

District: **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, December 08, 2022

Time: 6:30 PM

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

Dial –in Number: 312-626-6799

Meeting ID: 765 408 9133

Passcode: 12345

Agenda

I. Roll Call

II. Audience Questions & Comments on Agenda Items

III. Professional Reports

A. Discussion of Seat 1 Current Incumbent- Cecilio Thomas

B. Discussion of Seat 2 Current Incumbent- Richard Levy

C. Discussion of Seat 3 Current Incumbent- Chris Milano

D. Oath of Office

Exhibit 1

E. Form 1

Exhibit 2

F. Consideration for Adoption of **Resolution 2023-01**, Designating Officers

Exhibit 3

G. BREEZE Field Operations Report

Exhibit 4

H. Steadfast Environmental - Aquatics Inspection Report

Exhibit 5

I. Steadfast Environmental – Conservation Inspection Report

Exhibit 6

J. Yellowstone Site Audit

Exhibit 7

K. Consideration of Yellowstone Proposals

- Removal of Wax Myrtle 3132-3128 Gianna Proposal- Yellowstone- \$645.00

Exhibit 8

L. District Counsel

M. District Engineer - Greg Woodcock

- Single Line Boundary Survey Proposal- DC Johnson Surveying and Mapping- \$975.00

Exhibit 9

- Update of Construction Project

IV. Administrative Matters

A. Acceptance of the Unaudited October 2022 Financial Statement

Exhibit 10

- B. Approval of Minutes of October 26, 2022 Regular Meeting Exhibit 11
- C. Ratification of Contracts
 - Replace 3hp Motor Seal and Oring- Arinton- \$795.00 Exhibit 12
 - Provide and Install A New Pentair Maxi Pro Impeller 3hp and A New Diffuser for Pump- Arinton- \$495.00 Exhibit 13

V. Business Matters – OLD

VI. Business Matter – NEW

VII. Staff Reports

- A. District Manager
- B. Maintenance Supervisor

VIII. Supervisors Requests

IX. Adjournment

EXHIBIT 1.

**Ballantrae Community Development District
Board of Supervisors
Oath of Office**

I, _____, a resident of the State of Florida and citizen of the United States of America, and being a Supervisor employed by and/or an officer of the Ballantrae Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the Ballantrae Community Development District, Pasco County, Florida.

Print Name

Signature

Date

Acknowledgment of Oath Being Taken

State of Florida
County of _____

The foregoing oath was administered before me by means of ___ physical presence or ___ on line notarization, this ____ day of _____, 2022, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Ballantrae Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

[NOTARY SEAL]

Notary Public State of Florida

Print Name

Commission No.: _____

Expires: _____

EXHIBIT 2.

FORM 1**STATEMENT OF
FINANCIAL INTERESTS****2021**

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE****** THIS SECTION MUST BE COMPLETED ********DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2021.

MANNER OF CALCULATING REPORTABLE INTERESTS:FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**): **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR **DOLLAR VALUE THRESHOLDS****PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2021.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2021.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

EXHIBIT 3.

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Ballantrae Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Patricia Thibault</u>	Secretary
<u>Patricia Thibault</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Kaylee Roach</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of December, 2022.

ATTEST:

**BALLANTRAE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

EXHIBIT 4.



Ballantrae CDD

Week of November 30, 2022

Field Report

For December 8, 2022 Meeting

Summary

Inspection date: 11/30/2022

- Mulching is complete.
- Playground set to be mulched Dec. 14.
- Annuals will have been changed out.
- Arinton is sending Splash Pad proposals, and ADA Chair replacements proposals are included in agenda.
- Holiday Light install are done.
- Pool resurfacing will begin in January.

General District Maintenance



Annuals have been changed out.

General District Maintenance



Community Mulching is completed.

Playground set to be mulched 12/14.

Holiday Lights



Holiday Lights have been installed from the entrance to the clubhouse.



Amenity Center



Arinton proposals are included for
ADA Chair replacements

EXHIBIT 5.



Ballantrae CDD Aquatics

Inspection Date:

11/30/2022 9:47 AM

Prepared by:

Kevin Riemensperger

Project Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 25

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Gulfcoast Spikerush present around the perimeter of the pond.
Beneficial Duckpotato present in front corner of pond. Routine maintenance and monitoring will occur here.

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

SITE: 24

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Beneficial Gulfcoast Spikerush present around perimeter of pond. Small amounts of Torpedograss and Slender Spikerush present and will be addressed during next maintenance event. Small amounts of algae under surface is decaying and will continue to be monitored and treated.

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

Inspection Report

SITE: 27

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Minor amount of debris in pond, including toys from the adjacent school. Large amounts of beneficial Gulfcoast Spikerush present, which indicates a healthy pond.

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

SITE: 23

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Beneficial Gulfcoast Spikerush present throughout this pond. Minor amounts of algae around the perimeter of the pond appears to be decaying and will continue to be monitored and treated.

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

Inspection Report

SITE: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Duckpotato present throughout this pond. Grasses in the middle consist of Duckpotato and Torpedograss. Torpedograss will be addressed during next maintenance event. Minor amounts of algae present and will also be addressed during next event.

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

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Gulfcoast Spikerush present around perimeter of pond. Minor amount of cattails present on nearside of pond will be addressed during next maintenance event. Small amounts of algae present underwater will also be addressed during next event.

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

Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Island of grass on backside of pond consists of Duckpotato and Torpedogras. Torpedogras will continue to be monitored and treated. The rest of this pond consists of Gulfcoast Spikerush which is present around the perimeter.

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

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of Torpedogras present. Will continue to be treated and monitored. Debris picked up. Beneficials are clear of most grasses.

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

Inspection Report

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Duckpotato and Gulfcoast Spikerush present and are clear of most nuisance grasses. Minor amounts of Torpedograss present and will be addressed during next maintenance event. Debris picked up.

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

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Gulfcoast Spikerush is present in this pond. Also small amounts of algae present, which will continue to be monitored and treated by technician.

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

MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. We can expect mornings and nights, as well as evenings, to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

On this visit, nearly all ponds noted were in great condition, with algal activity and nuisance grasses under control. Shoreline grasses were noted to be in a state of decay/had already been treated, and will continue to be treated during future visits. There were certain areas of select ponds which requires treatments for interior Torpedograss (9 & 22), to be addressed during the next scheduled maintenance event. Algae was present in non significant amounts, most of which was subsurface. Any surface growth had been previously treated and was already beginning to decay.

RECOMMENDATIONS

Continue to treat ponds for algae.

Administer treatments to any nuisance grasses growing along shorelines.

Address interior grass growth in ponds 9 & 22.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

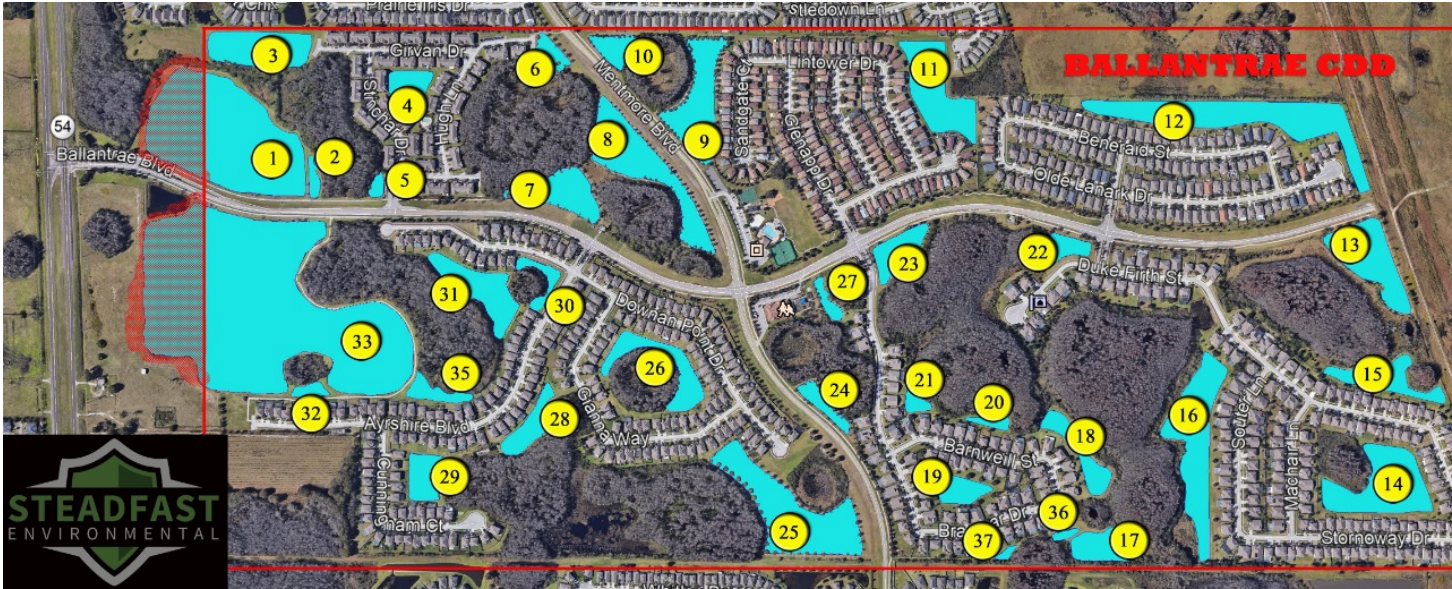


EXHIBIT 6.



Ballantrae CDD Conservation

Inspection Date:

11/30/2022 9:50 AM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Heavy treatment efforts remove target species from the perimeter, while the interior's plants are in good health. Water is present in the interior of the zone.

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

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water is present in the zone's buffer, and interior. In good health for the winter season.

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

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

A small amount of Caesarweed is present, other non-natives have already been treated and are decaying within the buffer.

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

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Small amounts of terrestrial weeds remain to be treated. Interior fern growth is strong.

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

Inspection Report

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Certain portions of the zone require touchups for non-native species, while others are free of target invasives.

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

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Buffer is being kept clear of undesired growth, water is present within the zone, and excellent fern growth between the trees. A cypress tree has naturally fallen over within the buffer

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

Inspection Report

SITE: 9

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Water is present throughout the zone. A buffer is being maintained between the flat expanse's grasses and CDD maintained areas.

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

SITE: 13

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Portions of this zone have become a little overgrown with Caesarweed. To be addressed during the next visitation.

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

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some areas of the zone require light touchups for nuisance weeds. Thalia is starting to go dormant with the change in light and decreasing temperatures.

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

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The buffer is being kept clear of any nuisance species. Woody debris is piled up in a portion of the zone close to a resident's home. The interior hosts excellent fern growth.

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

MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. Mornings and nights, as well as evenings, now feature colder temperatures with the occasional higher daytime temperature. The growth rate for nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to slower growth as well. Many of the areas still hold water from the previous tropical storm.

Technicians continue to apply treatment on target species within the buffer areas, and encourage growth of any native, visually appealing species, though this will be slowed during the winterlike conditions, due to lack of daylight hours, rain, and lower temperature.

RECOMMENDATIONS

Continue treating buffer zones for target species, while encouraging native growth.

Remain alert for debris within the buffers.

Thank You for choosing Steadfast Environmental!

MAINTENANCE AREA



EXHIBIT 7.

