrae CDD

160 On a MOTION by Mr. Milano, SECONDED by Mr. Miller, WITH ALL IN FAVOR, the Board Approved
161 the Amortization Recalculation Agreement for the Ballantrae Community Development District.

162 E. Exhibit 44: Presentation of Pasco County Number of Qualified Electors – 1,777

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

164 A. District Manager

165 ➤ Discussion of Reserves Use for Roof Replacement

166 ➤ Exhibit 45: Discussion of Realtor Home Sales Data for Newsletter. The Board
167 approved for this data to be included in the newsletter.

168 B. Maintenance Supervisor

169 ➤ Consideration for Park and Pool Fountains Total

170 ○ Exhibit 46: 2 Park Fountains - **\$5,194.00**

171 On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board
172 Approved One Park Fountains for the Ballantrae Community Development District to be Paid From the
173 O&M Contingency Line of the Budget.

174 ○ Exhibit 47: 2 Pool Fountains - **\$5,231.94**

175 ○ Exhibit 48: Elkay Park Bottle Filler w/ Drinking Fountain and Pet Station -
176 **\$5,725.06**

- 177 ○ Exhibit 49: Elkay EZH2O Enhanced Wall Mounted Water Bottle Refilling
178 Station, Filtered, Light Gray - **\$1,145.00**
179 -

180 On a MOTION by Ms. Anderson, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board Approved
181 Two Elkay EZH2O Enhanced Wall Mounted Water Bottle Refilling Station, Filtered, Colored Light Gray
182 for the Ballantrae Community Development District.

183 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business –** *(limited to 3 minutes per*
184 *individual)*

185 **NINTH ORDER OF BUSINESS – Supervisor Requests**

- 186 ○ Brighter lights at entrance monuments
187 ○ Pressure washing entry monuments

188 On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
189 for the Pressure Washing of Entry Monuments in an Amount Not To Exceed \$650 for the Ballantrae
190 Community Development District.

191 **TENTH ORDER OF BUSINESS – Adjournment**

192 On a MOTION by Ms. Anderson, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
193 adjourned the meeting for the Ballantrae Community Development District.

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

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

199

Signature

Signature

Printed Name

Printed Name

200 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 10

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022

BALLANTRAE CDD
Financial Report Summary - General Fund
As of March 31, 2022

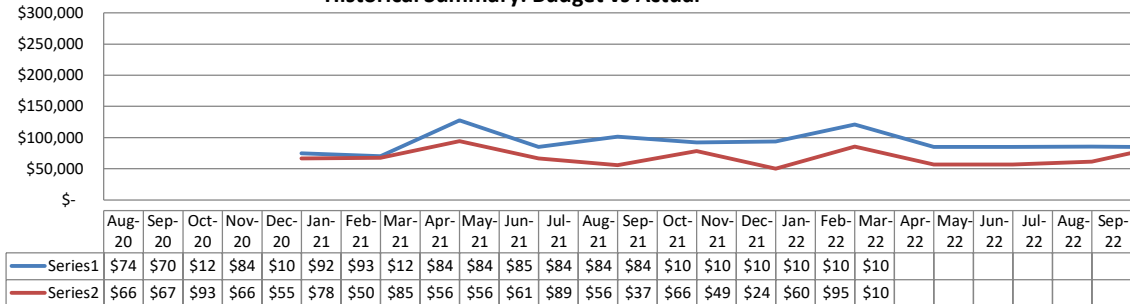
a. FUND BALANCE:

For The Period Ending	3/31/2022 Actual	9/30/2021 Actual	Variance
CASH OPER. ACCT	\$ 1,346,395	\$ 387,700	\$ (958,696)
CASH DEBIT CARD	1,049	454	(595)
ACCOUNTS RECEIVABLE	67,438	11,683	(55,755)
OTHER CURRENT ASSETS	13,532	5,165	(8,368)
LESS: ACCOUNTS PAYABLE	(2,341)	(1,174)	1,167
DUE TO OTHER FUNDS	(547,647)	-	547,647
ACCRUED EXPENSES	(18,261)	(18,261)	-
NET CASH BALANCE	\$ 860,166	\$ 385,567	\$ (1,015,617)
UNRESERVED GF BALANCE (UN-ASSIGNED)	\$ 846,634	\$ 846,634	\$ -
NONSPENDABLE PREPAID ITEM	13,532	1,278	(12,254)
RESERVE GF BALANCE (ASSIGNED) - OPERATIONS	-	-	-
TOTAL GENERAL FUND BALANCE	\$ 860,166	\$ 847,912	\$ (12,254)

b. REVENUE AND EXPENDITURES (FY 2022 YTD):

<i>% TAX ASSESSMENTS COLLECTED</i>	<i>100.0%</i> ACTUAL YEAR-TO-DATE	BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
TOTAL REVENUE (YTD) COLLECTED	\$ 1,003,417	\$ 819,728	\$ 183,689
EXPEND. (YTD) BEFORE OTHER SOURCES & USES	(530,452)	(620,711)	90,259
NET OPERATING CHANGE	\$ 472,965	\$ 199,017	\$ 273,948

Historical Summary: Budget vs Actual



Ballantrae CDD
Balance Sheet
March 31, 2022

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 1,346,395	-	-	\$ 1,346,395
3 CASH - MMK BU	-	-	-	-
4 CASH - DEBIT CARD BU	1,049	-	-	1,049
5 CASH ON HAND - Prior Mgt	-	-	-	-
6 INVESTMENTS:				
7 ASSET RESERVE	-	439,693	-	439,693
8 EMERGENCY RESERVE	-	222,187	-	222,187
9 PARK DEVELOPMENT	-	1,092,397	-	1,092,397
10 BILL PAYMENT RESERVE	-	153,944	-	153,944
11 SINKING FUND-SERIES 2015	-	-	-	-
12 REVENUE-SERIES 2015	-	-	57,296	57,296
13 RESERVE-SERIES 2015	-	-	222,898	222,898
14 PREPAYMENT-SERIES 2015	-	-	2,419	2,419
15 INTEREST-SERIES 2015	-	-	-	-
16 ACCOUNTS RECEIVABLE	67,531	-	-	67,531
17 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
18 ASSESSMENTS RECEIVABLE -ON ROLL	21,243	-	11,462	32,705
19 DUE FROM OTHER FUNDS	0	-	547,647	547,647
20 DEPOSITS	1,175	-	-	1,175
21 PREPAID ITEMS	12,357	-	-	12,357
22 TOTAL ASSETS	\$ 1,449,658	\$ 1,908,220	\$ 841,721	\$ 4,199,599
23 <u>LIABILITIES:</u>				
24 ACCOUNTS PAYABLE	\$ 2,341	\$ -	\$ -	\$ 2,341
25 DUE TO DEBT SERVICE	547,647	-	-	547,647
26 ACCRUED EXPENSES	18,261	-	-	18,261
27 DEFERRED REVENUE ON-ROLL	21,243	-	11,462	32,705
28 <u>FUND BALANCE:</u>				
29 NON SPENDABLE (Deposits & Prepaid)	13,532	-	-	13,532
30 ASSIGNED	-	1,908,220	830,259	2,738,479
31 UNASSIGNED	846,634	-	-	846,634
32 TOTAL LIABILITIES & FUND BALANCE	\$ 1,449,658	\$ 1,908,220	\$ 841,721	\$ 4,199,599

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending March 31, 2022

	FY 2022 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	\$ 819,728	\$ 1,003,417	\$ 183,689	98%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	2,812	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	375,000	-	-	-	0%
5 OTHER INCOME (Access Cards & Misc)	-	-	653	653	
6 TRANSFER IN FROM RESERVE FUNDS	-	-	-	-	
7 TOTAL REVENUE	1,402,472	819,728	1,004,070	184,342	72%
8 O&M ADMINISTRATIVE EXPENDITURES:					
9 BOARD OF SUPERVISORS					
10 SUPERVISOR STIPENDS	14,000	7,000	3,585	3,415	26%
11 NEWSLETTER - BIMONTHLY PRINT & MAILING	-	-	-	-	
12 WEBSITE SERVER & NAME	1,650	825	500	325	30%
13 PUBLIC OFFICIALS LIABILITY INSURANCE	3,369	1,685	-	1,685	0%
14 MANAGEMENT SERVICES					
15 ADMINISTRATIVE SERVICES	-	-	-	-	
16 DISTRICT MANAGEMENT	60,309	30,155	30,211	(56)	50%
17 FINANCIAL CONSULTING SERVICES	-	-	-	-	
18 ACCOUNTING SERVICES	-	-	-	-	
19 ENGINEERING & LEGAL SERVICES					
20 DISTRICT ENGINEER	18,000	9,000	1,750	7,250	10%
21 DISTRICT COUNSEL	17,300	8,650	4,723	3,927	27%
22 ADMINISTRATIVE: OTHER					
23 ANNUAL FINANCIAL AUDIT	3,800	3,800	-	3,800	0%
24 DISCLOSURE REPORT	-	-	-	-	
25 TRUSTEES FEES	3,772	1,886	1,750	136	46%
26 PROPERTY APPRAISER FEE	150	150	-	150	0%
27 LEGAL ADVERTISING	750	375	149	226	20%
28 ARBITRAGE REBATE CALCULATION	650	325	-	325	0%
29 DUES: LICENSES AND FEES	1,200	600	175	425	15%
30 COMPLIANCE WITH ADA	2,480	1,240	1,515	(275)	61%
31 ADMINISTRATIVE CONTINGENCY	5,000	2,500	1,061	1,439	21%
32 O&M ADMINISTRATIVE SUBTOTAL:	132,430	68,190	45,419	22,771	34%
33 INSURANCE					
34 GENERAL LIABILITY	6,957	3,479	-	3,479	0%
35 PROPERTY CASUALTY	16,214	8,107	10,902	(2,795)	67%
36 TOTAL INSURANCE	23,171	11,586	10,902	684	47%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending March 31, 2022

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
37 UTILITY SERVICES					
38 ELECTRIC UTILITY SERVICES	23,000	11,500	12,134	(634)	53%
39 ELECTRIC UTILITY - RECREATION FACILITIES	15,000	7,500	6,393	1,107	43%
40 ELECTRIC STREET LIGHTING	103,500	51,750	44,583	7,167	43%
41 UTILITY - WATER - CLUBHOUSE & POOLS	14,000	7,000	2,011	4,989	14%
42 STORMWATER ASSESSMENT	2,200	1,100	-	1,100	0%
43 TOTAL UTILITY SERVICES	157,700	78,850	65,122	13,728	41%
44 LAKES/PONDS & LANDSCAPE					
45 LAKES/PONDS: CONTRACTS					
46 AQUATIC CONTRACT	34,800	17,400	32,012	(14,612)	92%
47 WETLAND BUFFER SPRAY CONTRACT	20,256	10,128		10,128	0%
48 LAKES/PONDS: OTHER					
49 FOUNTAIN REPAIRS & MAINTENANCE	3,000	1,500	507	993	17%
50 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	750		750	0%
51 LAKE/POND REPAIRS	10,000	5,000		5,000	0%
52 INSTALL/REPLACE AQUATIC PLANTS	5,000	2,500		2,500	0%
53 LANDSCAPING: CONTRACTS					
54 LANDSCAPE MAINTENANCE CONTRACT	144,240	72,120	60,178	11,942	42%
55 LANDSCAPE SECONDARY CONTRACT	31,212	15,606	8,788	6,818	28%
56 LANDSCAPE OVERSIGHT/MGMT	-	-		-	
57 LANDSCAPING: OTHER					
58 IRRIGATION REPAIRS AND MAINTENANCE	14,000	7,000	1,780	5,220	13%
59 REPLACE PLANTS, MULCH & TREES	40,000	20,000	23,286	(3,286)	58%
60 SOD & SEED REPLACEMENT	10,000	5,000	1,424	3,576	14%
61 LANDSCAPE ENHANCEMENT	-	-	28,000	(28,000)	
62 EXTRA MOWINGS DURING RAINY SEASON	5,000	2,500		2,500	0%
63 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	5,190	5,250	(60)	51%
64 FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	13,000	6,500	2,374	4,126	18%
65 LAKES/PONDS & LANDSCAPE TOTAL	342,388	171,194	163,599	7,595	48%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending March 31, 2022

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
66 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
67 STREETS & SIDEWALKS					
68 ENTRY & WALLS MAINTENANCE	2,000	1,000	654	346	33%
69 STREET/DECORATIVE LIGHT MAINTENACE	1,000	500	163	337	16%
70 SIDEWALK REPAIR & MAINTENANCE	1,500	1,500	2,975	(1,475)	198%
71 MAINTENANCE STAFF					
72 EMPLOYEE - SALARIES	86,495	43,248	33,096	10,152	38%
73 EMPLOYEE - P/R TAXES	7,370	3,685	6,113	(2,428)	83%
74 EMPLOYEE - WORKERS COMP	3,654	1,827	1,455	372	40%
75 PAYROLL FEES	1,900	950	910	40	48%
76 EMPLOYEE- HEALTH & PHONE STIPENDS	9,600	4,800	2,400	2,400	25%
77 MILEAGE	1,100	550		550	0%
78 STREETS, SIDEWALS. MAINTENANCE & OPERATIONS SUBTOTAL	114,619	58,060	47,767	10,293	42%
79 CLUBHOUSE & SAFETY & SECURITY					
80 CLUBHOUSE & MISCELLANEOUS					
81 PARK/FIELD REPAIRS	7,200	3,600	7,193	(3,593)	100%
82 CLUBHOUSE FACILITY MAINTENANCE	9,000	4,500	5,839	(1,339)	65%
83 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	2,100	2,368	(268)	56%
84 MISCELLANEOUS SUPPLIES (Inclusive of Debit Card)	3,500	1,750	678	1,072	19%
85 POOL/FOUNTAIN/SPLASH PAD MAINTENANCE	10,000	5,000	3,385	1,615	34%
86 POOL PERMITS	750	375		375	0%
87 SEASONAL LIGHTING	20,000	20,000	15,325	4,675	77%
88 PEST CONTROL	520	260	240	20	46%
89 CLUBHOUSE EXTERIOR FURNISHINGS	-	-		-	
90 CLUBHOUSE CLEANING	-	-		-	
91 CLUBHOUSE MISCELLANEOUS	7,500	3,750	1,729	2,021	23%
92 SAFETY & SECURITY					
93 PART-TIME LAW ENFORCEMENT DETAILS	50,000	25,000	12,050	12,950	24%
94 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	11,750	2,199	9,551	9%
95 EMPLOYEE PAYROLL TAXES	2,000	1,000		1,000	0%
96 EMPLOYEE WORKER'S COMP	1,300	650		650	0%
97 VIDEO SURVEILLANCE	-	-		-	
98 SECURITY - OTHER (GATE SERVICE)	1,000	1,000	714	286	71%
99 CLUBHOUSE & SAFETY & SECURITY	140,470	80,735	51,719	29,016	37%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending March 31, 2022