A photograph of a stone sign for 'BALLANTRAE' set against a backdrop of large trees and a building with a red roof. The sign is mounted on a stone wall with decorative pillars. In the foreground, there are yellow and orange flowers.

**Ballantrae CDD 11/30/22,
10:37 AM**

Rich Levy

Wednesday, November 30, 2022

Prepared For Breeze

11 Issues Identified



December's Walk Through
Assigned To Community
Attendees
Chris Van Helden



Observation
Assigned To Detail/Maintenance Crew
Hand prune so the Copper Leaf are even



Observation
Assigned To Board
I have included the Soil Sample results to my
agenda.



Observation
Assigned To Board/Community
Oak Trees have been Crown Raised. Community
does need to be informed that from the wall
towards the homes is residential responsibility.
Have received complaints on why we haven't been
back to raise homeowners side.



Observation
Assigned To Board
Most trees haven't been Crowned Cleaned or
moss removed



Observation
Assigned To Community
Community mulch has finished being installed



Observation
Assigned To Community
New winter Annuals will be installed 2 Dec2022



Observation

Assigned To Board/Community

Rooting caused by Sand Cranes or Armadillos.



Observation

Assigned To Community

Playground Mulch is tentatively scheduled for 14 Dec 2022



Observation

Assigned To Board

Resident at 3128 Gianna has requested us to cut down a Wax Myrtle that is leaning onto CDD Property behind their home. Looking from the south to the north observe a conservation area as a dumping ground. Yard debris left to decompose. Wax Myrtle on north side of yard.



Observation

Assigned To Board

Looking south the Wax Myrtle is in conservation area. Located between 3128 & 3132 Gianna I propose removing the Wax Myrtle. Proposal is included in the agenda.

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

Christiaan Van Helden
Yellowstone Landscape

REPORT TO: 11769
 SITEONE LANDSCAPE
 26611 WESTLEY CHAPEL BLVD
 LUTZ, FL 33559

**TURF AND ORNAMENTAL
 SOIL TEST AND RECOMMENDATION REPORT**

Spectrum Analytic
 1987 Jamison Road NW
 Washington Court House, OH 43160-8748
 www.spectrumanalytic.com

SUBMITTED BY/FOR: YELLOWSTONE
 9440-3003
 11/07/2022

Line Number	RESULTS OF ANALYSIS										CALCULATED VALUES					RESULTS OF ANALYSIS						
	LAB NO	Soil pH	Buffer pH	Pounds per Acre Available Nutrient			CEC	% Base Saturation			Pounds per Acre Available Nutrient							Soluble Salts mmbars/cm	O.M. %			
				P	K	Ca	Mg		K	Ca	Mg	Na	S	B	Cu	Fe	Mn	Zn	Na			
1	H37196	7.1		84	144	4608	164	10.3	1.5	84	6											
2																						
3																						
4																						
5																						
6																						
7																						
8																						
9																						
10																						
11	AVERAGE RESULTS																					

DISPLAY OF AVERAGE RESULTS

SURPLUS																					
HIGH																					
ADEQUATE																					
LOW																					

Line Number	SAMPLE INFORMATION					FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT																
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn									
1	BALIANTRAÆ	ST. AUGUSTINE	LAWN	HIGH	0	5.00 - 6.50	S	0.25	4.00	3.50												
2																						
3																						
4																						
5																						
6																						
7																						
8																						
9																						
10																						
11	RECOMMENDATIONS FOR AVERAGE RESULTS																					

Analyzed by Spectrum Analytic, Inc. For help understanding your tests, go to <https://spectrumanalytic.com/help/>

EXHIBIT 8.



Proposal #265739

Date: 11/30/2022

From: Chris Van Helden

Proposal For

Ballantrae CDD

c/o Breeze
1540 International Plaza - Suite 2000
Lake Mary, FL 32746

main: 813-564-7847
mobile:
patricia@breezehome.com

Location

17611 Mentmore Blvd
Land O' Lakes, FL 34638

Property Name: Ballantrae CDD

Remove Wax Myrtle 3132-3128 Gianna

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Remove Wax Myrtle & Remove Debris	1.00	\$645.00	\$645.00

Client Notes

- Flush Cut Wax Myrtle
- Remove all debris
- Dump fees & taxes

SUBTOTAL	\$645.00
SALES TAX	\$0.00
TOTAL	\$645.00

Signature

x

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 9.



11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 • survey@dcjohnson.com

Cardno
20215 Cortez Blvd.
Brooksville, FL 34601

November 2, 2022
File No. 2022-317A01
BG00001

Attn: Greg Woodcock

Re: **Ballantrae Village 3A & 3B
Agreement for Surveying Services
Boundary Survey**

Dear Greg:

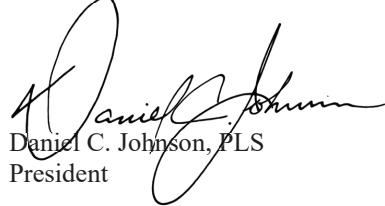
Pursuant to your request, we have prepared this agreement for surveying services to be performed on your project property lying with Section 20, Township 26 South, Range 18 East, Pasco County, Florida. The services that we have agreed to perform are as follows:

- **Preparation of a single line Boundary Survey in accordance with the Standards of Practice as set forth by Chapter 5J-17 of the Florida Administrative Code for the Subject Property as shown in green (See Exhibit 'A'). Boundary line shall be reference per plat (See Exhibit 'B');**
- **Stakes shall be set at approximate 100-foot intervals per Exhibit 'A';**
- **You will be provided with a digital PDF and up to four (4) signed and sealed hard copies of the survey (upon request). Additional copies or modifications, including but not limited to adding or modifying certifications, after final survey has been published may result in additional fees. Expedited delivery of the signed and sealed surveys via overnight delivery (FedEx/UPS) or courier service shall be at the expense of the client or shall be billed as a reimbursable expense.**

The lump sum fee for this service is **\$975.00** (nine hundred seventy-five and 00/100 dollars). You will be invoiced upon completion of our service. Any unpaid balance beyond 30 days of invoice date will be considered delinquent and may accrue interest at the rate of 1.5% (one and one-half percent) monthly. **Client shall be responsible for providing surveyor with any access information, required advance notification or information on occupants (human or animal) on the project property.**

We appreciate the opportunity to be of service. If you choose to accept this agreement, please sign and return one copy. If this agreement is not executed within thirty (30) days, this fee and any completion timeframes may be subject to renegotiation. Our receipt of this signed copy will serve as notice to proceed and coordination of work shall be scheduled based on survey crew availability.

For D.C. JOHNSON & ASSOCIATES, INC.


Daniel C. Johnson, PLS
President

Signature: _____

Printed Name: _____

Date: _____

DCJ/jm

Attachment: General Conditions, Exhibit 'A', Exhibit 'B'

GENERAL TERMS & CONDITIONS

These GENERAL CONDITIONS are attached to & made a part of the PROPOSAL for professional services between D.C. Johnson & Associates, Inc. (hereinafter called "DCJ") & the CLIENT.

ENTIRE PROPOSAL:

This Proposal & all other Proposals, exhibits, & schedules referenced in this Proposal constitute(s) the final, complete, & exclusive statement of terms of the Proposal between the parties pertaining to the subject matter of this Proposal & supersedes all prior & contemporaneous understandings or Proposals of the parties. This Proposal may not be contradicted by evidence of any prior or contemporaneous statements or Proposals. No party has been induced to enter into this Proposal by, nor is any party relying on, any representation, understanding, agreement, commitment, or warranty outside those expressly set forth in this written Proposal.

MODIFICATION OF PROPOSAL:

This Proposal may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Proposal shall be binding unless it is in writing & signed by all parties.

ASSIGNMENT/ SUCCESSORS IN INTEREST:

This Proposal is not assignable or transferable by Client without the written consent of DCJ. Each party hereto binds itself, its successors, & assigns to the other party, its successors & assigns in respect of all covenants of this Proposal.

EXECUTION: REPRESENTATION ON AUTHORITY OF SIGNATORIES:

This Proposal may be executed (by original or tele-copied signature) in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute but one & the same instrument. Each person signing this Proposal represents & warrants that he or she is duly authorized & has legal capacity to execute & deliver this Proposal. Each party represents & warrants to the other that the execution & delivery of the Proposal & the performance of such party's obligations hereunder have been duly authorized, & that the Proposal is a valid & legal agreement binding on such party & enforceable in accordance with its terms.

COMPLETION OF WORK:

All services shall be scheduled based on the date of receipt by DCJ corporate office of a signed agreement &/or written notice to proceed & provided as expeditiously as is consistent with the professional skill & care & orderly progress of the project. Unless contractually written, projects shall be completed on a first come first served basis. Verbal timelines are not a valid contractual timeline for completion.

SCOPE OF SERVICES:

Unless specifically included under the scope of services described in any portion of this Proposal, neither DCJ nor its subconsultants (if any) shall assume any liability for the following: 1) Construction means & methods (including monitoring or inspections of any kind); 2) Project scheduling & sequencing; 3) Budgeting, quantity opinions, or cost estimates; 4) Construction management; 5) Permitting; 6) Geotechnical engineering or any other analysis or testing of subsurface conditions (including soils & the location of any utilities or structures not visible on the surface); 7) Identification or advice pertaining to any hazardous conditions, including but not limited to asbestos, petroleum, radioactive materials, hazardous waste, wetland delineation or other environmentally sensitive areas; 8) Environmental Site Assessments; 9) Job site safety or OSHA compliance; 10) Compliance with the Americans with Disabilities Act of 1990 (ADA); 11) Submission of any fees, plat or legal description to any governmental agency for purposes of recording or any fees associated with such submission; 12) Obtaining Title Commitment or O&E Report.

ADDITIONAL SERVICES:

Client may request DCJ to perform additional services not specifically included within the terms & conditions of this Proposal. Any such additional services & associated fees required must be requested & specifically authorized by the Client & agreed to by DCJ in writing. At DCJ's option, such additional services will either 1) be performed under the terms of this Proposal & authorized by Change Order or Addendum hereto, or 2) performed under separate Proposal.

REIMBURSABLE EXPENSES:

Client shall reimburse DCJ costs incurred in connection with services rendered that extend beyond those services specifically stated in the Proposal. Reimbursable costs include, but are not limited to, express delivery or courier, incoming wire fees, Client incurred third party billing/payment software services, meetings with Client's legal representation or title company, etc.

TAXES:

Unless exempt, Client agrees to pay DCJ any & all sales & use taxes imposed by any governmental authority on the services performed pursuant to this Proposal. Such taxes, if any, are in addition to any fee or rates quoted in this Proposal, or any supplement, amendment, or modification hereto.

STANDARD OF CARE:

All land surveying services performed by DCJ shall be conducted with the same level & skill ordinarily exercised by members of its profession practicing in the same location at the same date & under similar conditions. Under no circumstances shall any other representation (express or implied) or any type of warranty or guarantee be included or intended by DCJ during the completion of its services under this Agreement.

FORCE MAJEURE/EXCUSABLE DELAYS:

DCJ shall not be liable for any failure to perform its obligations in connection with any action described in this Proposal, if such failure results from any act of God, riot, war, civil unrest, flood, earthquake, or other cause beyond DCJ's reasonable control (including any mechanical, electronic, or communications failure, but excluding failure caused by negligence). Additionally, DCJ shall not be liable to Client or its contractors, agents, representatives, or consultants for consequential damages associated with delays or work stoppages caused by Excusable Delays.

PAYMENT OF INVOICES:

Payment is due upon receipt & deemed past due after thirty (30) days from invoice date. Payment terms specifically stated elsewhere in this Proposal, if any, shall supersede those terms stated here. Client shall not hold DCJ responsible for delays due to terms requiring payment prior to release of

any product. Client acknowledges such terms upon signing agreement. Any balance remaining unpaid after thirty (30) days of invoice date may be subject to finance charge of 1.5% (one & one-half percent) per month. Any attorney's fees, court costs, or other costs incurred in the collection of delinquent accounts shall be paid by the Client. If payment is not current, DCJ may, at its own discretion, suspend services & withhold release of any & all instruments of professional service, including electronic files, prepared under this Proposal. Furthermore, the Client acknowledges that DCJ may be entitled to a lien against the property for non-payment of invoices in a timely manner. The client agrees to not unilaterally withhold payment for services in the event of a suspected breach of contract or defect in the DCJ services without a) immediate notification in writing of the suspected defect; b) full disclosure in writing of details relating to suspected defect; c) adequate opportunity given to DCJ to warranty or correct any defect or d) open discussion with DCJ regarding options to remedy any defect actually attributable to an error in DCJ provided services.

CLAIMS/CERTIFICATE OF MERIT:

In the matter of interpretation, enforcement, & performance of this agreement, the laws of the State of Florida shall apply. Should the Client become aware of a suspected survey error, Client agrees a) to immediately suspend design or construction activities based on suspected erroneous survey data; b) to notify DCJ in writing of all pertinent details; c) that any remediation costs incurred by the Client prior to notification to DCJ of suspected error with opportunity for DCJ to participate in review of corrective options will not be DCJ's financial responsibility. Client further agrees it will assert no claim for professional negligence, either directly or in a third-party claim, against DCJ, unless Client as a strict condition precedent, first provides DCJ with a written certification executed by an independent design professional currently practicing in the same state & discipline as DCJ. This written "Certificate of Merit" shall (a) contain the name & license number of the certifier; (b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care of a professional performing professional services under similar circumstances, in a similar locality, & at a similar point in time; & (c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to this professional standard of care.

MEDIATION:

In the event a dispute arises between the parties to this agreement, the parties agree to participate in mediation in accordance with the mediation procedures under Florida Rules of Civil Procedure & Chapters 44 & 682 of the Florida Statutes. The parties agree to share equally in the costs of the mediation. The mediation shall be administered by an independent mediation office within Pasco County, Florida. This mediation shall involve each side of a dispute sitting down with an impartial person, the mediator, & any physical proof of wrongdoing, to attempt to reach a voluntary settlement. Mediation involves no formal court procedures or rules of evidence, & the mediator does not have the power to render a binding decision or force an agreement on the parties. If mediation procedures are successful any & all court proceedings, including future lawsuits shall be stopped immediately. Any future cases brought by either party related to this [contract, agreement] shall be considered defamation, harassment, or a SLAPP suit as an attempt to tarnish the reputation of the other party.

LIABILITY/ RISK ALLOCATION/CONSEQUENTIAL DAMAGES:

There are no warranties or guarantees expressed or implied for services outside of the limits of the scope of this proposal. Statute of repose for errors & omissions shall begin on the date of signing of the survey by a licensed surveyor & shall not exceed a period of four (4) years as described in §95.11(3)(c), Florida Statute. The venue for any legal or jurisdictional proceedings in connection with any & all claims, disputes or other matters or questions arising out of or relating to this Proposal or the breach thereof, or in connection with any services provided by DCJ shall vest in Pasco County, Florida. In the event remediation costs are incurred by Client as a result of DCJ's breach of contract or negligence, DCJ's liability shall be limited to: costs associated with remediation of design or construction activities accomplished prior to the date a survey defect is discovered and communicated to DCJ; a just and equitable proportion of the loss having regard to the extent of the responsibility of any other party. DCJ's liability shall not increase by reason of shortfall in recovery from any other party. In addition, no employee or agent of DCJ shall have any individual liability to the Client in addition to, or in excess of, DCJ's liability. Client & DCJ waive consequential damages (as described below) for claims, disputes or other matters arising out of or related to this Agreement.

INDEMNIFICATION(MUTUAL):

DCJ & Client each agree to indemnify the other (including their respective owners, officers & employees) from all claims, including reasonable attorney's fees, arising out of & only to the extent caused by the other party's negligence. In addition, Client agrees to indemnify DCJ, including reasonable attorney's fees, for any & all claims arising from work performed by any third party hired by the Client or resulting from any outside information provided by Client to DCJ which was incorporated into DCJ's services.

TERMINATION:

The obligation to provide services under this Proposal may be terminated by either party by written notice. In the event this Proposal is terminated prior to completion, DCJ shall be entitled to payment for services performed & expenses incurred through the date of receipt of written notice of termination. Both Client & DCJ waive consequential damages due to either party's termination in accordance with termination provisions herein. Consequential damages include but are not limited to loss of use, profit, business, or reputation.

OWNERSHIP:

All documents prepared or furnished by DCJ pursuant to this Proposal are instruments of DCJ's professional service. DCJ shall retain an ownership & property interest therein. DCJ grants Client a license to use instruments of DCJ's professional service for the purpose of constructing, occupying & maintaining the Project. Reuse or modification of any such documents by Client, shall be at Client's sole risk, & Client agrees to indemnify & hold DCJ harmless from all claims, damages & expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

Exhibit 'A'

Legend



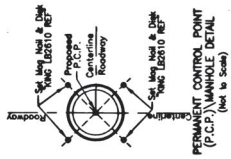
Ballantrae

Property Line
Survey and
Staking every
100'

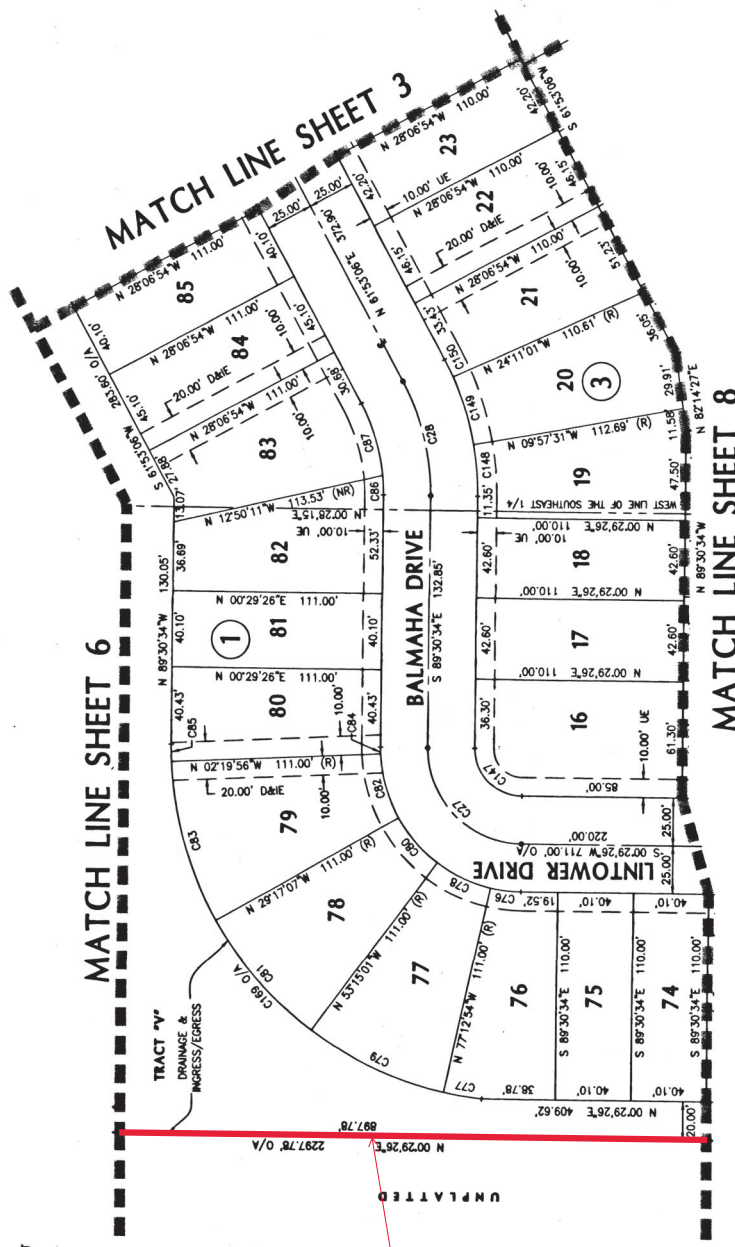


BALLANTRAE VILLAGES 3A & 3B
BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH,
RANGE 18 EAST, PASCO COUNTY, FLORIDA

Exhibit 'B'



PERMANENT CONTROL POINT
(P.C.P.) MANHOLE DETAIL
(not to scale)



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C27	80.0000	70.71	50.00	78.54	70.71	N 45°29'26"
C28	12.1740	175.00	12.17	12.17	12.17	N 06°14'16"
C29	6.2101	186.00	20.62	20.60	10.32	N 09°36'35"
C78	2357.54	75.00	31.37	31.14	15.92	N 24°46'02"
C79	2357.54	196.00	77.80	77.23	38.48	N 24°46'02"
C80	2357.54	186.00	77.80	77.23	38.48	N 48°43'56"
C81	2657.11	75.00	35.28	34.96	17.97	N 74°11'29"
C82	2657.11	196.00	87.50	86.89	44.57	N 74°11'29"
C83	2657.11	186.00	87.50	86.89	44.57	N 74°11'29"
C84	249.22	186.00	8.16	8.16	4.08	N 89°04'45"
C85	554.26	100.00	10.31	10.31	5.16	S 87°32'13"
C87	2241.53	150.00	39.62	39.36	20.07	S 75°14'03"
C88	1078.97	150.00	27.36	27.32	13.72	S 85°15'57"
C148	14713.30	150.00	37.24	37.15	18.72	S 72°55'44"
C150	3355.53	150.00	10.29	10.29	5.15	S 63°51'03"
C169	8403.22	186.00	272.87	248.05	167.64	N 48°27'45"

NOTE: FOR INDEX MAP AND LEGEND
SEE SHEET 2 OF 14

NOTICE: 1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or electronic depiction of the same, including but not limited to any electronic version of this plat that may be found in the public records of this county.