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
100 O&M CONTINGENCY & CAPITAL PROJECTS					
101 O&M CONTINGENCY	304,194	152,097	145,925	6,172	48%
102 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	
103 WALL & STRUCTURE PAINTING	-	-	-	-	
104 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	
105 TOTAL O&M CONTINGENCY & CAPITAL PROJECTS	304,194	152,097	145,925	6,172	48%
106 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES	1,214,972	620,711	530,452	90,259	44%
107 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	187,500	199,017	473,619	274,602	253%
108 OTHER FINANCING SOURCES AND (USES)					
109 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
110 EMERGENCY RESERVE	90,000	90,000		90,000	0%
111 ASSET RESERVE	47,500	47,500		47,500	0%
112 BILL PAYMENT RESERVE	-	-	-	-	
113 PARK DEVELOPMENT RESERVE	50,000	50,000		50,000	0%
114 TOTAL OTHER FINANCING SOURCES & USES	187,500	187,500	-	187,500	0%
115 O&M TOTAL EXPENDITURES	1,402,472	808,211	530,452	277,759	38%
116 NET CHANGE IN FUND BALANCE	-	11,517	473,619	462,102	
117 BEGINNING FUND BALANCE GENERAL FUND (adjusted for FY21)	386,548	386,548	386,548	386,548	
118 LESS FUND BALANCE FORWARD	(375,000)	-	-	-	
119 ENDING FUND BALANCE GENERAL FUND	11,548	398,065	860,166	848,649	
120 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)	1,710,380	-	-	-	
121 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
122 ADJUSTED FUND BALANCE	\$ 1,721,928	\$ 398,065	\$ 860,166	\$ 848,649	

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending March 31, 2022

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 INTEREST REVENUE				
3 MMK - PARK DEVELOPMENT (interest)	\$ -	\$ -	\$ 545	\$ 545
4 MMK - ASSET RESERVE (interest)	-	-	219	219
5 MMK - EMERGENCY RESERVE (interest)	-	-	111	111
6 MMK - BILL PAYMENT RESERVE (interest)	-	-	77	77
7 INTEREST EARNINGS	-	-	-	-
8 TOTAL REVENUE	-	-	951	951
9 RESERVES EXPENDITURES				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	-	-	-	-
13 PROJECTS (Contingency)	-	-	-	-
14 TOTAL RESERVES EXPENDITURES	-	-	-	-
15 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	951	951
16 OTHER FINANCING SOURCES				
17 TRANSFER IN - PARK DEVELOPMENT	76,000	-	-	-
18 TRANSFER IN - BILL PAYMENT			-	
19 TRANSFER IN (OUT) - ASSET RESERVE	47,500	-	-	-
20 TRANSFER IN (OUT) - EMERGENCY RESERVE	127,343	-	-	-
21 TOTAL OTHER FINANCING SOURCES (USES)	250,843	-	-	-
22 NET CHANGE IN FUND BALANCE	250,843	-	951	951
23 FUND BALANCE - BEGINNING	-	-	1,907,269	1,907,269
24 FUND BALANCE - ENDING	\$ 250,843	\$ -	\$ 1,908,220	\$ 1,908,220

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending March 31, 2022

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 557,421	55,742	\$ 545,783	\$ 490,041
3 ASSESSMENT DISCOUNTS	-	-	-	-
4 LOT CLOSINGS	-	-	-	-
5 INTEREST EARNINGS	-	-	16	16
6 TOTAL REVENUE	557,421	55,742	545,799	490,057
7 EXPENDITURES				
8 INTEREST PAYMENT				
9 INTEREST MAY 2022	112,964	119,214	-	119,214
10 INTEREST NOV 2021	108,881	108,881	108,792	89
11 PRINCIPAL RETIREMENT MAY 2021	335,000	335,000	-	335,000
12 PRINCIPAL PREPAYMENT	-	-	-	-
13 TOTAL CONTINGENCY	556,845	563,095	108,792	454,303
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	576.00	(507,353)	437,007	944,360
15 OTHER FINANCING SOURCES				
16 TRANSFER-IN		-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
18 NET CHANGE IN FUND BALANCE	576	(507,353)	437,007	944,360
19 FUND BALANCE - BEGINNING	-	-	393,252	393,252
20 FUND BALANCE - ENDING	\$ 576	\$ (507,353)	\$ 830,259	\$ 1,337,612

Ballantrae CDD
Bank Reconciliation
March 31, 2022

	8417 BU Acct	HB Acct	Consolidated Oper accts
Balance Per Bank Statement	\$ 3,185.00	\$ 1,359,104.29	\$ 1,362,289.29
Less: Outstanding Checks	2,500.00	(18,394.12)	(15,894.12)
<i>Adjusted Bank Balance</i>	<u><u>\$ 5,685.00</u></u>	<u><u>\$ 1,340,710.17</u></u>	<u><u>\$ 1,346,395.17</u></u>
Beginning Cash Balance Per Books	\$ 5,719.00	\$ 1,444,089.99	\$ 1,449,808.99
Deposits / Transfer	50.00	22,849.48	22,899.48
Transfer From to Debit Card	-	-	-
Cash Disbursements	(84.00)	(126,229.30)	(126,313.30)
<i>Balance Per Books</i>	<u><u>\$ 5,685.00</u></u>	<u><u>\$ 1,340,710.17</u></u>	<u><u>\$ 1,346,395.17</u></u>

BALLANTRAE CDD
Check Register
FY2022

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2021		EOY Balance Hancock Bank				386,026.39
10/01/2021	100121ACH1	Cecilio A. Thomas Jr.	BOS MTG 9/22/21		200.00	385,826.39
10/01/2021	100121ACH2	Innovative Employer Solutions	BOS MTG 9/22/21		60.00	385,766.39
10/01/2021	100121ACH3	James Plateau	BOS MTG 9/22/21		200.00	385,566.39
10/01/2021	58	Richard Levy	BOS MTG 9/22/21		200.00	385,366.39
10/01/2021	59	Christopher Milano	BOS MTG 9/22/21		200.00	385,166.39
10/01/2021			Deposit		0.00	385,166.39
10/03/2021			Deposit		0.00	385,166.39
10/05/2021	2430	Yellowstone Landscape Professionals			1,523.63	383,642.76
10/06/2021	2431	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee FY 2021		175.00	383,467.76
10/07/2021	ACH10052021	Bright House Networks	9/12 - 10/11 - Internet/Phone - 17611 Mentmore Blvd		362.94	383,104.82
10/08/2021	ACH102221	Duke Energy			102.43	383,002.39
10/08/2021	2433	Innersync	Annual Service 10/01 -09/30		1,515.00	381,487.39
10/08/2021	2434	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solutionn for pervious		865.00	380,622.39
10/08/2021	100821ACH1	Anthony Vadabene	09/20-10/03/21- PR		443.28	380,179.11
10/08/2021	100821ACH2	Dustin J Smith	09/20-10/03/21- PR		1,263.10	378,916.01
10/08/2021	100821ACH3	Gary L. Kubler	09/20-10/03/21- PR		1,605.78	377,310.23
10/08/2021	100821ACH4	Innovative Employer Solutions	09/20-10/03/21- PR		1,022.55	376,287.68
10/08/2021	100821ACH5	Michael Obanion	09/20-10/03/21- PR		443.28	375,844.40
10/09/2021	10/9/21	Pasco County Utilities Services Branch	Online Payment Fee		8.25	375,836.15
10/10/2021			Deposit		0.00	375,836.15
10/12/2021	2435	DPGF MANAGEMENT & CONSULTING, LLC	CDD Mgmt - Oct		5,025.75	370,810.40
10/14/2021	2439	Stantec Consulting Services, Inc.	2021 FY General Consulting		380.00	370,430.40
10/18/2021	2436	Aaron Millian	Maintenance / Managment Service provided 10/16/21-10/17/21		400.00	370,030.40
10/19/2021	ACH101921	Pasco County Utilities Services Branch			824.23	369,206.17
10/22/2021	ACH1022221	Duke Energy			12,355.60	356,850.57
10/22/2021	2438	Business Observer	Board Of Supervisors Meeting Dates		148.76	356,701.81
10/22/2021	102221ACH1	Dustin J Smith	10/04-10/17/21- PR		931.89	355,769.92
10/22/2021	102221ACH2	Gary L. Kubler	10/4-10/17/21- PR		472.68	355,297.24
10/22/2021	102221ACH3	Innovative Employer Solutions	10/04-10/17/21- PR		415.95	354,881.29
10/25/2021	2445	G.B Collins Engineering P.A	Splash Pad		800.00	354,081.29
10/25/2021	2455	Straley Robin Vericker	Legal services through 10/15/21		545.00	353,536.29
10/26/2021	2446	Yellowstone Landscape Professionals	Ballnatrae October Irrgations Inspections Repair		183.23	353,353.06
10/26/2021	2447	Egis Insurance Risk Advisors			24,714.92	328,638.14
10/29/2021	2448	DLTD Solutions Inc.	Admin Fee - Sept 3,4,5,6,12,14,22,25,26,28,2021		400.00	328,238.14
10/29/2021	2449	Trooper Douglas Guy	Service Security/ Traffic Control 3,4,5,22,25,2021		1,590.00	326,648.14
10/29/2021	2450	Trooper Steven Turner	Service Security/ Traffic Control Sept 14,28,2021		400.00	326,248.14
10/29/2021	2451	Trooper Timothy Slezak	Service- Security/Traffic Control Sept 12,26,2021		560.00	325,688.14
10/29/2021	ACH101021	Google	09/01-09/30/21 - Email		72.00	325,616.14
10/31/2021				0.00	60,410.25	325,616.14
11/01/2021	ACH102921	Bright House Networks	10/12-11/11/21 Internet/Phone - 17611 Mentmore Blvd- Auto Pay- ACH102921		362.94	325,253.20
11/01/2021	2442	Poolsure	water mgmt seasonal billing rate		520.74	324,732.46
11/01/2021	2443	Tropicare Termite and Pest Control	Pest Control - July		80.00	324,652.46
11/01/2021	2456	Steadfast Environmental, LLC	Pond Maint -Nov 2021		4,573.15	320,079.31
11/01/2021	2457	Yellowstone Landscape Professionals			12,381.63	307,697.68

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11/02/2021	2453	DPPG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - Nov		5,025.75	302,671.93
11/03/2021	2454	Steadfast Environmental, LLC	Pond Maint -Oct 2021		4,573.15	298,098.78
11/03/2021	2458	DLTD Solutions Inc.			2,700.00	295,398.78
11/03/2021	2459	Yellowstone Landscape Professionals	2021 Fall Annual Rotation		3,540.00	291,858.78
11/04/2021			Deposit	2,996.37		294,855.15
11/05/2021	110521ACH1	Cecilio A. Thomas Jr.	BOS MTG 11/05/21		200.00	294,655.15
11/05/2021	110521ACH2	Dustin J Smith	11/5/21 PR		1,446.94	293,208.21
11/05/2021	110521ACH3	Gary L. Kubler	BOS MTG 11/05/21		1,483.24	291,724.97
11/05/2021	110521ACH4	Innovative Employer Solutions	11/05/21 PR		936.58	290,788.39
11/05/2021	110521ACH5	James Fleteau	BOS MTG 11/05/21		200.00	290,588.39
11/05/2021	60	Joanne Anderson	BOS MTG 11/05/21		184.70	290,403.69
11/05/2021	61	Richard Levy	BOS MTG 11/05/21		200.00	290,203.69
11/05/2021	62	Christopher Milano	BOS MTG 11/05/21		200.00	290,003.69
11/08/2021	2460	Duke Energy			4,110.45	285,893.24
11/10/2021	ACH111021	Pasco County Utilities Services Branch	Paymentus Service Fees		8.25	285,884.99
11/12/2021			Deposit	58,194.87		344,079.86
11/19/2021	111921ACH	Dustin J Smith	11/01-11/14/21 PR		931.87	343,147.99
11/19/2021	111921ACH1	Gary L. Kubler	11/01-11/14/21 PR		535.66	342,612.33
11/19/2021	111921ACH2	Innovative Employer Solutions	11/01-11/14/21 PR		435.36	342,176.97
11/19/2021			Deposit	84,394.74		426,571.71
11/26/2021	112621ACH1	Cecilio A. Thomas Jr.	BOS MTG 11/26/21		200.00	426,371.71
11/26/2021	112621ACH2	Innovative Employer Solutions	BOS MTG 11/26/21		80.60	426,291.11
11/26/2021	112621ACH3	James Fleteau	BOS MTG 11/26/21		200.00	426,091.11
11/26/2021	112621ACH4	Joanne Anderson	BOS MTG 11/26/21		184.70	425,906.41
11/26/2021	63	Richard Levy	BOS MTG 11/26/21		200.00	425,706.41
11/26/2021	64	Christopher Milano	BOS MTG 11/26/21		200.00	425,506.41
11/30/2021				145,585.98	45,695.71	425,506.41
12/01/2021	2461	Coastal Building Service	Provide proof of all licenses and insurances		2,150.00	423,356.41
12/01/2021	2462	KJK Concrete Finishing	Estimate for damaged sidewalk		2,650.00	420,706.41
12/01/2021	2463	Tropicare Termite and Pest Control	Pest Control - Pest Control Service - Interior/Exterior		40.00	420,666.41
12/02/2021	120221ACH	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		362.94	420,303.47
12/02/2021			Deposit	1,149,239.11		1,569,542.58
12/03/2021	2464	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 11/21		3,471.00	1,566,071.58
12/03/2021	120321ACH1	Dustin J Smith	11/15-11/28/21- PR		1,352.24	1,564,719.34
12/03/2021	120321ACH2	Gary L. Kubler	11/15-11/28/21- PR		1,506.29	1,563,213.05
12/03/2021	120321ACH3	Innovative Employer Solutions	11/15-11/28/21- PR		881.60	1,562,331.45
12/06/2021	2465	DPPG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -Dec		5,025.75	1,557,305.70
12/06/2021	2466	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 12/21		2,361.50	1,554,944.20
12/06/2021	2467	Illuminations Holiday Lighting	Holiday Lighting 50% deposit		7,537.50	1,547,406.70
12/07/2021	2468	Steadfast Environmental, LLC	50% Deposit		5,925.00	1,541,481.70
12/09/2021			Deposit	96,748.57		1,638,230.27
12/17/2021	2469	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 12/21		1,777.18	1,636,453.09
12/17/2021	121721ACH	Poolsure			531.01	1,635,922.08
12/17/2021	2470	Illuminations Holiday Lighting	Holiday Lighting (50%)		7,787.50	1,628,134.58
12/17/2021	121721ACH1	Dustin J Smith	11/29-12/12/21 PR		976.45	1,627,158.13