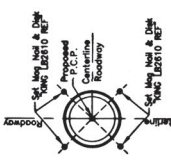
IKI ASSOCIATES, INC.
ENGINEERING ASSOCIATES, INC.
1111 W. UNIVERSITY AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE: 813-880-1882
FAX: 813-880-1882
WWW.IKIASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION NO. LB 2010

50/56

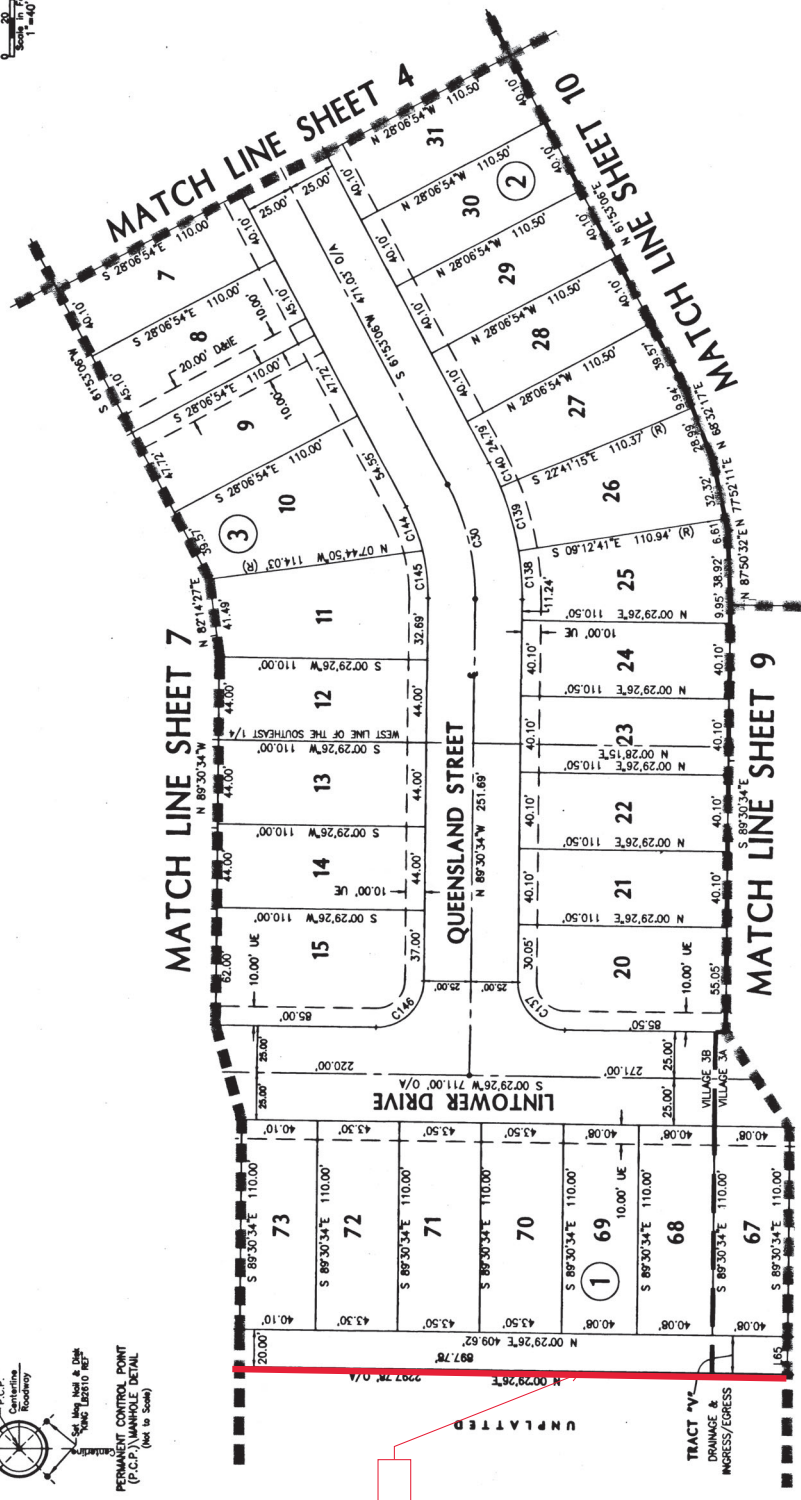
PLAT BOOK:
PAGE:

BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



PERMANENT CONTROL POINT (P.C.P.) (NAIL IN STONE)



CURVE	DELTA	RADIUS	ABC	CHORD	TANGENT	CHORD BEARING
C30	28°56'20"	125.00	62.41	61.76	31.87	S 76°11'16"E
C137	90°00'00"	25.00	39.27	35.36	25.00	N 45°29'26"E
C138	137°26'55"	150.00	52.40	32.37	12.73	S 85°35'23"W
C140	5°25'38"	150.00	14.21	14.20	7.11	S 64°35'56"W
C144	14°18'10"	100.00	24.96	24.90	12.55	S 69°02'11"W
C145	14°18'10"	100.00	24.96	24.90	12.55	S 83°20'21"W
C146	90°00'00"	25.00	39.27	35.36	25.00	N 44°30'34"W

LINE BEARING DISTANCE
L&S: N 89°30'34"W 20.00'

NOTE: FOR INDEX MAP AND LEGEND SEE SHEET 2 OF 14

NOTICE: 1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or other record of any kind. The plat is subject to the provisions of the Public Records Act of this state, which provide that any plat that may be found in the public records of this county.

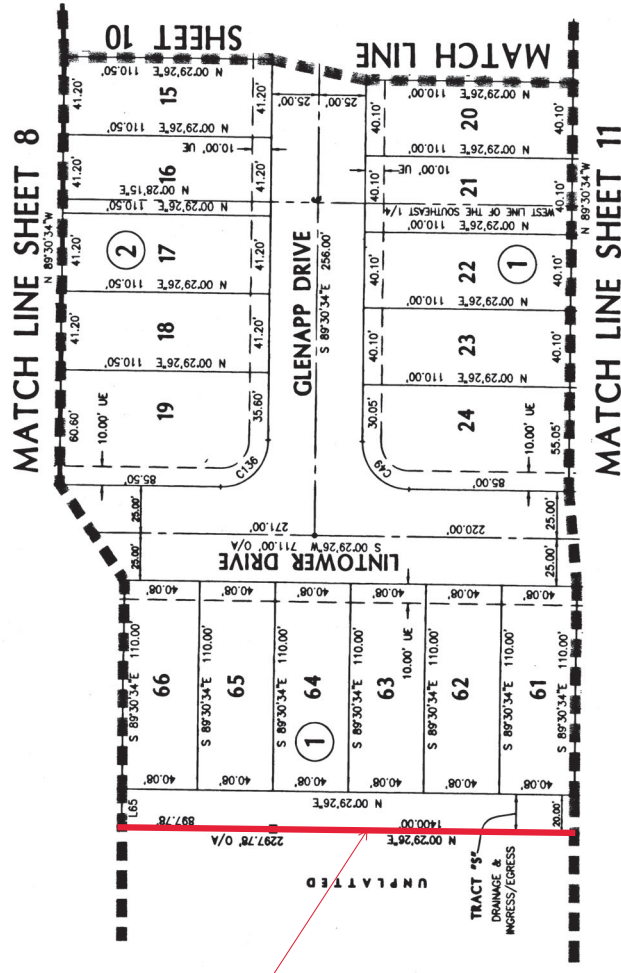
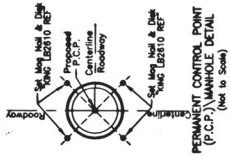
I&A ENGINEERING ASSOCIATES, INC.
 1000 W. UNIVERSITY BLVD. SUITE 300
 TAMPA, FLORIDA 33606
 PHONE: 813-880-1885
 FAX: 813-880-1885
 CONFIDENTIAL AUTOMATICALLY NO. 13 2010

50/57

PLAT BOOK: _____
PAGE: _____

BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



LINE BEARING DISTANCE
L65 N 89°30'34\"/>

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C48	90°00'00"	25.00'	38.27'	35.36'	25.00'	N 45°29'26\"/>
C136	90°00'00"	25.00'	38.27'	35.36'	25.00'	N 44°30'34\"/>

I&E ENGINEERING ASSOCIATES, INC.
10000 W. UNIVERSITY BLVD., SUITE 300
DUNEDIN, FLORIDA 33514
PHONE: 813-880-8883
FAX: 813-880-8883
WWW.IANDENGINEERING.COM
COMPONENT OF AUTHORIZATION NO. EJ 2010

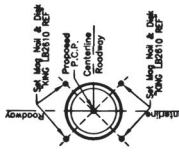
NOTE: FOR INDEX MAP AND LEGEND SEE SHEET 2 OF 14

NOTICE: 1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be superseded in authority by any other graphic or digital form of the same. The plat is subject to the provisions of the Public Records Act of this state, and the plat may be found in the public records of this county.

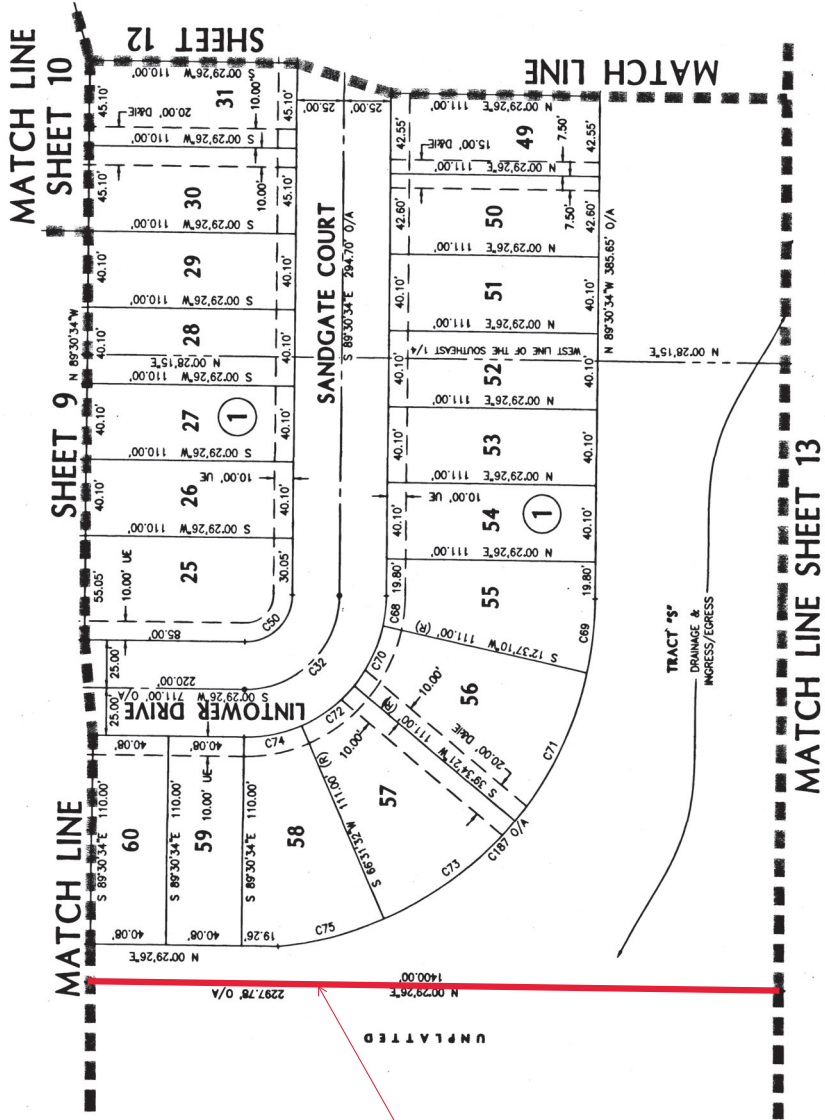
PLAT BOOK: _____
PAGE: _____

BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



PERMANENT CONTROL POINT
(P.C.P.) MANHOLE DETAIL
(Not to Scale)



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C50	80.000°	25.00	39.27	35.36	25.00	N 44.30.34\"/>
C51	80.000°	25.00	39.27	35.36	25.00	N 44.30.34\"/>
C52	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C53	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C54	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C55	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C56	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C57	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C58	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C59	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C60	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C61	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C62	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C63	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C64	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C65	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C66	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C67	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C68	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C69	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C70	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C71	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C72	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C73	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C74	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C75	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C76	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C77	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C78	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C79	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C80	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C81	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C82	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C83	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C84	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C85	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C86	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C87	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C88	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C89	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>
C90	120.000°	75.00	15.88	15.85	7.97	N 83.28.42\"/>

ENGINEERING ASSOCIATES, INC.
4673 MILKMAN, INDIAN WOODS
SUITE 200
DUNN, FLORIDA 33624
PHONE: 813-887-8881
FAX: 813-887-8882
WWW.EA-INC.COM
CERTIFICATE OF AUTHORIZATION No. LR 2810


NOTE FOR INDEX MAP AND LEGEND
SEE SHEET 2 OF 14

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Ballantrae Survey Exhibit

Property line and fence ownership exhibit

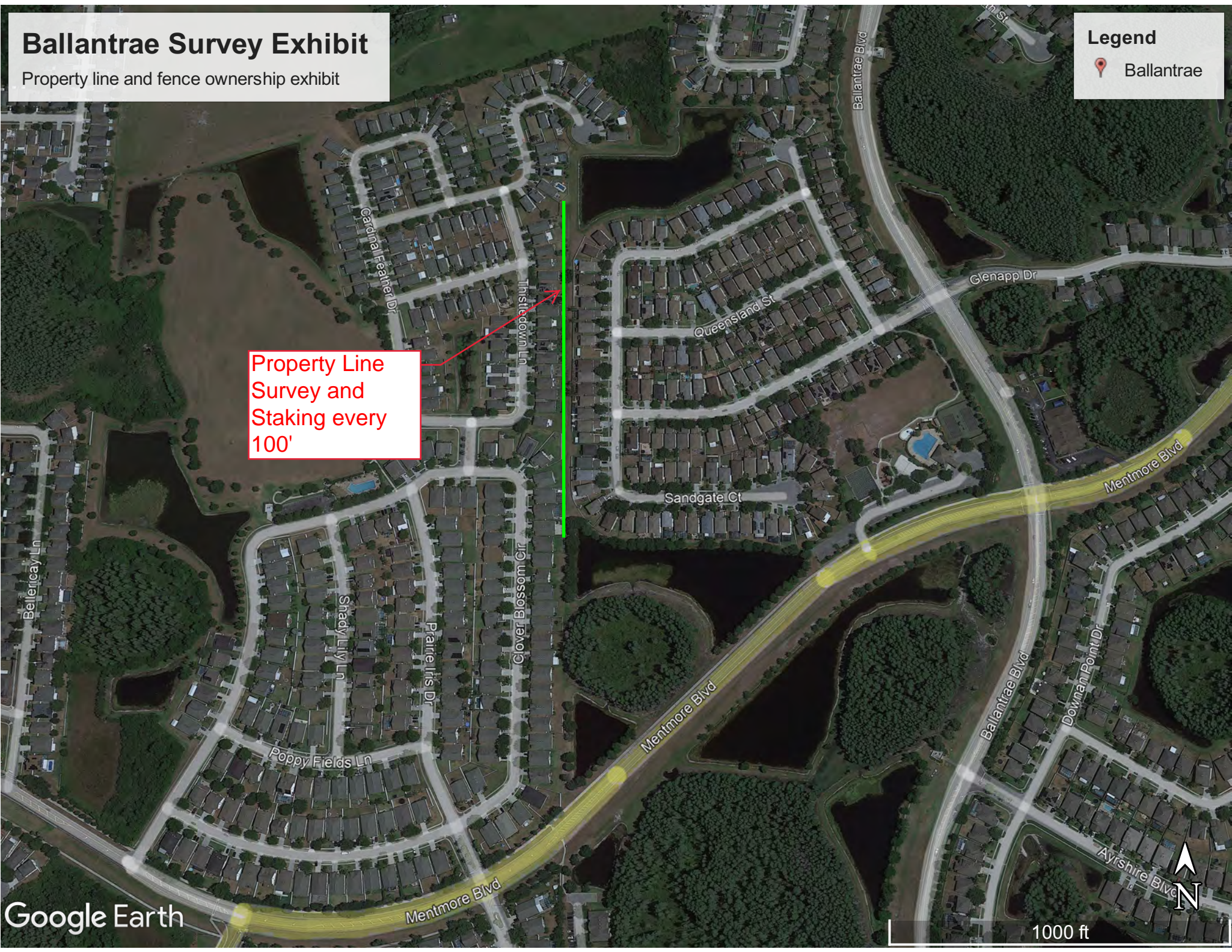
Legend

 Ballantrae

Property Line
Survey and
Staking every
100'

Google Earth

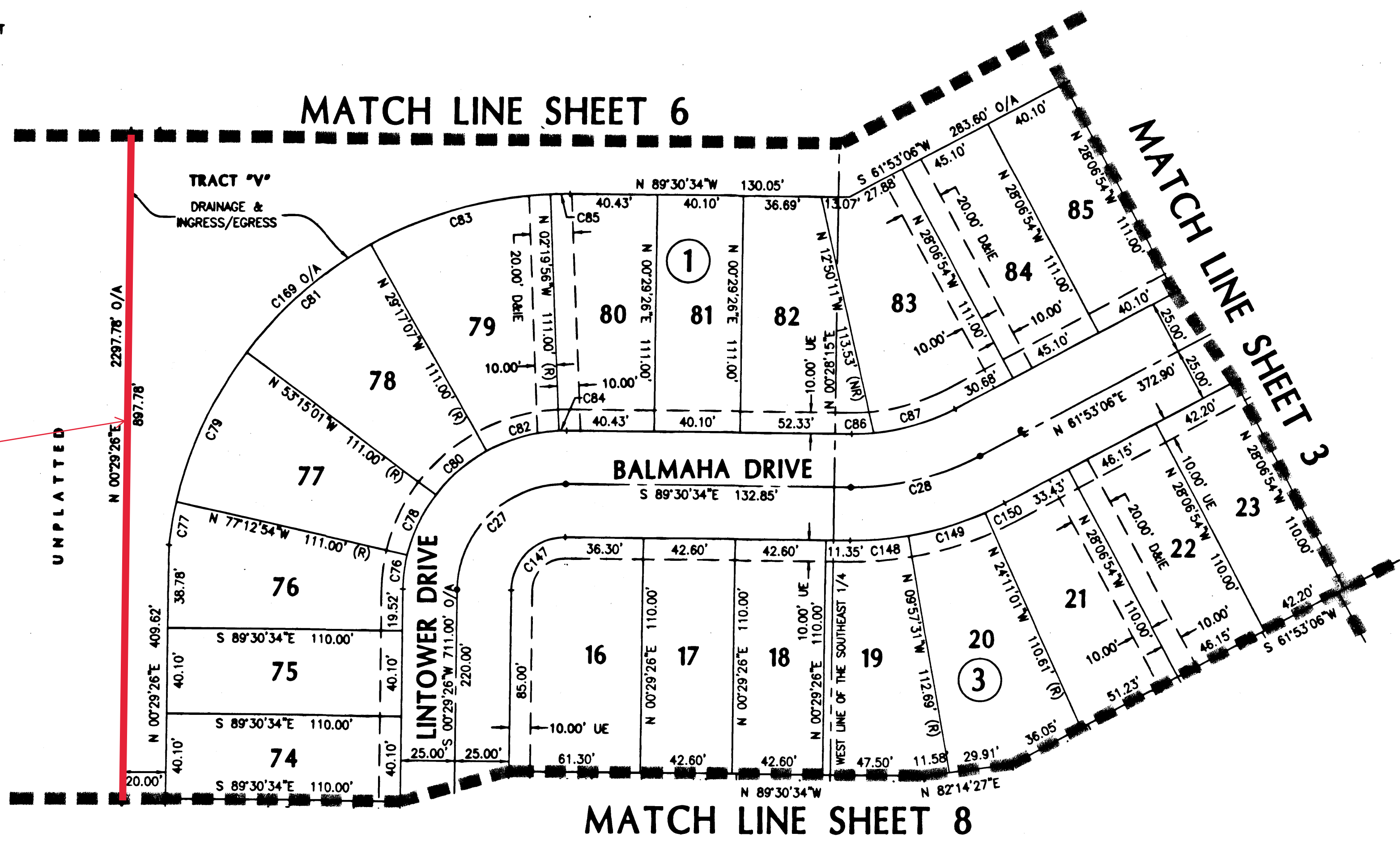
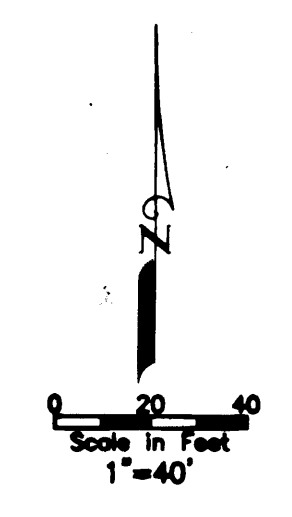
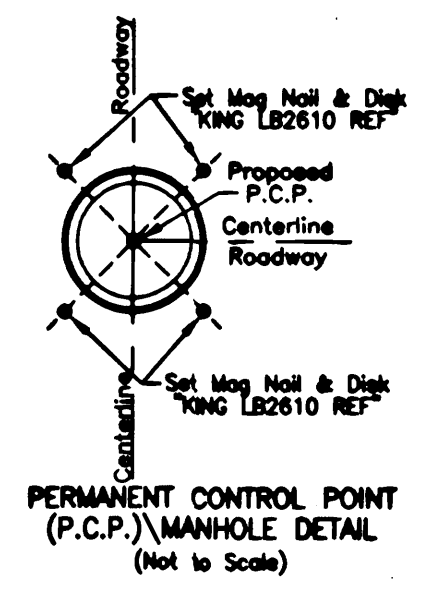
1000 ft



BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH,
RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____



Property line

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C27	90°00'00"	50.00	78.54	70.71	50.00	N 45°29'26"E
C28	28°36'20"	125.00	62.41	61.78	31.87	N 76°11'16"E
C76	12°17'40"	75.00	16.09	16.06	8.08	N 06°38'16"E
C77	6°21'01"	186.00	20.62	20.60	10.32	N 09°36'35"E
C78	23°57'54"	75.00	31.37	31.14	15.92	N 24°46'02"E
C79	23°57'54"	186.00	77.80	77.23	39.48	N 24°46'02"E
C80	23°57'54"	75.00	31.37	31.14	15.92	N 48°43'56"E
C81	23°57'54"	186.00	77.80	77.23	39.48	N 48°43'56"E
C82	26°57'11"	75.00	35.28	34.96	17.97	N 74°11'29"E
C83	26°57'11"	186.00	87.50	86.69	44.57	N 74°11'29"E
C84	2°49'22"	75.00	3.69	3.69	1.85	N 89°04'45"E
C85	2°49'22"	186.00	9.16	9.16	4.58	N 89°04'45"E
C86	5°54'26"	100.00	10.31	10.31	5.16	S 87°32'13"W
C87	22°41'53"	100.00	39.62	39.36	20.07	S 73°14'03"W
C147	90°00'00"	25.00	39.27	35.36	25.00	N 45°29'26"E
C148	10°26'57"	150.00	27.36	27.32	13.72	S 85°15'57"W
C149	14°13'30"	150.00	37.24	37.15	18.72	S 72°55'44"W
C150	3°55'53"	150.00	10.29	10.29	5.15	S 63°51'03"W
C169	84°03'22"	186.00	272.87	249.05	167.64	N 48°27'45"E