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12/17/2021	121721ACH2	Gary L. Kubler	11/29-12/12/21 PR		967.65	1,626,190.48
12/17/2021	121721ACH3	Innovative Employer Solutions	11/29-12/12/21 PR		594.86	1,625,595.62
12/17/2021			Deposit	500.18		1,626,095.80
12/17/2021			Deposit	95,042.79		1,721,138.59
12/18/2021	2471	Poolsure	Pool Maint - Jan		583.23	1,720,555.36
12/18/2021	2472	Poolsure	Pool Maint - Dec		583.23	1,719,972.13
12/18/2021	2473	Stantec Consulting Services, Inc.	Engineering Svcs thru 11/26/21		190.00	1,719,782.13
12/18/2021	2474	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solutionn for pervious		865.00	1,718,917.13
12/21/2021	2476	DPFG MANAGEMENT & CONSULTING, LLC	Annual website service fee		500.00	1,718,417.13
12/22/2021	122221ACH	Pasco County Utilities Services Branch	Ayrshire Boulevard		10.14	1,718,406.99
12/22/2021	122221ACH2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		391.44	1,718,015.55
12/23/2021	122321ACH1	Duke Energy	17835 State Road 54 Lite -		8,477.63	1,709,537.92
12/27/2021	2477	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 12/21		17,160.00	1,692,377.92
12/28/2021	2478	Steadfast Environmental, LLC	Clearing red tree area		140,000.00	1,552,377.92
12/28/2021	2480	Yellowstone Landscape Professionals	Monthly landscaping 12/21/21		12,019.25	1,540,358.67
12/28/2021	2482	Yellowstone Landscape Professionals	Ballnatrae Monthly maintenance - 01/22		12,019.25	1,528,339.42
12/29/2021	122921ACH2	Duke Energy	3643 Duke Firth St		15.90	1,528,323.52
12/29/2021	122921ACH3	Duke Energy	3643 Duke Firth St		16.14	1,528,307.38
12/29/2021	122921ACH4	Duke Energy	17650 Ayrshire Blvd -		26.90	1,528,280.48
12/29/2021	122921ACH5	Duke Energy	17700 Glenapp Dr -		31.09	1,528,249.39
12/29/2021	122921ACH6	Duke Energy	3351 Downan Point Dr		31.26	1,528,218.13
12/29/2021	122921ACH7	Duke Energy	2131 Ballantrae blvd -		57.62	1,528,160.51
12/29/2021	122921ACH8	Duke Energy	17600 Stinchar Dr		58.65	1,528,101.86
12/29/2021	122921ACH10	Duke Energy	17626 Glenapp Dr		102.13	1,527,999.73
12/29/2021	122921ACH11	Duke Energy	2131 Ballantrae blvd -		123.53	1,527,876.20
12/29/2021	122921ACH13	Duke Energy	17611 Mentmore Blvd - REC BLDG		175.21	1,527,700.99
12/29/2021	122921ACH14	Duke Energy	2131 Ballantrae blvd		240.80	1,527,460.19
12/29/2021	122921ACH15	Duke Energy	17611 Mentmore Blvd - REC BLDG		997.30	1,526,462.89
12/29/2021	122921ACH16	Duke Energy	2800 Ballantrae Blvd -		1,992.26	1,524,470.63
12/30/2021	2483	Himes Electrical Services, Inc	Installed 6 surge arrestors on the outdoor panel		386.85	1,524,083.78
12/30/2021	2485	Steadfast Environmental, LLC	Pond Maint - Jan 2021		4,573.15	1,519,510.63
12/30/2021	2486	Straley Robin Vericker	Legal services through 12/15/21		643.11	1,518,867.52
12/31/2021	123121ACH1	Dustin J Smith	12/13-12/26/21-PR		931.87	1,517,935.65
12/31/2021	123121ACH2	Gary L. Kubler	12/13-12/26/21-PR		1,274.93	1,516,660.72
12/31/2021	123121ACH3	Innovative Employer Solutions	11/29-12/12/21 PR		684.21	1,515,976.51
12/31/2021				1,341,530.65	251,060.55	1,515,976.51
01/03/2022	1/3/22	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		362.94	1,515,613.57
01/04/2022	2487	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -Jan 2022		5,025.75	1,510,587.82
01/05/2022	2488	Flordia Field Service Group LLC	24 Hour Labor at \$25.00 per hour		600.00	1,509,987.82
01/07/2022	2489	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solution for pervious		865.00	1,509,122.82
01/07/2022			Deposit	20,876.60		1,529,999.42
01/07/2022			Deposit	280.00		1,530,279.42
01/11/2022	2490	DLTD Solutions Inc.	Admin Scheduling fee for Oct 2,3,6,12,18,22,27,28,30,31,2021		500.00	1,529,779.42
01/11/2022	2492	Steadfast Environmental, LLC	Routine Aquatic Maintanance December 2021		4,573.15	1,525,206.27
01/12/2022			Deposit	190.00		1,525,396.27

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01/14/2022	011422ACH1	Dustin J Smith	12/27-1/9/22 PR		1,354.33	1,524,041.94
01/14/2022	011422ACH2	Gary L. Kubler	12/27-1/9/22 PR		1,608.26	1,522,433.68
01/14/2022	011422ACH3	Innovative Employer Solutions	12/27-1/9/22 PR		935.51	1,521,498.17
01/21/2022	ACH01212022	Florida Dept of Revenue	4th Qtr Sales Tax 2021		64.84	1,521,433.33
01/24/2022	011522ACH	Pasco County Utilities Services Branch	Ayrshire Boulevard		10.14	1,521,423.19
01/24/2022	012422ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		542.64	1,520,880.55
01/24/2022	012422ACH1	Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22)		30.67	1,520,849.88
01/24/2022	012422ACH2	Duke Energy			61.19	1,520,788.69
01/24/2022	012422ACH3	Duke Energy	17626 Glenapp Dr (12/2-1/4/22)		170.24	1,520,618.45
01/24/2022	012422ACH4	Duke Energy	2800 Ballantrae Blvd -12/2 to 1/4/22		1,822.38	1,518,796.07
01/24/2022	012422ACH5	Duke Energy	17611 Mentmore Blvd - REC BLDG (12/2-1/4/22)		1,157.10	1,517,638.97
01/24/2022	012422ACH6	Duke Energy	2500 ballantrae blvd lite entrance (12/2-1/4/22)		216.50	1,517,422.47
01/24/2022	012422ACH7	Duke Energy	17524 Hugh Ln 12/2-1/4/22		269.01	1,517,153.46
01/24/2022	012422ACH8	Duke Energy	3351 Downan Point Dr-12/2 to 1/4/22		55.07	1,517,098.39
01/24/2022	012422ACH9	Duke Energy	17700 Glenapp Dr -12/2 to 1/4/22		34.02	1,517,064.37
01/24/2022	012422ACH10	Duke Energy	17600 Stinchar Dr-12/2 to 1/4/22		61.36	1,517,003.01
01/24/2022	012422ACH11	Duke Energy	3542 Ballantrae Blvd 12/2- 1/4/22		76.22	1,516,926.79
01/25/2022	2493	Coastal Building Service	tile roof repair		2,150.00	1,514,776.79
01/25/2022	2494	DPFG MANAGEMENT & CONSULTING, LLC	Pass through expenses: Dec		45.70	1,514,731.09
01/25/2022	2495	GNP Services, CPA, PA	Arbitrage		500.00	1,514,231.09
01/25/2022	2496	Stantec Consulting Services, Inc.	legal svcs		380.00	1,513,851.09
01/28/2022	012822ACH	Dustin J Smith	1/10/22-1/23/22 PR		933.98	1,512,917.11
01/28/2022	012822ACH1	Gary L. Kubler	01/10/22-1/23/22 PR		1,277.04	1,511,640.07
01/28/2022	012822ACH2	Innovative Employer Solutions	11/29-12/12/21 PR		698.45	1,510,941.62
01/28/2022	1/28/22	Duke Energy	Electricity - Duke Energy Jan Statement		42.59	1,510,899.03
01/29/2022	012922ACH	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay (01/12-2/11/22)		362.94	1,510,536.09
01/31/2022	2497	DCSI, Inc	access gate cards		484.00	1,510,052.09
01/31/2022	2498	Fence Pro	50% dep (1 of 2 pmts)		3,497.50	1,506,554.59
01/31/2022	2499	Poolsure	Pool Maint - Dec		583.23	1,505,971.36
01/31/2022	2500	Protegis Fire & Safety	Annual Fire Extinguisher Maintenance		101.37	1,505,869.99
01/31/2022	2501	Roadway Concepts	repairs/maints: Street		325.00	1,505,544.99
01/31/2022	2502	Steadfast Environmental, LLC	Pond Maint - Feb 2022		4,573.15	1,500,971.84
01/31/2022				21,346.60	36,435.27	1,500,971.84
02/04/2022	020422ACH1	Cecilio A. Thomas Jr.	BOS Mtg 2/4/22		200.00	1,500,771.84
02/04/2022	020422ACH2	Innovative Employer Solutions	BOS Mtg 2/4/22		90.60	1,500,681.24
02/04/2022	020422ACH3	Joanne Anderson	BOS Mtg 2/4/22		184.70	1,500,496.54
02/04/2022	65	Richard Levy	BOS Mtg 2/4/22		200.00	1,500,296.54
02/04/2022	66	Christopher Milano	BOS Mtg 2/4/22		200.00	1,500,096.54
02/04/2022			Deposit	18,357.57		1,518,454.11
02/07/2022	2503	ASAP Pressure Cleaning LLC	pressure washing		932.25	1,517,521.86
02/07/2022	2504	DLTD Solutions Inc.			550.00	1,516,971.86
02/07/2022	2505	Straley Robin Vericker	Legal services through 1/5/22		82.50	1,516,889.36
02/07/2022	2508	Welch Tennis Courts, Inc.	Tennis Net		198.30	1,516,691.06
02/07/2022	2509	Yellowstone Landscape Professionals	Ballantrae Monthly maintenance - 02/01/22		12,019.25	1,504,671.81
02/07/2022	2510	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solution for pervious		895.00	1,503,776.81

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02/07/2022	2511	Trooper Douglas Guy			2,500.00	1,501,276.81
02/07/2022	2512	Trooper Timothy Slezak	Security/Traffic Control January 16, 2022		250.00	1,501,026.81
02/11/2022	021122ACH1	Dustin J Smith	01/24-2/6/22 PR		1,265.21	1,499,761.60
02/11/2022	021122ACH2	Gary L. Kubler	01/24-2/6/22 PR		1,546.81	1,498,214.79
02/11/2022	021122ACH3	Innovative Employer Solutions	01/24-2/6/22 PR		873.00	1,497,341.79
02/11/2022	ACH 021122	Duke Energy			21,313.11	1,476,028.68
02/11/2022	ACH 021122	Pasco County Utilities Services Branch			524.43	1,475,504.25
02/11/2022	2515	Trooper Douglas Guy	Security/Traffic Control Nov 7, 14, and 21		850.00	1,474,654.25
02/11/2022	021122ACH	Dustin J Smith	01/24-2/6/22 PR		331.24	1,474,323.01
02/23/2022	2516	Poolsure	Pool Maint - water seasonal billing		583.23	1,473,739.78
02/23/2022	2517	Trooper Douglas Guy	Security/Traffic Control 2/13/22		250.00	1,473,489.78
02/23/2022	2518	Yellowstone Landscape Professionals	irrigation enhancement		330.32	1,473,159.46
02/24/2022	2519	Duke Energy	17835 State Road 54 Lite 01/6-02/2		26,491.51	1,446,667.95
02/25/2022	022522ach1	Dustin J Smith	2/7-2/20/22 PR		933.97	1,445,733.98
02/25/2022	022522ACH2	Gary L. Kubler	2/7-2/20/22 PR		1,031.19	1,444,702.79
02/25/2022	022522ACH3	Innovative Employer Solutions	2/7-2/20/22 PR		612.80	1,444,089.99
02/28/2022				18,357.57	75,239.42	1,444,089.99
03/01/2022	030122ACH	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		397.94	1,443,692.05
03/01/2022	2513	Duke Energy	DUKE BILL		29,790.74	1,413,901.31
03/02/2022	2520	Steadfast Environmental, LLC	Pond Maint -March 2022		4,573.15	1,409,328.16
03/02/2022	2521	Himes Electrical Services, Inc			386.85	1,408,941.31
03/03/2022	2514	Pasco County Utilities Services Branch	pasco county utilities		524.43	1,408,416.88
03/04/2022	030422ACH1	Cecilio A. Thomas Jr.	BOS MTG 3/4/22		200.00	1,408,216.88
03/04/2022	030422ACH2	Innovative Employer Solutions	BOS MTG 3/4/22		90.60	1,408,126.28
03/04/2022	030422ACH3	Joanne Anderson	BOS MTG 3/4/22		184.70	1,407,941.58
03/04/2022	67	Richard Levy	BOS MTG 3/4/22		200.00	1,407,741.58
03/04/2022	68	Christopher Milano	BOS MTG 3/4/22		200.00	1,407,541.58
03/07/2022	2522	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -Feb 2022		5,025.75	1,402,515.83
03/07/2022	2523	Himes Electrical Services, Inc	Service call 3/1		163.49	1,402,352.34
03/07/2022	2524	Suncoast Rust Control, Inc	Commercal Service- Commercial Monthly rust control service and solution for pervious		895.00	1,401,457.34
03/07/2022	2525	Yellowstone Landscape Professionals			12,101.02	1,389,356.32
03/07/2022			Deposit	22,849.48		1,412,205.80
03/09/2022	2526	DLTD Solutions Inc.	Administrative Scheduling Fee February 13,19,20,26,27,		250.00	1,411,955.80
03/09/2022	2527	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -March 22		5,025.75	1,406,930.05
03/09/2022	2528	Steadfast Environmental, LLC	Yellow area trees		28,000.00	1,378,930.05
03/09/2022	2529	Straley Robin Vericker	Legal services through 2/15/22		724.00	1,378,206.05
03/09/2022	2530	Trooper Douglas Guy	Security/Traffic Control February 13,19,20,26,27, 2022		1,250.00	1,376,956.05
03/09/2022	2531	Yellowstone Landscape Professionals	Wax Myrtle Removal Along Ayrshire		2,229.00	1,374,727.05
03/09/2022	2532	Yellowstone Landscape Professionals	2022 Spring Annual Rotation		3,328.50	1,371,398.55
03/09/2022	2533	Yellowstone Landscape Professionals	2022 Spring Annual Change Out Extra		568.75	1,370,829.80
03/11/2022	031122ACH1	Dustin J Smith	2/21-3/6/22 PR		1,662.96	1,369,166.84
03/11/2022	031122ACH2	Gary L. Kubler	2/21-3/6/22 PR		1,608.26	1,367,558.58
03/11/2022	031122ACH3	Innovative Employer Solutions	2/21-3/6/22 PR		1,022.41	1,366,536.17
03/16/2022	2534	DCSI, Inc			230.00	1,366,306.17
03/16/2022	2535	Duke Energy			8,712.34	1,357,593.83

BALLANTRAE CDD**Check Register****FY2022**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
03/25/2022	032522ACH1	Anthony Vadalabene	PR 3/7-3/20/22		531.94	1,357,061.89
03/25/2022	032522ACH2	Gary L. Kubler	PR 3/7-3/20/22		1,215.58	1,355,846.31
03/25/2022	032522ACH3	Innovative Employer Solutions	2/21-3/6/22 PR		646.68	1,355,199.63
03/25/2022	032522ACH4	Kristy R. Kirk	PR 3/7-3/20/22		177.32	1,355,022.31
03/25/2022	032522ACH5	Michael Obanion	PR 3/7-3/20/22		603.21	1,354,419.10
03/31/2022	2536	Fence Pro	2 of 2 pmts		3,497.50	1,350,921.60
03/31/2022	2537	Steadfast Environmental, LLC	Pond Maint -April 2022		4,573.15	1,346,348.45
03/31/2022	2538	Straley Robin Vericker			3,004.40	1,343,344.05
03/31/2022	2539	Suncoast Rust Control, Inc			1,730.00	1,341,614.05
03/31/2022	2540	Yellowstone Landscape Professionals	Irrigation Enhancement - Replacement Controller		903.88	1,340,710.17
03/31/2022				22,849.48	126,229.30	1,340,710.17

EXHIBIT 11

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022

BALLANTRAE CDD
Financial Report Summary - General Fund
As of April 30, 2022

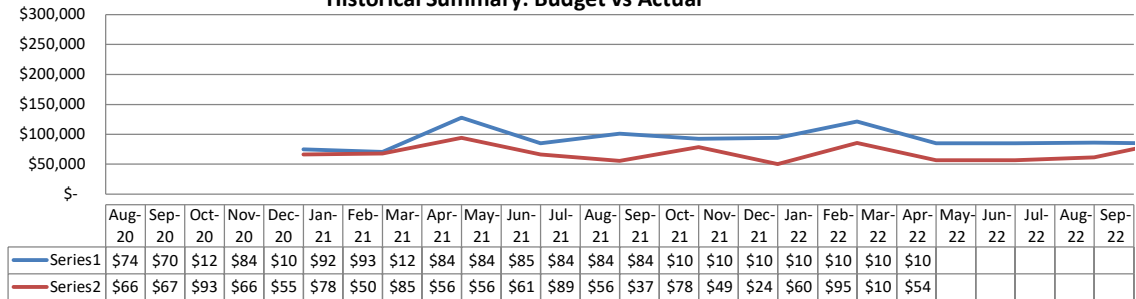
a. FUND BALANCE:

For The Period Ending	4/30/2022 Actual	9/30/2021 Actual	Variance
CASH OPER. ACCT	\$ 927,961	\$ 387,700	\$ (540,261)
CASH DEBIT CARD	534	454	(79)
ACCOUNTS RECEIVABLE	67,438	11,683	(55,755)
OTHER CURRENT ASSETS	12,367	5,165	(7,202)
LESS: ACCOUNTS PAYABLE	(14,921)	(1,174)	13,747
DUE TO OTHER FUNDS	(158,922)	-	158,922
ACCRUED EXPENSES	(18,261)	(18,261)	-
NET CASH BALANCE	\$ 816,195	\$ 385,567	\$ (609,763)
UNRESERVED GF BALANCE (UN-ASSIGNED)	\$ 803,829	\$ 803,829	\$ -
NONSPENDABLE PREPAID ITEM	12,367	1,278	(11,089)
RESERVE GF BALANCE (ASSIGNED) - OPERATIONS	-	-	-
TOTAL GENERAL FUND BALANCE	\$ 816,195	\$ 805,107	\$ (11,089)

b. REVENUE AND EXPENDITURES (FY 2022 YTD):

<i>% TAX ASSESSMENTS COLLECTED</i>	<i>100.0%</i> ACTUAL YEAR-TO-DATE	BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
TOTAL REVENUE (YTD) COLLECTED	\$ 1,014,340	\$ 819,728	\$ 194,612
EXPEND. (YTD) BEFORE OTHER SOURCES & USES	(585,421)	(719,755)	134,333
NET OPERATING CHANGE	\$ 428,918	\$ 99,973	\$ 328,945

Historical Summary: Budget vs Actual



Ballantrae CDD
Balance Sheet
April 30, 2022

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 <u>ASSETS:</u>				
2 CASH - OPERATING ACCTS	\$ 927,961	-	-	\$ 927,961
3 CASH - MMK BU	-	-	-	-
4 CASH - DEBIT CARD BU	534	-	-	534
5 CASH ON HAND - Prior Mgt	-	-	-	-
6 INVESTMENTS:				
7 ASSET RESERVE	-	439,729	-	439,729
8 EMERGENCY RESERVE	-	222,205	-	222,205
9 PARK DEVELOPMENT	-	1,092,487	-	1,092,487
10 BILL PAYMENT RESERVE	-	153,956	-	153,956
11 SINKING FUND-SERIES 2015	-	-	345,000	345,000
12 REVENUE-SERIES 2015	-	-	21	21
13 RESERVE-SERIES 2015	-	-	222,898	222,898
14 PREPAYMENT-SERIES 2015	-	-	2,419	2,419
15 INTEREST-SERIES 2015	-	-	107,018	107,018
16 ACCOUNTS RECEIVABLE	67,531	-	-	67,531
17 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
18 ASSESSMENTS RECEIVABLE -ON ROLL	10,320	-	5,521	15,841
19 DUE FROM OTHER FUNDS	0	-	158,922	158,922
20 DEPOSITS	1,175	-	-	1,175
21 PREPAID ITEMS	11,192	-	-	11,192
22 TOTAL ASSETS	\$ 1,018,620	\$ 1,908,377	\$ 841,799	\$ 3,768,796
23 <u>LIABILITIES:</u>				
24 ACCOUNTS PAYABLE	\$ 14,921	\$ -	\$ -	\$ 14,921
25 DUE TO DEBT SERVICE	158,922	-	-	158,922
26 ACCRUED EXPENSES	18,261	-	-	18,261
27 DEFERRED REVENUE ON-ROLL	10,320	-	5,521	15,841
28 <u>FUND BALANCE:</u>				
29 NON SPENDABLE (Deposits & Prepaid)	12,367	-	-	12,367
30 ASSIGNED	-	1,908,377	836,278	2,744,655
31 UNASSIGNED	803,829	-	-	803,829
32 TOTAL LIABILITIES & FUND BALANCE	\$ 1,018,620	\$ 1,908,377	\$ 841,799	\$ 3,768,796

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending April 30, 2022

	FY 2022 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	\$ 819,728	\$ 1,014,340	\$ 194,612	99%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	2,812	-	104	104	4%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	375,000	-	-	-	0%
5 OTHER INCOME (Access Cards & Misc)	-	-	626	626	
6 TRANSFER IN FROM RESERVE FUNDS	-	-	-	-	
7 TOTAL REVENUE	1,402,472	819,728	1,015,069	195,341	72%
8 O&M ADMINISTRATIVE EXPENDITURES:					
9 BOARD OF SUPERVISORS					
10 SUPERVISOR STIPENDS	14,000	8,167	9,400	(1,233)	67%
11 NEWSLETTER - BIMONTHLY PRINT & MAILING	-	-	-	-	
12 WEBSITE SERVER & NAME	1,650	963	500	463	30%
13 PUBLIC OFFICIALS LIABILITY INSURANCE	3,369	1,965	-	1,965	0%
14 MANAGEMENT SERVICES					
15 ADMINISTRATIVE SERVICES	-	-	-	-	
16 DISTRICT MANAGEMENT	60,309	35,180	35,237	(56)	58%
17 FINANCIAL CONSULTING SERVICES	-	-	-	-	
18 ACCOUNTING SERVICES	-	-	-	-	
19 ENGINEERING & LEGAL SERVICES					
20 DISTRICT ENGINEER	18,000	10,500	1,750	8,750	10%
21 DISTRICT COUNSEL	17,300	10,092	4,723	5,369	27%
22 ADMINISTRATIVE: OTHER					
23 ANNUAL FINANCIAL AUDIT	3,800	3,800	-	3,800	0%
24 DISCLOSURE REPORT	-	-	-	-	
25 TRUSTEES FEES	3,772	2,200	1,750	450	46%
26 PROPERTY APPRAISER FEE	150	150	-	150	0%
27 LEGAL ADVERTISING	750	438	228	210	30%
28 ARBITRAGE REBATE CALCULATION	650	379	-	379	0%
29 DUES: LICENSES AND FEES	1,200	700	205	495	17%
30 COMPLIANCE WITH ADA	2,480	1,447	1,515	(68)	61%
31 ADMINISTRATIVE CONTINGENCY	5,000	2,917	1,145	1,771	23%
32 O&M ADMINISTRATIVE SUBTOTAL:	132,430	78,897	56,453	22,444	43%
33 INSURANCE					
34 GENERAL LIABILITY	6,957	4,058	3,215	843	46%
35 PROPERTY CASUALTY	16,214	9,458	12,719	(3,261)	78%
36 TOTAL INSURANCE	23,171	13,516	15,934	(2,418)	69%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending April 30, 2022

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
37 UTILITY SERVICES					
38 ELECTRIC UTILITY SERVICES	23,000	13,417	12,264	1,152	53%
39 ELECTRIC UTILITY - RECREATION FACILITIES	15,000	8,750	10,136	(1,386)	68%
40 ELECTRIC STREET LIGHTING	103,500	60,375	44,726	15,649	43%
41 UTILITY - WATER - CLUBHOUSE & POOLS	14,000	8,167	2,905	5,262	21%
42 STORMWATER ASSESSMENT	2,200	1,283	-	1,283	0%
43 TOTAL UTILITY SERVICES	157,700	91,992	70,031	21,960	44%
44 LAKES/PONDS & LANDSCAPE					
45 LAKES/PONDS: CONTRACTS					
46 AQUATIC CONTRACT	34,800	20,300	20,196	104	58%
47 WETLAND BUFFER SPRAY CONTRACT	20,256	11,816	11,816	-	58%
48 LAKES/PONDS: OTHER					
49 FOUNTAIN REPAIRS & MAINTENANCE	3,000	1,750	507	1,243	17%
50 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	875	-	875	0%
51 LAKE/POND REPAIRS	10,000	5,833	-	5,833	0%
52 INSTALL/REPLACE AQUATIC PLANTS	5,000	2,917	-	2,917	0%
53 LANDSCAPING: CONTRACTS					
54 LANDSCAPE MAINTENANCE CONTRACT	144,240	84,140	84,217	(77)	58%
55 LANDSCAPE SECONDARY CONTRACT	31,212	18,207	8,788	9,419	28%
56 LANDSCAPE OVERSIGHT/MGMT	-	-	-	-	
57 LANDSCAPING: OTHER					
58 IRRIGATION REPAIRS AND MAINTENANCE	14,000	8,167	2,021	6,146	14%
59 REPLACE PLANTS, MULCH & TREES	40,000	23,333	23,286	47	58%
60 SOD & SEED REPLACEMENT	10,000	5,833	1,424	4,409	14%
61 LANDSCAPE ENHANCEMENT	-	-	28,000	(28,000)	
62 EXTRA MOWINGS DURING RAINY SEASON	5,000	2,917	-	2,917	0%
63 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	6,055	6,145	(90)	59%
64 FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	13,000	7,583	2,374	5,210	18%
65 LAKES/PONDS & LANDSCAPE TOTAL	342,388	199,726	188,773	10,953	55%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending April 30, 2022