NOTE: FOR INDEX MAP AND LEGEND
SEE SHEET 2 OF 14

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IK i n g
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com
CERTIFICATE OF AUTHORIZATION No. LB 2610

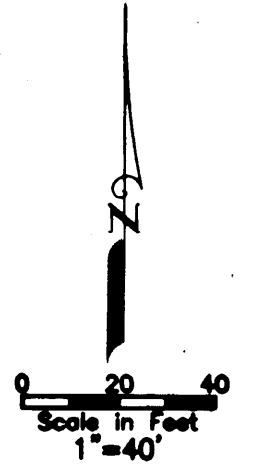
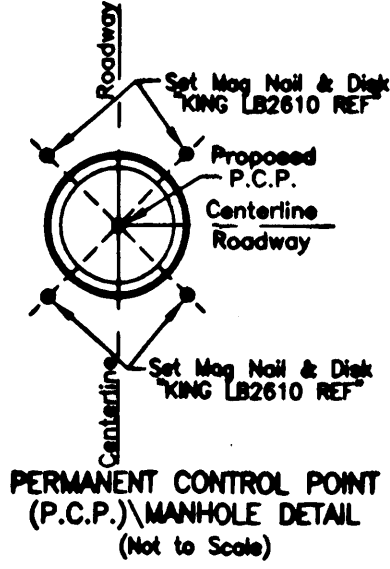
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3855-002-030

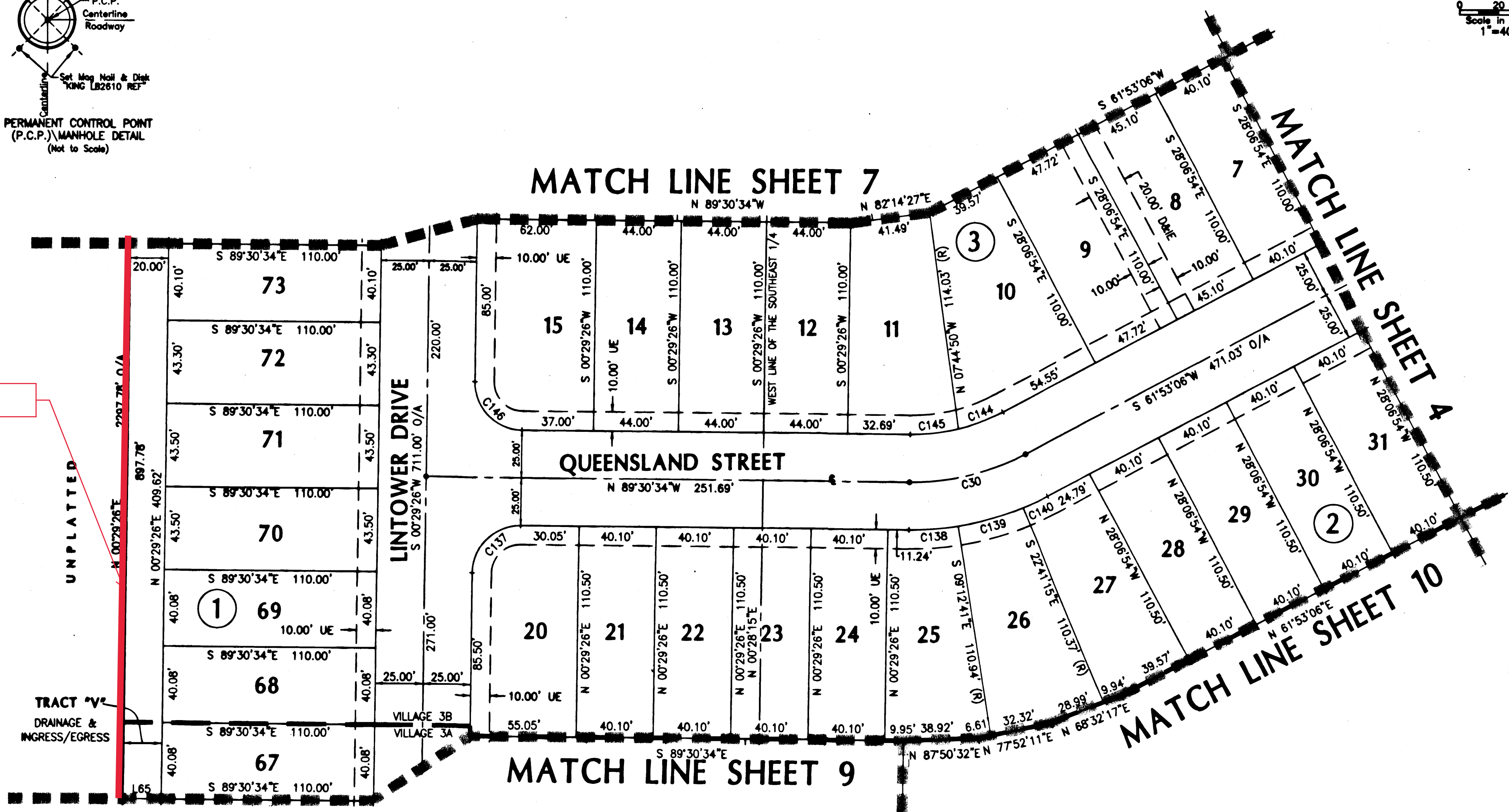
BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____



Property line



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C30	28°36'20"	125.00	62.41	61.76	31.87	S 76°11'16" W
C137	90°00'00"	25.00	39.27	35.36	25.00	N 45°29'26" E
C138	9°42'07"	150.00	25.40	25.37	12.73	S 85°38'23" W
C139	13°28'35"	150.00	35.28	35.20	17.72	S 74°03'02" W
C140	5°25'38"	150.00	14.21	14.20	7.11	S 64°35'56" W
C144	14°18'10"	100.00	24.96	24.90	12.55	S 69°02'11" W
C145	14°18'10"	100.00	24.96	24.90	12.55	S 83°20'21" W
C146	90°00'00"	25.00	39.27	35.36	25.00	N 44°30'34" W

LINE	BEARING	DISTANCE
L65	N 89°30'34" W	20.00'

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4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
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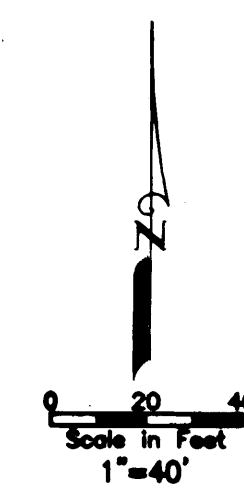
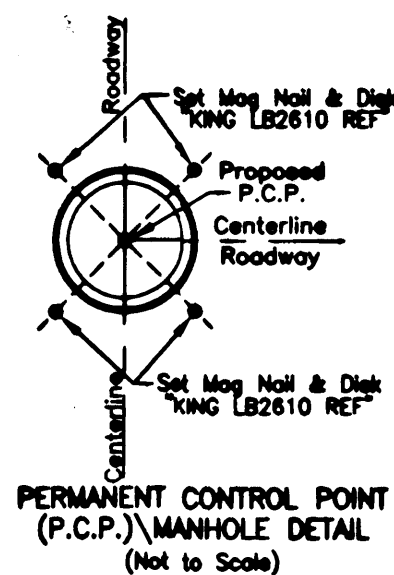
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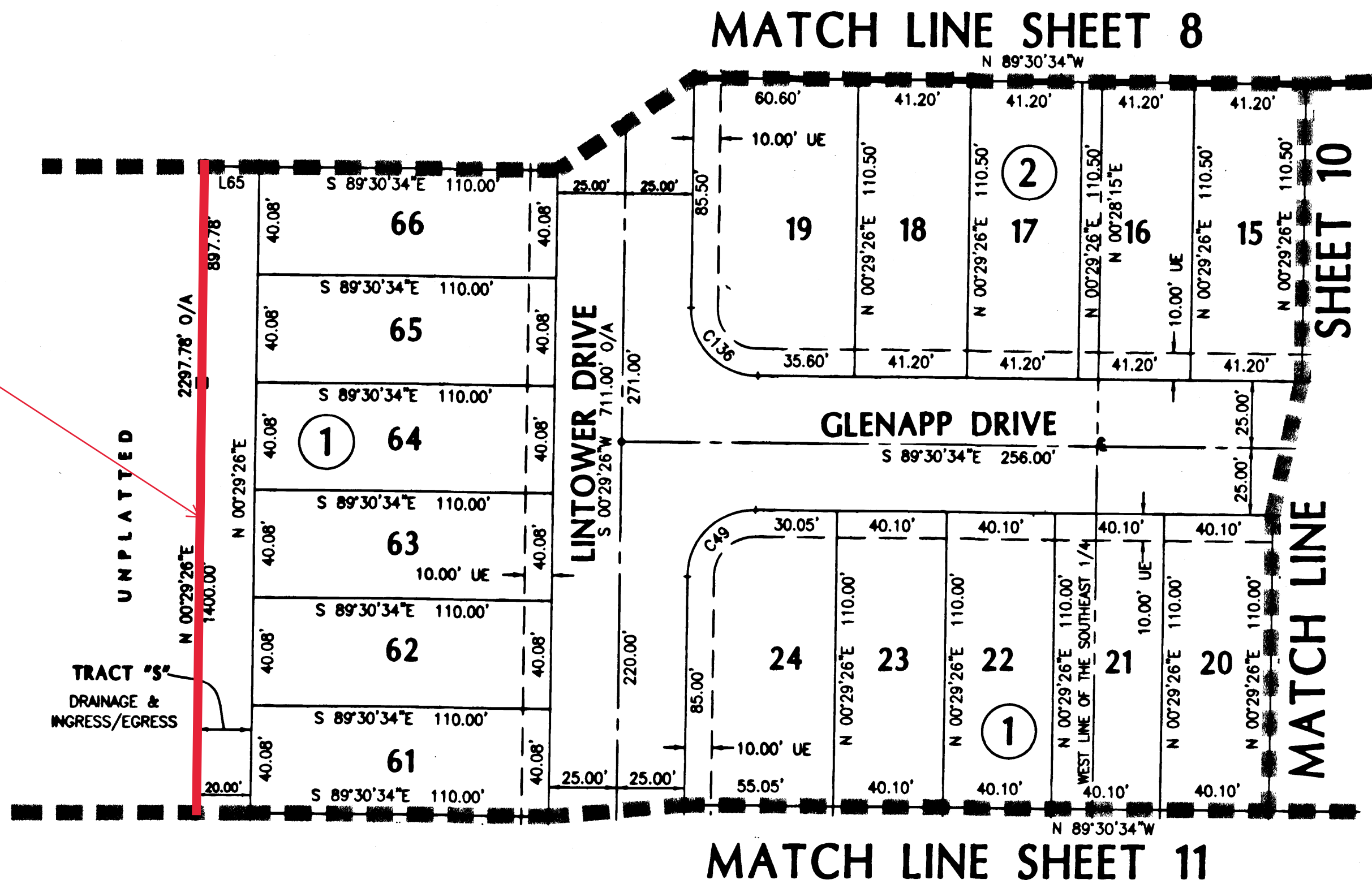
BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH,
RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____



Property line



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C49	90°00'00"	25.00	39.27	35.36	25.00	N 45°29'26" E
C136	90°00'00"	25.00	39.27	35.36	25.00	N 44°30'34" W

LINE	BEARING	DISTANCE
L65	N 89°30'34" W	20.00'

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King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634

PHONE: 813-880-8881
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SEE SHEET 2 OF 14

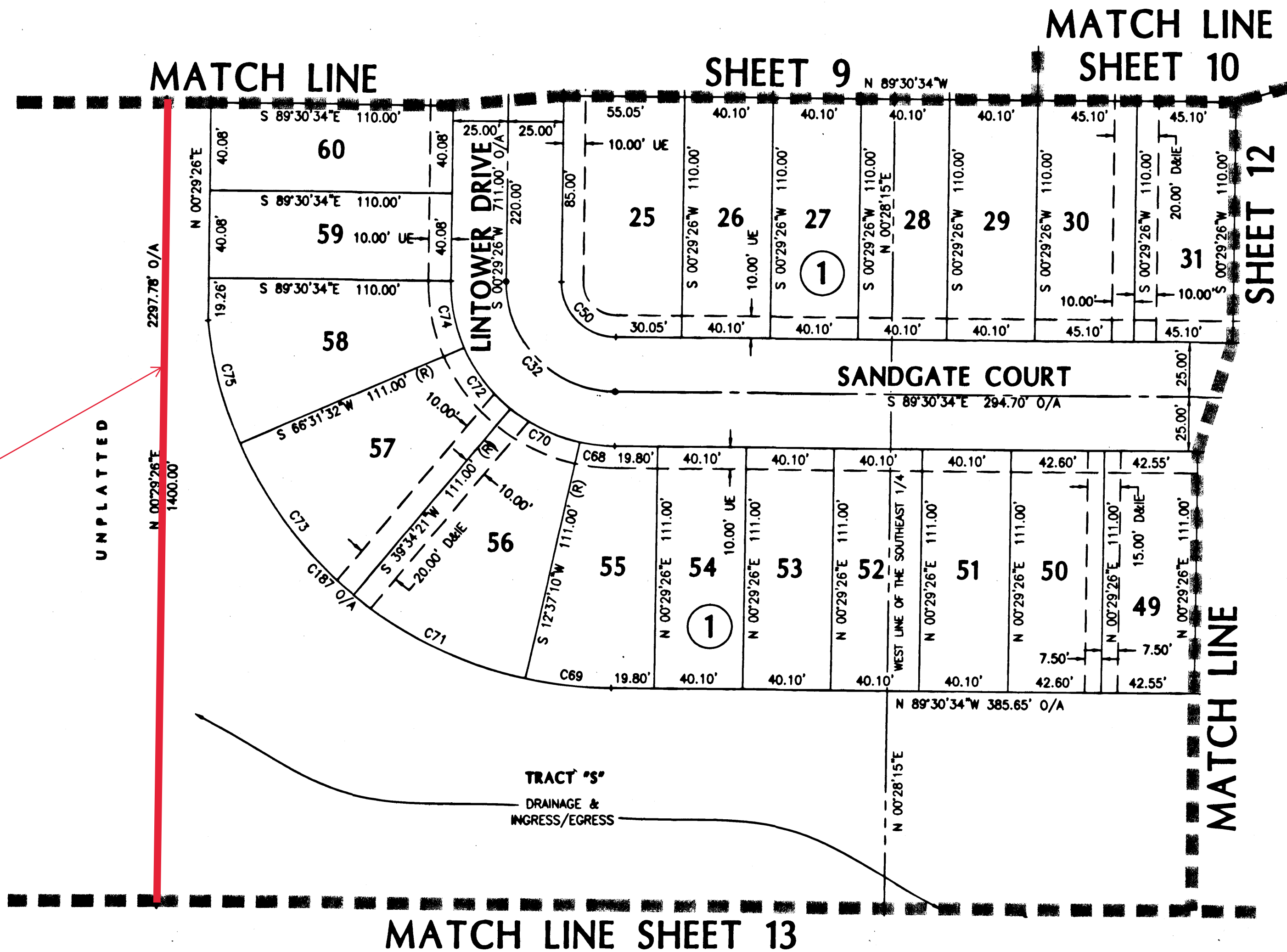
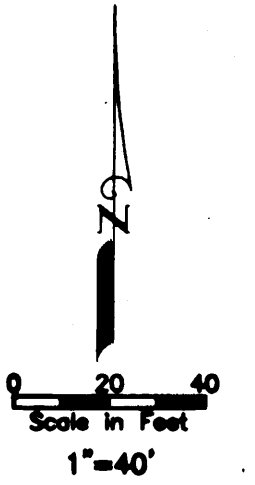
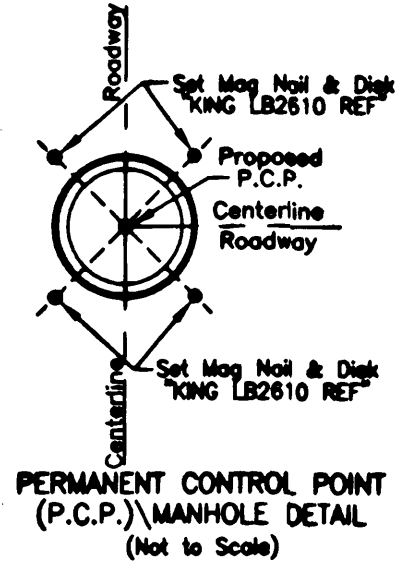
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BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH,
RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____



Property line

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C32	90°00'00"	50.00	78.54	70.71	50.00	S 44°30'34" E
C50	90°00'00"	25.00	39.27	35.36	25.00	N 44°30'34" W
C68	12°07'44"	75.00	15.88	15.85	7.97	N 83°26'42" W
C69	12°07'44"	186.00	39.37	39.30	19.76	N 83°26'42" W
C70	26°57'11"	75.00	35.28	34.96	17.97	N 63°54'15" W
C71	26°57'11"	186.00	87.50	86.69	44.57	N 63°54'15" W
C72	26°57'11"	75.00	35.28	34.96	17.97	N 36°57'03" W
C73	26°57'11"	186.00	87.50	86.69	44.57	N 36°57'03" W
C74	23°57'54"	75.00	31.37	31.14	15.92	N 11°29'31" W
C75	18°01'15"	186.00	58.50	58.26	29.49	N 14°27'50" W
C187	84°03'22"	186.00	272.87	249.05	167.64	N 47°28'53" W

NOTE: FOR INDEX MAP AND LEGEND
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ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com
CERTIFICATE OF AUTHORIZATION No. LB 2810

EXHIBIT 10.

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2022

BALLANTRAE CDD

Financial Report Summary - General Fund

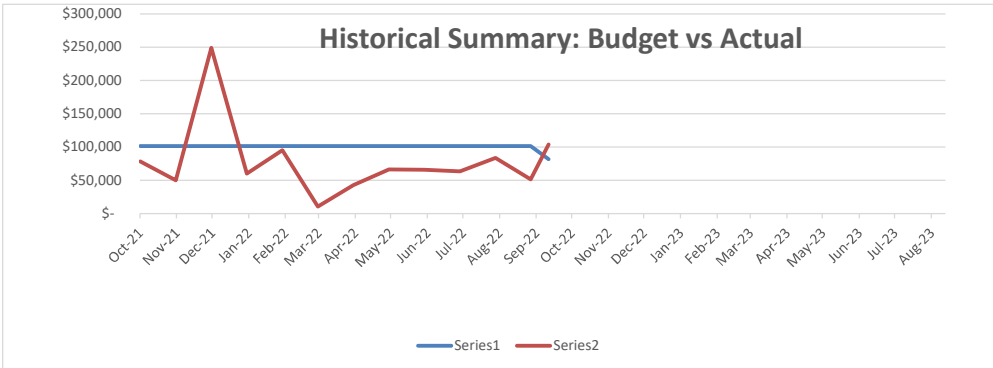
As of October 31, 2022

a. FUND BALANCE:

For The Period Ending	10/31/2022 Actual	10/31/2021 Actual	Variance
CASH OPER. ACCT	\$ 56,342	\$ 326,489	\$ (270,147)
CASH DEBIT CARD	5,149	726	4,423
ACCOUNTS RECEIVABLE	352	-	352
OTHER CURRENT ASSETS	25,446	16,848	8,598
LESS: ACCOUNTS PAYABLE	(34,492)	(5,059)	(29,433)
DUE TO OTHER FUNDS	-	-	-
ACCRUED EXPENSES	-	(18,261)	18,261
NET CASH BALANCE	\$ 52,798	\$ 320,743	\$ (267,945)
UNRESERVED GF BALANCE (UN-ASSIGNED)	\$ 77,351	\$ 319,569	\$ (242,218)
NONSPENDABLE PREPAID ITEM	25,446	1,278	\$ 24,168
RESERVE GF BALANCE (ASSIGNED) - OPERATIONS	-	-	-
TOTAL GENERAL FUND BALANCE	\$ 102,798	\$ 320,847	\$ (218,049)

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	\$ 420	\$ -	\$ 420
EXPEND. (YTD) BEFORE OTHER SOURCES & USES	(103,479)	(121,932)	18,453
NET OPERATING CHANGE	\$ (103,059)	\$ (121,932)	\$ 18,873



Ballantrae CDD
Balance Sheet
October 31, 2022

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 ASSETS:				
2 CASH - OPERATING ACCTS	\$ 56,342	\$ -	\$ -	\$ 56,342
3 CASH - MMK BU	-	-	-	-
4 CASH - DEBIT CARD BU	5,149	-	-	5,149
5 CASH ON HAND - Prior Mgt	-	-	-	-
6 INVESTMENTS:				
7 ASSET RESERVE	-	440,740	-	440,740
8 EMERGENCY RESERVE	-	222,716	-	222,716
9 PARK DEVELOPMENT	50,000	1,096,645	-	1,146,645
10 BILL PAYMENT RESERVE	-	154,310	-	154,310
11 SINKING FUND-SERIES 2015	-	-	-	-
12 REVENUE-SERIES 2015	-	-	167,708	167,708
13 RESERVE-SERIES 2015	-	-	222,898	222,898
14 PREPAYMENT-SERIES 2015	-	-	2,419	2,419
15 INTEREST-SERIES 2015	-	-	2	2
16 ACCOUNTS RECEIVABLE	445	-	-	445
17 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
18 ASSESSMENTS RECEIVABLE -ON ROLL	-	-	-	-
19 DUE FROM OTHER FUNDS	-	-	-	-
20 DEPOSITS	1,175	-	-	1,175
21 PREPAID ITEMS	24,271	-	-	24,271
22 TOTAL ASSETS	\$ 137,289	\$ 1,914,411	\$ 393,027	\$ 2,444,727

Ballantrae CDD
Balance Sheet
October 31, 2022

	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>DS-2015 FUND</u>	<u>TOTAL</u>
23 <u>LIABILITIES:</u>				
24 ACCOUNTS PAYABLE	\$ 34,492	\$ -	\$ -	\$ 34,492
25 DUE TO DEBT SERVICE	-	-	-	-
26 ACCRUED EXPENSES	-	-	-	-
27 DEFERRED REVENUE ON-ROLL	-	-	-	-
28 <u>FUND BALANCE:</u>				
29 NON SPENDABLE (Deposits & Prepaid)	25,446	-	-	25,446
30 ASSIGNED	-	1,914,411	393,027	2,307,438
31 UNASSIGNED	77,351	-	-	77,351
32 TOTAL LIABILITIES & FUND BALANCE	\$ 137,289	\$ 1,914,411	\$ 393,027	\$ 2,444,727