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
66 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
67 STREETS & SIDEWALKS					
68 ENTRY & WALLS MAINTENANCE	2,000	1,167	654	513	33%
69 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	583	163	420	16%
70 SIDEWALK REPAIR & MAINTENANCE	1,500	1,500	2,975	(1,475)	198%
71 MAINTENANCE STAFF					
72 EMPLOYEE - SALARIES	86,495	50,455	31,131	19,325	36%
73 EMPLOYEE - P/R TAXES	7,370	4,299	6,113	(1,814)	83%
74 EMPLOYEE - WORKERS COMP	3,654	2,132	1,698	433	46%
75 PAYROLL FEES	1,900	1,108	910	198	48%
76 EMPLOYEE- HEALTH & PHONE STIPENDS	9,600	5,600	2,400	3,200	25%
76 MILEAGE	1,100	642	-	642	0%
77 MAINTENANCE STAFF - OTHER	-	-	1,965	(1,965)	#DIV/0!
78 STREETS, SIDEWALKS. MAINTENANCE & OPERATIONS SUBTOTAL	114,619	67,486	48,009	19,477	42%
79 CLUBHOUSE & SAFETY & SECURITY					
80 CLUBHOUSE & MISCELLANEOUS					
81 PARK/FIELD REPAIRS	7,200	4,200	10,443	(6,243)	145%
82 CLUBHOUSE FACILITY MAINTENANCE	9,000	5,250	5,911	(661)	66%
83 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	2,450	2,871	(421)	68%
84 MISCELLANEOUS SUPPLIES (Inclusive of Debit Card)	3,500	2,042	886	1,156	25%
85 POOL/FOUNTAIN/SPLASH PAD MAINTENANCE	10,000	5,833	3,385	2,449	34%
86 POOL PERMITS	750	438	-	438	0%
87 SEASONAL LIGHTING	20,000	20,000	15,325	4,675	77%
88 PEST CONTROL	520	303	280	23	54%
89 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	
90 CLUBHOUSE CLEANING	-	-	-	-	
91 CLUBHOUSE MISCELLANEOUS	7,500	4,375	1,924	2,451	26%
92 SAFETY & SECURITY					
93 PART-TIME LAW ENFORCEMENT DETAILS	50,000	29,167	15,650	13,517	31%
94 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	13,708	2,199	11,509	9%
95 EMPLOYEE PAYROLL TAXES	2,000	1,167	-	1,167	0%
96 EMPLOYEE WORKER'S COMP	1,300	758	-	758	0%
97 VIDEO SURVEILLANCE	-	-	-	-	
98 SECURITY - OTHER (GATE SERVICE)	1,000	1,000	1,423	(423)	142%
99 CLUBHOUSE & SAFETY & SECURITY	140,470	90,691	60,296	30,395	43%

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending April 30, 2022

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
100 O&M CONTINGENCY & CAPITAL PROJECTS					
101 O&M CONTINGENCY	304,194	177,447	145,925	31,522	48%
102 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	
103 WALL & STRUCTURE PAINTING	-	-	-	-	
104 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	
105 TOTAL O&M CONTINGENCY & CAPITAL PROJECTS	304,194	177,447	145,925	31,522	48%
106 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES	1,214,972	719,755	585,421	134,333	48%
107 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	187,500	99,973	429,648	329,674	229%
108 OTHER FINANCING SOURCES AND (USES)					
109 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
110 EMERGENCY RESERVE	90,000	90,000		90,000	0%
111 ASSET RESERVE	47,500	47,500		47,500	0%
112 BILL PAYMENT RESERVE	-	-	-	-	
113 PARK DEVELOPMENT RESERVE	50,000	50,000		50,000	0%
114 TOTAL OTHER FINANCING SOURCES & USES	187,500	187,500	-	187,500	0%
115 O&M TOTAL EXPENDITURES	1,402,472	907,255	585,421	321,833	42%
116 NET CHANGE IN FUND BALANCE	-	(87,527)	429,648	517,174	
117 BEGINNING FUND BALANCE GENERAL FUND (adjusted for FY21)	386,548	386,548	386,548	386,548	
118 LESS FUND BALANCE FORWARD	(375,000)	-	-	-	
119 ENDING FUND BALANCE GENERAL FUND	11,548	299,021	816,195	903,722	
120 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)	1,710,380	-	-	-	
121 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
122 ADJUSTED FUND BALANCE	\$ 1,721,928	\$ 299,021	\$ 816,195	\$ 903,722	

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending April 30, 2022

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 INTEREST REVENUE				
3 MMK - PARK DEVELOPMENT (interest)	\$ -	\$ -	\$ 634	\$ 634
4 MMK - ASSET RESERVE (interest)	-	-	255	255
5 MMK - EMERGENCY RESERVE (interest)	-	-	129	129
6 MMK - BILL PAYMENT RESERVE (interest)	-	-	89	89
7 INTEREST EARNINGS	-	-	-	-
8 TOTAL REVENUE	-	-	1,108	1,108
9 RESERVES EXPENDITURES				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	-	-	-	-
13 PROJECTS (Contingency)	-	-	-	-
14 TOTAL RESERVES EXPENDITURES	-	-	-	-
15 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	1,108	1,108
16 OTHER FINANCING SOURCES				
17 TRANSFER IN - PARK DEVELOPMENT	76,000	-	-	-
18 TRANSFER IN - BILL PAYMENT			-	
19 TRANSFER IN (OUT) - ASSET RESERVE	47,500	-	-	-
20 TRANSFER IN (OUT) - EMERGENCY RESERVE	127,343	-	-	-
21 TOTAL OTHER FINANCING SOURCES (USES)	250,843	-	-	-
22 NET CHANGE IN FUND BALANCE	250,843	-	1,108	1,108
23 FUND BALANCE - BEGINNING	-	-	1,907,269	1,907,269
24 FUND BALANCE - ENDING	\$ 250,843	\$ -	\$ 1,908,377	\$ 1,908,377

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2021 Ending April 30, 2022

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 557,421	55,742	\$ 551,781	\$ 496,039
3 ASSESSMENT DISCOUNTS	-	-	-	-
4 LOT CLOSINGS	-	-	-	-
5 INTEREST EARNINGS	-	-	37	37
6 TOTAL REVENUE	557,421	55,742	551,818	496,076
7 EXPENDITURES				
8 INTEREST PAYMENT				
9 INTEREST MAY 2022	112,964	119,214	-	119,214
10 INTEREST NOV 2021	108,881	108,881	108,792	89
11 PRINCIPAL RETIREMENT MAY 2021	335,000	335,000	-	335,000
12 PRINCIPAL PREPAYMENT	-	-	-	-
13 TOTAL CONTINGENCY	556,845	563,095	108,792	454,303
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	576.00	(507,353)	443,026	950,379
15 OTHER FINANCING SOURCES				
16 TRANSFER-IN		-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
18 NET CHANGE IN FUND BALANCE	576	(507,353)	443,026	950,379
19 FUND BALANCE - BEGINNING	-	-	393,252	393,252
20 FUND BALANCE - ENDING	\$ 576	\$ (507,353)	\$ 836,278	\$ 1,343,631

Ballantrae CDD
Bank Reconciliation
April 30, 2022

	8417 BU Acct	HB Acct	Consolidated Oper accts
Balance Per Bank Statement	\$ 3,101.00	\$ 927,745.97	\$ 930,846.97
Less: Outstanding Checks	2,500.00	(5,386.13)	(2,886.13)
<i>Adjusted Bank Balance</i>	<u>\$ 5,601.00</u>	<u>\$ 922,359.84</u>	<u>\$ 927,960.84</u>
Beginning Cash Balance Per Books	\$ 5,685.00	\$ 1,340,710.17	\$ 1,346,395.17
Deposits / Transfer	-	17,024.53	17,024.53
Transfer From to Debit Card	-	-	-
Cash Disbursements	(84.00)	(435,374.86)	(435,458.86)
<i>Balance Per Books</i>	<u>\$ 5,601.00</u>	<u>\$ 922,359.84</u>	<u>\$ 927,960.84</u>

BALLANTRAE CDD
Check Register
FY2022

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2021		EOY Balance Hancock Bank				386,026.39
10/01/2021	100121ACH1	Cecilio A. Thomas Jr.	BOS MTG 9/22/21		200.00	385,826.39
10/01/2021	100121ACH2	Innovative Employer Solutions	BOS MTG 9/22/21		60.00	385,766.39
10/01/2021	100121ACH3	James Plateau	BOS MTG 9/22/21		200.00	385,566.39
10/01/2021	58	Richard Levy	BOS MTG 9/22/21		200.00	385,366.39
10/01/2021	59	Christopher Milano	BOS MTG 9/22/21		200.00	385,166.39
10/01/2021			Deposit		0.00	385,166.39
10/03/2021			Deposit		0.00	385,166.39
10/05/2021	2430	Yellowstone Landscape Professionals			1,523.63	383,642.76
10/06/2021	2431	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee FY 2021		175.00	383,467.76
10/07/2021	ACH10052021	Bright House Networks	9/12 - 10/11 - Internet/Phone - 17611 Mentmore Blvd		362.94	383,104.82
10/08/2021	ACH102221	Duke Energy			102.43	383,002.39
10/08/2021	2433	Innersync	Annual Service 10/01 -09/30		1,515.00	381,487.39
10/08/2021	2434	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solutionn for pervious		865.00	380,622.39
10/08/2021	100821ACH1	Anthony Vadalabene	09/20-10/03/21- PR		443.28	380,179.11
10/08/2021	100821ACH2	Dustin J Smith	09/20-10/03/21- PR		1,263.10	378,916.01
10/08/2021	100821ACH3	Gary L. Kubler	09/20-10/03/21- PR		1,605.78	377,310.23
10/08/2021	100821ACH4	Innovative Employer Solutions	09/20-10/03/21- PR		1,022.55	376,287.68
10/08/2021	100821ACH5	Michael Obanion	09/20-10/03/21- PR		443.28	375,844.40
10/09/2021	10/9/21	Pasco County Utilities Services Branch	Online Payment Fee		8.25	375,836.15
10/10/2021			Deposit		0.00	375,836.15
10/12/2021	2435	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - Oct		5,025.75	370,810.40
10/14/2021	2439	Stantec Consulting Services, Inc.	2021 FY General Consulting		380.00	370,430.40
10/18/2021	2436	Aaron Millian	Maintenance / Managment Service provided 10/16/21-10/17/21		400.00	370,030.40
10/19/2021	ACH101921	Pasco County Utilities Services Branch			824.23	369,206.17
10/22/2021	ACH1022221	Duke Energy			12,355.60	356,850.57
10/22/2021	2438	Business Observer	Board Of Supervisors Meeting Dates		148.76	356,701.81
10/22/2021	102221ACH1	Dustin J Smith	10/04-10/17/21- PR		931.89	355,769.92
10/22/2021	102221ACH2	Gary L. Kubler	10/4-10/17/21- PR		472.68	355,297.24
10/22/2021	102221ACH3	Innovative Employer Solutions	10/04-10/17/21- PR		415.95	354,881.29
10/25/2021	2445	G.B Collins Engineering P.A	Splash Pad		800.00	354,081.29
10/25/2021	2455	Straley Robin Vericker	Legal services through 10/15/21		545.00	353,536.29
10/26/2021	2446	Yellowstone Landscape Professionals	Ballnatrae October Irrgations Inspections Repair		183.23	353,353.06
10/26/2021	2447	Egis Insurance Risk Advisors			24,714.92	328,638.14
10/29/2021	2448	DLTD Solutions Inc.	Admin Fee - Sept 3,4,5,6,12,14,22,25,26,28,2021		400.00	328,238.14
10/29/2021	2449	Trooper Douglas Guy	Service Security/ Traffic Control 3,4,5,22,25,2021		1,590.00	326,648.14
10/29/2021	2450	Trooper Steven Turner	Service Security/ Traffic Control Sept 14,28,2021		400.00	326,248.14
10/29/2021	2451	Trooper Timothy Slezak	Service- Security/Traffic Control Sept 12,26,2021		560.00	325,688.14
10/29/2021	ACH101021	Google	09/01-09/30/21 - Email		72.00	325,616.14
10/31/2021				0.00	60,410.25	325,616.14
11/01/2021	ACH102921	Bright House Networks	10/12-11/11/21 Internet/Phone - 17611 Mentmore Blvd- Auto Pay- ACH102921		362.94	325,253.20
11/01/2021	2442	Poolsure	water mgmt seasonal billing rate		520.74	324,732.46
11/01/2021	2443	Tropicare Termite and Pest Control	Pest Control - July		80.00	324,652.46
11/01/2021	2456	Steadfast Environmental, LLC	Pond Maint -Nov 2021		4,573.15	320,079.31

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11/01/2021	2457	Yellowstone Landscape Professionals			12,381.63	307,697.68
11/02/2021	2453	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - Nov		5,025.75	302,671.93
11/03/2021	2454	Steadfast Environmental, LLC	Pond Maint -Oct 2021		4,573.15	298,098.78
11/03/2021	2458	DLTD Solutions Inc.			2,700.00	295,398.78
11/03/2021	2459	Yellowstone Landscape Professionals	2021 Fall Annual Rotation		3,540.00	291,858.78
11/04/2021			Deposit	2,996.37		294,855.15
11/05/2021	110521ACH1	Cecilio A. Thomas Jr.	BOS MTG 11/05/21		200.00	294,655.15
11/05/2021	110521ACH2	Dustin J Smith	11/5/21 PR		1,446.94	293,208.21
11/05/2021	110521ACH3	Gary L. Kubler	BOS MTG 11/05/21		1,483.24	291,724.97
11/05/2021	110521ACH4	Innovative Employer Solutions	11/05/21 PR		936.58	290,788.39
11/05/2021	110521ACH5	James Fleteau	BOS MTG 11/05/21		200.00	290,588.39
11/05/2021	60	Joanne Anderson	BOS MTG 11/05/21		184.70	290,403.69
11/05/2021	61	Richard Levy	BOS MTG 11/05/21		200.00	290,203.69
11/05/2021	62	Christopher Milano	BOS MTG 11/05/21		200.00	290,003.69
11/08/2021	2460	Duke Energy			4,110.45	285,893.24
11/10/2021	ACH111021	Pasco County Utilities Services Branch	Paymentus Service Fees		8.25	285,884.99
11/12/2021			Deposit	58,194.87		344,079.86
11/19/2021	111921ACH	Dustin J Smith	11/01-11/14/21 PR		931.87	343,147.99
11/19/2021	111921ACH1	Gary L. Kubler	11/01-11/14/21 PR		535.66	342,612.33
11/19/2021	111921ACH2	Innovative Employer Solutions	11/01-11/14/21 PR		435.36	342,176.97
11/19/2021			Deposit	84,394.74		426,571.71
11/26/2021	112621ACH1	Cecilio A. Thomas Jr.	BOS MTG 11/26/21		200.00	426,371.71
11/26/2021	112621ACH2	Innovative Employer Solutions	BOS MTG 11/26/21		80.60	426,291.11
11/26/2021	112621ACH3	James Fleteau	BOS MTG 11/26/21		200.00	426,091.11
11/26/2021	112621ACH4	Joanne Anderson	BOS MTG 11/26/21		184.70	425,906.41
11/26/2021	63	Richard Levy	BOS MTG 11/26/21		200.00	425,706.41
11/26/2021	64	Christopher Milano	BOS MTG 11/26/21		200.00	425,506.41
11/30/2021				145,585.98	45,695.71	425,506.41
12/01/2021	2461	Coastal Building Service	Provide proof of all licenses and insurances		2,150.00	423,356.41
12/01/2021	2462	KJK Concrete Finishing	Estimate for damaged sidewalk		2,650.00	420,706.41
12/01/2021	2463	Tropicare Termite and Pest Control	Pest Control - Pest Control Service - Interior/Exterior		40.00	420,666.41
12/02/2021	120221ACH	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		362.94	420,303.47
12/02/2021			Deposit	1,149,239.11		1,569,542.58
12/03/2021	2464	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 11/21		3,471.00	1,566,071.58
12/03/2021	120321ACH1	Dustin J Smith	11/15-11/28/21- PR		1,352.24	1,564,719.34
12/03/2021	120321ACH2	Gary L. Kubler	11/15-11/28/21- PR		1,506.29	1,563,213.05
12/03/2021	120321ACH3	Innovative Employer Solutions	11/15-11/28/21- PR		881.60	1,562,331.45
12/06/2021	2465	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -Dec		5,025.75	1,557,305.70
12/06/2021	2466	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 12/21		2,361.50	1,554,944.20
12/06/2021	2467	Illuminations Holiday Lighting	Holiday Lighting 50% deposit		7,537.50	1,547,406.70
12/07/2021	2468	Steadfast Environmental, LLC	50% Deposit		5,925.00	1,541,481.70
12/09/2021			Deposit	96,748.57		1,638,230.27
12/17/2021	2469	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 12/21		1,777.18	1,636,453.09
12/17/2021	121721ACH	Poolsure			531.01	1,635,922.08

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12/17/2021	2470	Illuminations Holiday Lighting	Holiday Lighting (50%)		7,787.50	1,628,134.58
12/17/2021	121721ACH1	Dustin J Smith	11/29-12/12/21 PR		976.45	1,627,158.13
12/17/2021	121721ACH2	Gary L. Kubler	11/29-12/12/21 PR		967.65	1,626,190.48
12/17/2021	121721ACH3	Innovative Employer Solutions	11/29-12/12/21 PR		594.86	1,625,595.62
12/17/2021			Deposit	500.18		1,626,095.80
12/17/2021			Deposit	95,042.79		1,721,138.59
12/18/2021	2471	Poolsure	Pool Maint - Jan		583.23	1,720,555.36
12/18/2021	2472	Poolsure	Pool Maint - Dec		583.23	1,719,972.13
12/18/2021	2473	Stantec Consulting Services, Inc.	Engineering Svcs thru 11/26/21		190.00	1,719,782.13
12/18/2021	2474	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solutionn for pervious		865.00	1,718,917.13
12/21/2021	2476	DPFG MANAGEMENT & CONSULTING, LLC	Annual website service fee		500.00	1,718,417.13
12/22/2021	122221ACH	Pasco County Utilities Services Branch	Ayrshire Boulevard		10.14	1,718,406.99
12/22/2021	122221ACH2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		391.44	1,718,015.55
12/23/2021	122321ACH1	Duke Energy	17835 State Road 54 Lite -		8,477.63	1,709,537.92
12/27/2021	2477	Yellowstone Landscape Professionals	Ballnatrae Sod Replacement - 12/21		17,160.00	1,692,377.92
12/28/2021	2478	Steadfast Environmental, LLC	Clearing red tree area		140,000.00	1,552,377.92
12/28/2021	2480	Yellowstone Landscape Professionals	Monthly landscaping 12/21/21		12,019.25	1,540,358.67
12/28/2021	2482	Yellowstone Landscape Professionals	Ballnatrae Monthly maintenance - 01/22		12,019.25	1,528,339.42
12/29/2021	122921ACH2	Duke Energy	3643 Duke Firth St		15.90	1,528,323.52
12/29/2021	122921ACH3	Duke Energy	3643 Duke Firth St		16.14	1,528,307.38
12/29/2021	122921ACH4	Duke Energy	17650 Ayrshine Blvd -		26.90	1,528,280.48
12/29/2021	122921ACH5	Duke Energy	17700 Glenapp Dr -		31.09	1,528,249.39
12/29/2021	122921ACH6	Duke Energy	3351 Downan Point Dr		31.26	1,528,218.13
12/29/2021	122921ACH7	Duke Energy	2131 Ballantrae blvd -		57.62	1,528,160.51
12/29/2021	122921ACH8	Duke Energy	17600 Stinchar Dr		58.65	1,528,101.86
12/29/2021	122921ACH10	Duke Energy	17626 Glenapp Dr		102.13	1,527,999.73
12/29/2021	122921ACH11	Duke Energy	2131 Ballantrae blvd -		123.53	1,527,876.20
12/29/2021	122921ACH13	Duke Energy	17611 Mentmore Blvd - REC BLDG		175.21	1,527,700.99
12/29/2021	122921ACH14	Duke Energy	2131 Ballantrae blvd		240.80	1,527,460.19
12/29/2021	122921ACH15	Duke Energy	17611 Mentmore Blvd - REC BLDG		997.30	1,526,462.89
12/29/2021	122921ACH16	Duke Energy	2800 Ballantrae Blvd -		1,992.26	1,524,470.63
12/30/2021	2483	Himes Electrical Services, Inc	Installed 6 surge arrestors on the outdoor panel		386.85	1,524,083.78
12/30/2021	2485	Steadfast Environmental, LLC	Pond Maint - Jan 2021		4,573.15	1,519,510.63
12/30/2021	2486	Straley Robin Vericker	Legal services through 12/15/21		643.11	1,518,867.52
12/31/2021	123121ACH1	Dustin J Smith	12/13-12/26/21-PR		931.87	1,517,935.65
12/31/2021	123121ACH2	Gary L. Kubler	12/13-12/26/21-PR		1,274.93	1,516,660.72
12/31/2021	123121ACH3	Innovative Employer Solutions	11/29-12/12/21 PR		684.21	1,515,976.51
12/31/2021				1,341,530.65	251,060.55	1,515,976.51
01/03/2022	1/3/22	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		362.94	1,515,613.57
01/04/2022	2487	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -Jan 2022		5,025.75	1,510,587.82
01/05/2022	2488	Flordia Field Service Group LLC	24 Hour Labor at \$25.00 per hour		600.00	1,509,987.82
01/07/2022	2489	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solution for pervious		865.00	1,509,122.82
01/07/2022			Deposit	20,876.60		1,529,999.42
01/07/2022			Deposit	280.00		1,530,279.42

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01/11/2022	2490	DLTD Solutions Inc.	Admin Scheduling fee for Oct 2,3,6,12,18,22,27,28,30,31,2021		500.00	1,529,779.42
01/11/2022	2492	Steadfast Environmental, LLC	Routine Aquatic Maintanance December 2021		4,573.15	1,525,206.27
01/12/2022			Deposit	190.00		1,525,396.27
01/14/2022	011422ACH1	Dustin J Smith	12/27-1/9/22 PR		1,354.33	1,524,041.94
01/14/2022	011422ACH2	Gary L. Kubler	12/27-1/9/22 PR		1,608.26	1,522,433.68
01/14/2022	011422ACH3	Innovative Employer Solutions	12/27-1/9/22 PR		935.51	1,521,498.17
01/21/2022	ACH01212022	Florida Dept of Revenue	4th Qtr Sales Tax 2021		64.84	1,521,433.33
01/24/2022	011522ACH	Pasco County Utilities Services Branch	Ayrshire Boulevard		10.14	1,521,423.19
01/24/2022	012422ACH	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		542.64	1,520,880.55
01/24/2022	012422ACH1	Duke Energy	2131 Ballantrae blvd - (12-2 to 1/4/22)		30.67	1,520,849.88
01/24/2022	012422ACH2	Duke Energy			61.19	1,520,788.69
01/24/2022	012422ACH3	Duke Energy	17626 Glenapp Dr (12/2-1/4/22)		170.24	1,520,618.45
01/24/2022	012422ACH4	Duke Energy	2800 Ballantrae Blvd -12/2 to 1/4/22		1,822.38	1,518,796.07
01/24/2022	012422ACH5	Duke Energy	17611 Mentmore Blvd - REC BLDG (12/2-1/4/22)		1,157.10	1,517,638.97
01/24/2022	012422ACH6	Duke Energy	2500 ballantrae blvd lite entrance (12/2-1/4/22)		216.50	1,517,422.47
01/24/2022	012422ACH7	Duke Energy	17524 Hugh Ln 12/2-1/4/22		269.01	1,517,153.46
01/24/2022	012422ACH8	Duke Energy	3351 Downan Point Dr-12/2 to 1/4/22		55.07	1,517,098.39
01/24/2022	012422ACH9	Duke Energy	17700 Glenapp Dr -12/2 to 1/4/22		34.02	1,517,064.37
01/24/2022	012422ACH10	Duke Energy	17600 Stinchar Dr-12/2 to 1/4/22		61.36	1,517,003.01
01/24/2022	012422ACH11	Duke Energy	3542 Ballantrae Blvd 12/2- 1/4/22		76.22	1,516,926.79
01/25/2022	2493	Coastal Building Service	tile roof repair		2,150.00	1,514,776.79
01/25/2022	2494	DPFG MANAGEMENT & CONSULTING, LLC	Pass through expenses: Dec		45.70	1,514,731.09
01/25/2022	2495	GNP Services, CPA, PA	Arbitrage		500.00	1,514,231.09
01/25/2022	2496	Stantec Consulting Services, Inc.	legal svcs		380.00	1,513,851.09
01/28/2022	012822ACH	Dustin J Smith	1/10/22-1/23/22 PR		933.98	1,512,917.11
01/28/2022	012822ACH1	Gary L. Kubler	01/10/22-1/23/22 PR		1,277.04	1,511,640.07
01/28/2022	012822ACH2	Innovative Employer Solutions	11/29-12/12/21 PR		698.45	1,510,941.62
01/28/2022	1/28/22	Duke Energy	Electricity - Duke Energy Jan Statement		42.59	1,510,899.03
01/29/2022	012922ACH	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay (01/12-2/11/22)		362.94	1,510,536.09
01/31/2022	2497	DCSI, Inc	access gate cards		484.00	1,510,052.09
01/31/2022	2498	Fence Pro	50% dep (1 of 2 pmts)		3,497.50	1,506,554.59
01/31/2022	2499	Poolsure	Pool Maint - Dec		583.23	1,505,971.36
01/31/2022	2500	Protegis Fire & Safety	Annual Fire Extinguisher Maintenance		101.37	1,505,869.99
01/31/2022	2501	Roadway Concepts	repairs/maints: Street		325.00	1,505,544.99
01/31/2022	2502	Steadfast Environmental, LLC	Pond Maint - Feb 2022		4,573.15	1,500,971.84
01/31/2022				21,346.60	36,435.27	1,500,971.84
02/04/2022	020422ACH1	Cecilio A. Thomas Jr.	BOS Mtg 2/4/22		200.00	1,500,771.84
02/04/2022	020422ACH2	Innovative Employer Solutions	BOS Mtg 2/4/22		90.60	1,500,681.24
02/04/2022	020422ACH3	Joanne Anderson	BOS Mtg 2/4/22		184.70	1,500,496.54
02/04/2022	65	Richard Levy	BOS Mtg 2/4/22		200.00	1,500,296.54
02/04/2022	66	Christopher Milano	BOS Mtg 2/4/22		200.00	1,500,096.54
02/04/2022			Deposit	18,357.57		1,518,454.11
02/07/2022	2503	ASAP Pressure Cleaning LLC	pressure washing		932.25	1,517,521.86
02/07/2022	2504	DLTD Solutions Inc.			550.00	1,516,971.86

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02/07/2022	2505	Straley Robin Vericker	Legal services through 1/5/22		82.50	1,516,889.36
02/07/2022	2508	Welch Tennis Courts, Inc.	Tennis Net		198.30	1,516,691.06
02/07/2022	2509	Yellowstone Landscape Professionals	Ballantrae Monthly maintenance - 02/01/22		12,019.25	1,504,671.81
02/07/2022	2510	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solution for pervious		895.00	1,503,776.81
02/07/2022	2511	Trooper Douglas Guy			2,500.00	1,501,276.81
02/07/2022	2512	Trooper Timothy Slezak	Security/Traffic Control January 16, 2022		250.00	1,501,026.81
02/11/2022	021122ACH1	Dustin J Smith	01/24-2/6/22 PR		1,265.21	1,499,761.60
02/11/2022	021122ACH2	Gary L. Kubler	01/24-2/6/22 PR		1,546.81	1,498,214.79
02/11/2022	021122ACH3	Innovative Employer Solutions	01/24-2/6/22 PR		873.00	1,497,341.79
02/11/2022	ACH 021122	Duke Energy			21,313.11	1,476,028.68
02/11/2022	ACH 021122	Pasco County Utilities Services Branch			524.43	1,475,504.25
02/11/2022	2515	Trooper Douglas Guy	Security/Traffic Control Nov 7, 14, and 21		850.00	1,474,654.25
02/11/2022	021122ACH	Dustin J Smith	01/24-2/6/22 PR		331.24	1,474,323.01
02/23/2022	2516	Poolsure	Pool Maint - water seasonal billing		583.23	1,473,739.78
02/23/2022	2517	Trooper Douglas Guy	Security/Traffic Control 2/13/22		250.00	1,473,489.78
02/23/2022	2518	Yellowstone Landscape Professionals	irrigation enhancement		330.32	1,473,159.46
02/24/2022	2519	Duke Energy	17835 State Road 54 Lite 01/6-02/2		26,491.51	1,446,667.95
02/25/2022	022522ach1	Dustin J Smith	2/7-2/20/22 PR		933.97	1,445,733.98
02/25/2022	022522ACH2	Gary L. Kubler	2/7-2/20/22 PR		1,031.19	1,444,702.79
02/25/2022	022522ACH3	Innovative Employer Solutions	2/7-2/20/22 PR		612.80	1,444,089.99
02/28/2022				18,357.57	75,239.42	1,444,089.99
03/01/2022	030122ACH	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		397.94	1,443,692.05
03/01/2022	2513	Duke Energy	DUKE BILL		29,790.74	1,413,901.31
03/02/2022	2520	Steadfast Environmental, LLC	Pond Maint -March 2022		4,573.15	1,409,328.16
03/02/2022	2521	Himes Electrical Services, Inc			386.85	1,408,941.31
03/03/2022	2514	Pasco County Utilities Services Branch	pasco county utilities		524.43	1,408,416.88
03/04/2022	030422ACH1	Cecilio A. Thomas Jr.	BOS MTG 3/4/22		200.00	1,408,216.88
03/04/2022	030422ACH2	Innovative Employer Solutions	BOS MTG 3/4/22		90.60	1,408,126.28
03/04/2022	030422ACH3	Joanne Anderson	BOS MTG 3/4/22		184.70	1,407,941.58
03/04/2022	67	Richard Levy	BOS MTG 3/4/22		200.00	1,407,741.58
03/04/2022	68	Christopher Milano	BOS MTG 3/4/22		200.00	1,407,541.58
03/07/2022	2522	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -Feb 2022		5,025.75	1,402,515.83
03/07/2022	2523	Himes Electrical Services, Inc	Service call 3/1		163.49	1,402,352.34
03/07/2022	2524	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solution for pervious		895.00	1,401,457.34
03/07/2022	2525	Yellowstone Landscape Professionals			12,101.02	1,389,356.32
03/07/2022			Deposit	22,849.48		1,412,205.80
03/09/2022	2526	DLTD Solutions Inc.	Administrative Scheduling Fee February 13,19,20,26,27,		250.00	1,411,955.80
03/09/2022	2527	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt -March 22		5,025.75	1,406,930.05
03/09/2022	2528	Steadfast Environmental, LLC	Yellow area trees		28,000.00	1,378,930.05
03/09/2022	2529	Straley Robin Vericker	Legal services through 2/15/22		724.00	1,378,206.05
03/09/2022	2530	Trooper Douglas Guy	Security/Traffic Control February 13,19,20,26,27, 2022		1,250.00	1,376,956.05
03/09/2022	2531	Yellowstone Landscape Professionals	Wax Myrtle Removal Along Ayrshire		2,229.00	1,374,727.05
03/09/2022	2532	Yellowstone Landscape Professionals	2022 Spring Annual Rotation		3,328.50	1,371,398.55
03/09/2022	2533	Yellowstone Landscape Professionals	2022 Spring Annual Change Out Extra		568.75	1,370,829.80

BALLANTRAE CDD
Check Register
FY2022

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
03/11/2022	031122ACH1	Dustin J Smith	2/21-3/6/22 PR		1,662.96	1,369,166.84
03/11/2022	031122ACH2	Gary L. Kubler	2/21-3/6/22 PR		1,608.26	1,367,558.58
03/11/2022	031122ACH3	Innovative Employer Solutions	2/21-3/6/22 PR		1,022.41	1,366,536.17
03/16/2022	2534	DCSI, Inc			230.00	1,366,306.17
03/16/2022	2535	Duke Energy			8,712.34	1,357,593.83
03/25/2022	032522ACH1	Anthony Vadabene	PR 3/7-3/20/22		531.94	1,357,061.89
03/25/2022	032522ACH2	Gary L. Kubler	PR 3/7-3/20/22		1,215.58	1,355,846.31
03/25/2022	032522ACH3	Innovative Employer Solutions	2/21-3/6/22 PR		646.68	1,355,199.63
03/25/2022	032522ACH4	Kristy R. Kirk	PR 3/7-3/20/22		177.32	1,355,022.31
03/25/2022	032522ACH5	Michael Obanion	PR 3/7-3/20/22		603.21	1,354,419.10
03/31/2022	2536	Fence Pro	2 of 2 pmts		3,497.50	1,350,921.60
03/31/2022	2537	Steadfast Environmental, LLC	Pond Maint -April 2022		4,573.15	1,346,348.45
03/31/2022	2538	Straley Robin Vericker			3,004.40	1,343,344.05
03/31/2022	2539	Suncoast Rust Control, Inc			1,730.00	1,341,614.05
03/31/2022	2540	Yellowstone Landscape Professionals	Irrigation Enhancement - Replacement Controller		903.88	1,340,710.17
03/31/2022				22,849.48	126,229.30	1,340,710.17
04/01/2022	ACH 040122	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		397.94	1,340,312.23
04/07/2022	042822ACH13	Duke Energy	3643 Duke Firth St 3/3-4/1/22		30.41	1,340,281.82
04/08/2022	2541	DCSI, Inc	access gate cards		115.00	1,340,166.82
04/08/2022	2542	DPFG MANAGEMENT & CONSULTING, LLC	temp staffing		1,965.00	1,338,201.82
04/08/2022	2543	Hughes Exterminators	Pest Control Service		120.00	1,338,081.82
04/08/2022	2544	Suncoast Rust Control, Inc	Commerical Service- Commercial Monthly rust control service and solution for pervious		895.00	1,337,186.82
04/08/2022	2545	Yellowstone Landscape Professionals	monthly landscape maint		12,019.25	1,325,167.57
04/08/2022	2546	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April 22		5,025.75	1,320,141.82
04/08/2022			Deposit	16,863.53		1,337,005.35
04/13/2022	2547	Business Observer	legal ad		78.75	1,336,926.60
04/13/2022	2548	DCSI, Inc	access gate cards		130.00	1,336,796.60
04/13/2022	2549	DLTD Solutions Inc.	Administrative Scheduling Fee March 12,13,14,15,17,18,19,20,21,26,27,28, 2022		600.00	1,336,196.60
04/13/2022	2550	Trooper Douglas Guy	Security/Traffic Control March 12,13,14,15,17,18,19,20,21,26,27,28, 2022		3,000.00	1,333,196.60
04/15/2022			Deposit	161.00		1,333,357.60
04/18/2022	WIRE041822	US Bank tax distribution	tax distribution for 5/1 payment		394,722.51	938,635.09
04/18/2022			Service Charge		30.00	938,605.09
04/20/2022	2551	DPFG MANAGEMENT & CONSULTING, LLC	Billable expenses		10.58	938,594.51
04/20/2022	2552	Pasco County Utilities Services Branch			893.65	937,700.86
04/20/2022	2553	Solitude Lake Managment	Fountain service call plus parts & labor		506.75	937,194.11
04/20/2022	2554	Style Land Management	install sand for beach volley ball		3,250.00	933,944.11
04/20/2022	2555	US Bank tax distribution	VOID: tax distribution for 5/1 payment	0.00		933,944.11
04/25/2022	370		Pasco Utility - Pd April invoices twice (check & ACH)		893.65	933,050.46
04/25/2022	ACH 042022	Florida Dept of Revenue	4th Qtr Sales Tax 2021		27.65	933,022.81
04/26/2022	2556	DCSI, Inc	replace software card		464.00	932,558.81
04/28/2022	042822ACH	Duke Energy	2800 Ballantrae Blvd (3/3-4/1/22) * Pump Pond		2,127.51	930,431.30
04/28/2022	042822ach2	Duke Energy	3633 Duke Firth St -3/3-4/1/22		32.78	930,398.52
04/28/2022	042822ACH3	Duke Energy	17626 Glenapp Dr (3/3-4/1/22)		100.03	930,298.49
04/28/2022	042822ach4	Duke Energy	17650 Ayrshire Blvd 3/3-4/1/22* Entry Tower		30.72	930,267.77

BALLANTRAE CDD
Check Register
FY2022

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
04/28/2022	042822ACH5	Duke Energy	2131 Ballantrae blvd 3/3-4/1/22 * Irrigation		30.41	930,237.36
04/28/2022	042822ach6	Duke Energy	17600 Stinchar Dr 3/3-4/1/22* Entry Tower		112.22	930,125.14
04/28/2022	042822ACH7	Duke Energy	3351 Downan Point Dr 3/3-4/1/22*Well		61.40	930,063.74
04/28/2022	042822ACH8	Duke Energy	17700 Glenapp Dr 3/3-4/1/22 * Entry Tower		35.51	930,028.23
04/28/2022	042822ACH9	Duke Energy	17611 Mentmore Blvd 3/3-4/1/22		999.12	929,029.11
04/28/2022	042822ACH10	Duke Energy	2500 ballantrae blvd lite entrance 3/3-4/1/22		134.77	928,894.34
04/28/2022	042822ACH11	Duke Energy	3542 Ballantrae Blvd 3/3-4/1/22		53.61	928,840.73
04/28/2022	042822ACH12	Duke Energy	17524 Hugh Ln 3/3-4/1/22		267.56	928,573.17
04/29/2022	042922ACH	Bright House Networks	Internet/Phone - 17611 Mentmore Blvd- Auto Pay		397.94	928,175.23
04/30/2022	369		April Payroll		5,815.39	922,359.84
04/30/2022				17,024.53	435,374.86	922,359.84

EXHIBIT 12

State Certified Roofing
& Building Contractor

Lic.#CCC1328720

Lic.#CBC1253998

Bonded & Insured

"A Commitment To Quality"



W. Pasco: 727-844-7663 (ROOF)

Pinellas: 727-723-7663 (ROOF)

Hillsborough: 813-229-7663 (ROOF)

Hernando: 352-799-7999

Fax: 727-940-5441

Email: baysideroofingpros@gmail.com

www.baysideroofingpros.com

PROPOSAL SUBMITTED TO: <u>Agrop Millian</u>	PHONE: <u>(352) 212-1528</u>	DATE: <u>5/16/22</u>
STREET: <u>17524 - Hugh Ln.</u>	LOCATION: <u>"Pool-Roof"</u>	
CITY/STATE/ZIP: <u>L.O.L., FL 34638</u>	EMAIL: <u>a.millian@outlook.com</u>	

SHINGLE

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

GOOD BEST CHECK ALL THAT APPLY

- ☐ Obtain and post local roof permits (in accordance with local law)
- ☒ Completely remove existing roof to bare wood / layers 1 or 2
- ☒ Thoroughly inspect roof decking
- ☒ Replace rotten decking at \$ 95 per sheet plywood and/or \$ 8 per L.F. of decking and all other woodwork Initial
- ☒ Re-nail entire roof decking per Florida building code w/proper fasteners
- ☒ Install a self-adhering peel & stick over entire roof deck per Florida building code
- ☒ Install 2 layers 30 lb synthetic felt for moisture barrier and dry-in of roof for a complete water tight system
- ☒ Install New Drip Edge - Natural - White - Brown - Gray - Black - Beige for added water tightness, nailed and sealed with asphalt roof cement

GOOD BEST

- ☒ Install new 16" valley metal in valleys
- ☒ Install new flashings for all plumbing stacks and GRV vents, nailed and sealed with asphalt roofing cement
- ☒ Install a Class A fungus resistant shingle, (6 nails per shingle)
- ☒ Install standard Ridgevent for attic ventilation L.F.
- ☒ Install Premium High Definition Shingle over vent for attic ventilation L.F. (2-4' offset vents)
- ☒ Hand clean and haul away all job related debris to an approved disposal facility
- ☒ Hand clean and magnetically sweep job site for nails
- ☒ Call in all Roof Inspections with local permitting

GOOD

STYLE: _____
COLOR: _____
MANUFACTURER'S WARRANTY: _____
PRICE: _____

BEST

STYLE: Dimensional
COLOR: _____
MANUFACTURER'S WARRANTY: Lifetime
PRICE: Below

FLAT (LOW SLOPE) (n-l)

GOOD BEST CHECK ALL THAT APPLY

- ☐ Obtain and post local roof permits (in accordance with local law)
- ☐ Completely remove existing roof to bare _____
- ☐ Thoroughly inspect roof decking
- ☐ Replace rotten decking at \$ _____ per sheet plywood and/or \$ _____ per L.F. of decking and all other woodwork Initial
- ☐ Replace metal, concrete and/or gypsum deck at \$ _____
- ☐ Re-nail entire roof decking per Florida building code w/proper fasteners
- ☐ Install a self-adhering peel & stick over entire roof deck per Florida building code
- ☐ Install a 75 lb. base sheet secured with fasteners
- ☐ Install New Drip Edge - Natural - White - Brown - Gray - Black - Beige
- ☐ Install a modified roof system Smooth / Granulated

GOOD BEST

- ☐ Install a 2 ply modified roof system (torch / self adhered)
- ☐ Install _____ thickness of insulation w/proper fasteners
- ☐ Install _____ mm TPO Roof System
- ☐ Make proper tie-in to sloped roof
- ☐ Install new coping cap flashings on walls
- ☐ Clean and haul away all job related debris to an approved disposal facility
- ☐ Hand clean and magnetically sweep job site for nails
- ☐ Call in all Roof Inspections with local permitting
- ☐ We recommend a tapered roof system for the elevation of ponding water. Add _____ ☐ Accepted ☐ Refused

GOOD

STYLE: _____
COLOR: _____
MANUFACTURER'S WARRANTY: _____
PRICE: _____

BEST

STYLE: _____
COLOR: _____
MANUFACTURER'S WARRANTY: _____
PRICE: _____

- ☒ 2 plywood and 20' of truss repair. Included at no charge
- ☒ Free "Wind Mitigation Inspection" Included (Upon Final Payment)

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum to be paid according to the payment schedule set forth below, unless job is not completed.

dollars (\$ 6,195)

Payment to be made as follows: Due on Completion

Down Payment: _____

Balance: _____

Credit Card payments will be assessed 2 % processing fee.
All unpaid and outstanding balances hereunder shall be subject to a service charge of 1.5% per month beginning from the due date.

Authorized Signature **X**

Note: This proposal may be withdrawn by us if not accepted within 10 days.

Removal, replacement and/or re-connection of solar panels, satellite dishes and A/C units are the sole responsibility of the homeowner.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature **X**

TERMS AND CONDITIONS ON REVERSE SIDE

Date of Acceptance **X**

EXHIBIT 13



Proposal #222326

Date: 06/17/2022

From: Chris Van Helden

Proposal For

Ballantrae CDD

c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

17611 Mentmore Blvd
Land O' Lakes, FL 34638

Property Name: Ballantrae CDD

Remove Oak on Mentmore Blvd

Terms: Net 30

- Cut tree up & remove debris from Property
- Dump fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Remove fallen Oak Tree	1.00	\$3,250.00	\$3,250.00

Client Notes

- Remove Oak Tree that had fallen over during storm

Signature

x

SUBTOTAL \$3,250.00

SALES TAX \$0.00

TOTAL \$3,250.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com



EXHIBIT 14

Ballantrae

Land O'Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Remove wall blocking sign

Annuals
Sod



Potential

Ballantrae

Land O'Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Copperleaf
Duranta 'Gold Mound'
Annuals

Ballantrae

Land O'Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Copperleaf
Duranta 'Gold Mound'
Annuals

Ballantrae

Land O'Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Hibiscus

Duranta 'Gold Mound'

Cordyline 'Red Sister'

Annuals

EXHIBIT 15



June 16, 2022

Estimate Number: 1500

Commercial Property Located at:

Straiton Pool

17524 Hugh Lane

Land O Lakes, FL 34638

Ref: Pool Resurface Proposal

Arinton is pleased to submit the following bid for the interior plaster resurfacing in conformity with the industry standards, building regulations, and department of health code. Arinton will furnish all labor, material, equipment, and supervision for the following scope of work:

- ❖ Swimming Pool with an approximate **950 SF** of water surface area.
- Standard procedures of removal of loose existing plaster within reasonable amount
- Inspect pool and remove all hollow spots and cut around all return grates
- Fill in hollow areas with marcite and re bond Kote
- Cut out around gutter housings and rectify gutter slope per code
- Pressure wash, acid wash as required to obtain a clean working surface
- Installation of Bond Kote as required by plaster manufacturer
- Removal of all backsplash and waterline tile so new tile is adhere to original concrete shell
- Rectify steps uniformity in width and height within 1/2" per code and install non slip tile.
- Apply two tile behind steps to protect finish and step ladders
- Replacement of white goods as needed
- Replacement of main drain covers to a complaint VGB(ASME/ANSI A112.19.8) certified cover per code and provide certificates
- Plaster pool interior finish with Marquis pre mix quartz selection to be white or light pastel color per code
- System fire up and water chemistry balance to acceptable parameters
- Install new LED lights (optional)
- Job site clean up

Resurface Cost.....\$ 19,250.00



Tile replacement

❖ Replaced All tile including gutter 6x6, waterline 2x6 non-skid, steps 2x6 non-skid, and depth markers according to current code

Tile replacement Cost.....\$3,960.00

To be quoted separately:

Additional justifiable labor to complete the proposed work mentioned in this quote.

If any additional damages are found during drainage and demolition (ie loose plaster) and they exceed more than 25% labor, material and time; they will trigger a change order. Change orders over \$1000 will have a 100% deposit.

Total Proposed Amount for Pool Resurface..... \$23,210.00

Arinton are not responsible for any damages caused by:

- ✓ Owner neglect, other subcontractor on site, during or after renovation.
- ✓ Misuse, acts of nature, setting due to the sub grade performed by the client. Nor is Arinton responsible for pre-existing conditions and damage sod, sprinkles, or utility lines.
- ✓ All sales are made in accordance with the reseller's sample which customer covenants that he or she has seen approved.

Option

❖ Replace 2 pool lights with new LED Fixtures.

Light Option Cost Add..... \$ 1,850.00

Conditions:

- ✓ Pool will need to be closed for at least four (4) weeks from the start of the project.
- ✓ Adequate access to the construction area.
- ✓ Owner will provide adequate pool fill water (within 100FT)
- ✓ Inspect materials for proper color and shape prior to installation
- ✓ Provide water and electricity in job site.
- ✓ If accepted this proposal will become part of the contract documents.

Please don't hesitate to contact us for any additional information that you may require.



PROPOSAL ACCEPTANCE

Sign

Print name

Title

Date

Payments: Warranty:

Deposit: 50%

Final Payment Upon Completion of Work

Limited Manufacturer Warranty 5 Years

Workmanship Labor Limited Warranty 1 Year

RESURFACE TOTAL INCLUDING OPTIONS

\$25,060.00



EXHIBIT 16



June 17, 2022

Estimate Number: 1501

Commercial Property Located at:

Bellatrae Main Pool

17611 Mentmore Blvd

Land O Lake, FL 34638

Ref: Pool Resurface Proposal

Arinton is pleased to submit the following bid for the interior plaster resurfacing in conformity with the industry standards, building regulations, and department of health code. Arinton will furnish all labor, material, equipment, and supervision for the following scope of work:

- ❖ Swimming Pool with an approximate **3020 SF** of water surface area.
- Standard procedures of removal of loose existing plaster within reasonably amount
- Inspect pool and remove all hollow spots and cut around all return grates
- Fill in hollow areas with marcite and re bond Kote
- Cut out around gutter housings and rectify gutter slope per code
- Pressure wash, acid wash as required to obtain a clean working surface
- Installation of Bond Kote as required by plaster manufacturer
- Removal of all backsplash and waterline tile so new tile is adhere to original concrete shell
- Rectify steps uniformity in width and height within 1/2" per code and install non slip tile.
- Apply two tile behind steps to protect finish and step ladders
- Replacement of white goods as needed
- Replacement of main drain covers to a complaint VGB(ASME/ANSI A112.19.8) certified cover per code and provide certificates
- Plaster pool interior finish with Marquis pre mix quartz selection to be white or light pastel color per code
- System fire up and water chemistry balance to acceptable parameters
- Install new LED lights (optional)
- Job site clean up

Resurface Cost.....\$ 46,500.00



Tile replacement

❖ Replaced All tile including gutter 6x6, waterline 2x6 non-skid, steps 2x6 non-skid, and depth markers according to current code

Tile replacement Cost.....\$13,440.00

To be quoted separately:

Additional justifiable labor to complete the proposed work mentioned in this quote.

If any additional damages are found during drainage and demolition (ie loose plaster) and they exceed more than 25% labor, material and time; they will trigger a change order. Change orders over \$1000 will have a 100% deposit.

Total Proposed Amount for Pool Resurface..... \$59,940.00

Arinton are not responsible for any damages caused by:

- ✓ Owner neglect, other subcontractor on site, during or after renovation.
- ✓ Misuse, acts of nature, setting due to the sub grade performed by the client. Nor is Arinton responsible for pre-existing conditions and damage sod, sprinkles, or utility lines.
- ✓ All sales are made in accordance with the reseller's sample which customer covenants that he or she has seen approved.

Option

❖ Replace 7 pool lights with new LED Fixtures.

Light Option Cost Add..... \$ 6,265.00

Conditions:

- ✓ Pool will need to be closed for at least four (4) weeks from the start of the project.
- ✓ Adequate access to the construction area.
- ✓ Owner will provide adequate pool fill water (within 100FT)
- ✓ Inspect materials for proper color and shape prior to installation
- ✓ Provide water and electricity in job site.
- ✓ If accepted this proposal will become part of the contract documents.

Please don't hesitate to contact us for any additional information that you may require.



PROPOSAL ACCEPTANCE

Sign

Print name

Title

Date

Payments: Warranty:

Deposit: 50%

Final Payment Upon Completion of Work

Limited Manufacturer Warranty 5 Years

Workmanship Labor Limited Warranty 1 Year

RESURFACE TOTAL INCLUDING OPTIONS

\$66,205.00



EXHIBIT 17



STATE LICENSED CPC BONDED INSURED 1212 N. Parsons Ave, Brandon, FL 33510

Ph. 813-839-7665 843-338-2360

www.flapools.com

Ballantrea Community Pool

Commercial Pool Renovation

Prepared for

Jim Flateau – Chairman of CCD



- Drain pool and prepare for new interior pool finish
- Remove all of interior pool surface material
- Cut around all inlet/outlet fittings
- Apply bond coat to all pool interior surfaces
- Refinish pool with Quartz exposed aggregate finish
- Remove / Replace lower tile line and tile on steps and benches
- Remove / Replace swim lanes with new tile
- Replace gutter grates (new)
- Replace Floor return drains (new)
- Refill, chemically balance and stabilize pool water

Total Cost for Above Described Scope of Work--- \$74,629.

Continued below -----



Based on our pool inspection, we highly recommend completely removing the interior surface of the pool to prevent further maintenance concerns as we are seeing holes that continue to form on the surface areas. For this project, we will be resurfacing all areas shown in pool to have a quartz finish (main pool floor, walls, scum gutter, steps and benches) – We will be leaving the existing tile that is underneath the coping as this is in good visual condition. We will be replacing the lower level tile and all tile on steps and benches as well as swim lanes to code.

In the event that there are problems in the inground plumbing, equipment, or any hidden structural cracks, additional costs could be incurred. In this case, another proposal / change order would be prepared to address these issues.

Thank you for the opportunity to present this proposal. We are looking forward to working with you on this project.

**Best Regards,
Jason Caballero
FLA Pools, Inc.
813-478-3714
Jason@flapools.com**



EXHIBIT 18



BALDREE POOLS

**8131 VINELAND AVENUE
SUITE 181
ORLANDO, FL 32821**

(407) 361-3228

INFO@BALDREEPOOLS.COM

WWW.BALDREEPOOLS.COM

CPC 1458539 & CPC 1459075

Name/Address
Straiton Pool 17524 Hugh Lane Land O Lakes, FL 34748

Estimate

Date	Estimate No.	P.O. No.	Accepted By: Signature, Title and Date
06/17/22	407		

Item	Description	Quantity	Cost	Total
Renovation	Resurface swimming pool. Demo and remove hollow spots and delamination up to 25% of area. Cut around all returns, fittings and lights. Prep pool - acid wash, pressure wash and Bond Kote. Remove old tiles and install new tiles and new depth markers per FBC. Install new main drain grates per VGB. Apply for permits with Building Department and Health Department. Remove debris, clean up job site and fill pool with customer's water. No sales tax charged on service	1	30,600.00	30,600.00
			0.00	0.00
Estimate valid for 14 days			Total	\$30,600.00

EXHIBIT 19



BALDREE POOLS

**8131 VINELAND AVENUE
SUITE 181
ORLANDO, FL 32821**

(407) 361-3228

INFO@BALDREEPOOLS.COM

WWW.BALDREEPOOLS.COM

CPC 1458539 & CPC 1459075

Name/Address
Bellatrae 17611 Mentmore Blvd Land O Lakes, FL 34638

Estimate

Date	Estimate No.	P.O. No.	Accepted By: Signature, Title and Date
06/17/22	408		

Item	Description	Quantity	Cost	Total
Renovation	Resurface swimming pool. Demo and remove hollow spots and delamination up to 25% of area. Cut around all returns, fittings and lights. Prep pool - acid wash, pressure wash and Bond Kote. Remove old tiles and install new tiles and new depth markers per FBC. Install new main drain grates per VGB. Apply for permits with Building Department and Health Department. Remove debris, clean up job site and fill pool with customer's water. No sales tax charged on service	1	71,250.00	71,250.00
			0.00	0.00
Estimate valid for 14 days			Total	\$71,250.00