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2022 Ending October 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)	\$ -	\$ -	\$ -	\$ -	0%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	2,812	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	100,000	-	-	-	0%
5 OTHER INCOME	-	-	420	420	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	0%
6 O&M TOTAL REVENUES:	1,127,472	-	420	420	0%
8 O&M ADMINISTRATIVE EXPENDITURES:					
9 BOARD OF SUPERVISORS					
10 SUPERVISOR STIPENDS	14,000	1,167	1,800	(633)	13%
11 NEWSLETTER - PRINT & MAILING	-	-	-	-	0%
12 WEBSITE SERVER & NAME	2,015	2,015	1,515	500	75%
13 PUBLIC OFFICIALS LIABILITY INSURANCE	3,369	281	-	281	0%
14 MANAGEMENT SERVICES					
15 ADMINISTRATIVE SERVICES	-	-	800	(800)	0%
16 DISTRICT MANAGEMENT	55,000	4,583	4,583	0	8%
17 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
18 ACCOUNTING SERVICES	-	-	-	-	0%
19 ENGINEERING & LEGAL SERVICES					
20 DISTRICT ENGINEER	18,000	1,500	-	1,500	0%
21 DISTRICT COUNSEL	17,300	1,442	660	782	4%
22 ADMINISTRATIVE: OTHER					
23 ANNUAL FINANCIAL AUDIT	4,200	350	-	350	0%
24 DISCLOSURE REPORT	-	-	-	-	0%
25 TRUSTEES FEES	3,772	314	-	314	0%
26 PROPERTY APPRAISER FEE	150	150	-	150	0%
27 LEGAL ADVERTISING	750	63	114	(51)	15%
28 ARBITRAGE REBATE CALCULATION	650	54	-	54	0%
29 DUES, LISCENSES AND FEES	1,200	100	175	(75)	15%
30 COMPLIANCE WITH ADA	2,480	207	-	207	0%
31 ADMINISTRATIVE CONTINGENCY	5,000	417	98	319	2%
32 MISC SERVICES	-	-	-	-	0%
33 O&M ADMINISTRATIVE TOTAL:	127,886	12,642	9,745	2,897	8%
35 INSURANCE					
36 GERNERAL LIABILITY	7,700	642	1,964	(1,322)	26%
37 PROPERTY CASUALTY	18,000	1,500	-	-	0%
38 INSURANCE TOTAL	25,700	2,142	1,964	(1,322)	8%

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

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
39					
40	UTILITY SERVICES	-		-	
41	ELECTRIC UTILITY SERVICES	25,000	2,083	4,631	(2,548) 19%
42	ELECTRIC UTILITY - RECREATION FACILITIES	15,000	1,250	-	1,250 0%
43	ELECTRIC STREET LIGHTING	103,500	8,625	9,129	(504) 9%
44	UTILITY - WATER - CLUBHOUSE & POOLS	14,000	1,167	1,776	(609) 13%
45	STORMWATER ASSESSMENT	2,200	13,125	-	(2,411) 0%
46	UTILITY SERVICES SUBTOTAL	159,700	26,250	15,536	(4,822) 10%
47					
48	LAKES/PONDS & LANDSCAPE				
49	LAKES/PONDS: CONTRACTS		-		-
50	AQUATIC CONTRACT	34,800	2,900	6,023	(3,123) 17%
51	WETLAND BUFFER SPRAY CONTRACT	20,256		-	-
52	LAKES/PONDS: OTHER				
53	FOUNTAIN REPAIRS & MAINTNANCE	3,000	250	-	250 0%
54	MITIGATION AREAS: MONITOR & MAINTAIN	1,500	125	-	125 0%
55	LAKE/POND REPAIRS	10,000	833	-	833 0%
56	INSTALL/REPLACE AQUATIC PLANTS	5,000			-
57	LANDSCAPING: CONTRACTS		-		
58	LANDSCAPE MAINTENANCE CONTRACT	144,240	12,020	12,019	1 8%
59	LANDSCAPE - SECONDARY CONTRACTS	31,212	2,601	-	2,601 0%
60	LANDSCAPE OVERSIGHT/MANAGEMENT	-		-	-
61	LANDSCAPING: OTHER				
62	IRRIGATION REPAIRS AND MAINTENANCE	14,000	1,167	2,757	(1,590) 20%
63	REPLACE PLANTS, MULCH & TREES	40,000	3,333	16,830	(13,497) 42%
64	SOD & SEED REPLACEMENT	10,000	833	-	833 0%
65	LANDSCAPE ENHANCEMENT	-	-	-	-
66	EXTRA MOWINGS DURING RAINY SEASON	5,000	417	-	417 0%
67	RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	865	-	865 0%
68	FIELD MISCELLANEOUS	5,000	25,344	1,917	23,427 38%
69	LAKES/PONDS & LANDSCAPE TOTAL	334,388	50,689	39,546	11,142 12%

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

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED	
70						
71	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
72	STREETS & SIDEWALKS					
73	ENTRY & WALLS MAINTENANCE	2,000	167	-	167	0%
74	STREET/DECORATIVE LIGHT MAINTENACE	1,000	1,000	-	1,000	0%
75	SIDEWALK REPAIR & MAINTENANCE	1,500	1,500	-	1,500	0%
76	MAINTENANCE STAFF					
77	EMPLOYEE - SALARIES	127,300	10,608	10,352	257	8%
78	EMPLOYEE - P/R TAXES	10,494	874	1,013	(139)	10%
79	EMPLOYEE - WORKERS COMP	4,200	350	243	107	6%
80	PAYROLL PROCESSING FEES	1,900	158	150	8	8%
81	EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	1,200	-	1,200	0%
82	MILEAGE	1,100	92	-	92	0%
83	STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	163,894	15,949	11,757	4,192	7%
84	CLUBHOUSE & SAFETY & SECURITY					
85	CLUBHOUSE & MISCELLANEOUS					
86	PARK/FIELD REPAIRS	7,200	600	-	600	0%
87	CLUBHOUSE FACILITY MAINTENANCE	9,000	750	-	750	0%
88	CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	350	413	(63)	10%
89	MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	3,500	292	-	292	0%
90	POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	10,000	833	792	41	8%
91	POOL PERMITS	750	63	-	63	0%
92	SEASONAL LIGHTING	20,000	1,667	17,971	(16,304)	90%
93	PEST CONTROL	520	520	-	520	0%
94	CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
95	CLUBHOUSE CLEANING	-	-	-	-	0%
96	CLUBHOUSE MISCELLANEOUS	7,500	625	409	216	5%
97	SAFETY & SECURITY					
98	PART-TIME LAW ENFORCEMENT DETAILS	50,000	4,167	-	4,167	0%
99	SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	1,958	-	1,958	0%
100	EMPLOYEE P/R TAXES	2,000	167	-	167	0%
101	EMPLOYEE WORKER'S COMP	1,300	108	-	108	0%
102	VIDEO SURVEILLANCE	-	-	-	-	0%
103	SECURITY - OTHER (GATE SERVICE)	1,000	83	4,500	(4,417)	450%
104	CLUBHOUSE & SAFETY & SECURITY	140,470	12,183	24,085	(11,903)	17%
105						

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

	FY 2022 AMENDED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
106 O&M CONTINGENCY & CAPITAL PROJECTS					
107 O&M CONTINGENCY	24,935	2,078	-	2,078	0%
108 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
109 WALL & STRUCTURE PAINTING	-	-	1,266	(1,266)	0%
110 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
111 O&M CONTINGENCY TOTAL	24,935	2,078	1,266	812	5%
112					
113 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	976,973	121,932	103,899	(453)	11%
114					
115 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	150,499	(121,932)	(103,479)	24,755	-69%
116					
117 OTHER FINANCING SOURCES AND (USES)					
118 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
119 EMERGENCY RESERVE	-	-	-	-	0%
120 ASSET RESERVE	50,500	50,500	-	50,500	0%
121 BILL PAYMENT RESERVE	-	-	-	-	0%
122 PARK DEVELOPMENT RESERVE	100,000	100,000	-	100,000	0%
123 TOTAL OTHER FINANCING SOURCES AND (USES)	150,500	-	-	-	0%
124					
125 O&M TOTAL EXPENDITURES	1,127,473	100,000	103,899	100,000	9%
126					
127 NET CHANGE IN FUND BALANCE	(1)	(21,932)	(103,479)	124,755	19092026%
128 NET CHANGE IN FUND BALANCE	-	21,932	(103,479)	125,175	
129 BEGINNING FUND BALANCE GENERAL FUND (adjusted for FY22)	-	-	206,276	206,276	
130 LESS FUND BALANCE FORWARD	-	-	-	-	
131 ENDING FUND BALANCE GENERAL FUND	-	21,932	102,798	331,452	
132 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)	-	-	-	-	
133 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS	-	-	-	-	
134 ADJUSTED FUND BALANCE	\$ -	\$ 21,932	\$ 102,797.64	\$ 331,451.89	

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

	FY 2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ -	\$ -	\$ -	\$ -
3 ASSESSMENT DISCOUNTS		-	-	-
4 LOT CLOSINGS	-	-	-	-
5 INTEREST EARNINGS	-	-	558	558
6 TOTAL REVENUE	-	-	558	558
7 EXPENDITURES				
8 INTEREST PAYMENT				
9 INTEREST MAY 2022	100,985	100,985	-	100,985
10 INTEREST NOV 2021	96,259	96,259	-	96,259
11 PRINCIPAL RETIREMENT MAY 2022	360,000	360,000	-	360,000
12 PRINCIPAL PREPAYMENT	-	-	-	-
13 TOTAL CONTINGENCY	557,244	557,244	-	557,244
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(557,244.00)	(557,244)	558	557,802
15 OTHER FINANCING SOURCES				
16 TRANSFER-IN	-	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
18 NET CHANGE IN FUND BALANCE	(557,244)	(557,244)	558	557,802
19 FUND BALANCE - BEGINNING	-	-	392,469	392,469
20 FUND BALANCE - ENDING	\$ (557,244)	\$ (557,244)	\$ 393,027	\$ 950,271

Ballantrae CDD
Bank Reconciliation
October 31, 2022

	8417 <u>BU Acct</u>	<u>HB Acct</u>	<u>Consolidated Oper accts</u>
Balance Per Bank Statement	\$ 36,170.10	\$ 113,416.84	\$ 149,586.94
Less: Outstanding Checks	(50,000.00)	(43,244.88)	(93,244.88)
<i>Adjusted Bank Balance</i>	<u><u>\$ (13,829.90)</u></u>	<u><u>\$ 70,171.96</u></u>	<u><u>\$ 56,342.06</u></u>
Beginning Cash Balance Per Books	\$ 35,847.96	\$ 394,408.24	\$ 430,256.20
Deposits / Transfer	420.00	-	420.00
Transfer From to Debit Card	-	-	-
Cash Disbursements	(50,097.86)	(324,236.28)	(374,334.14)
<i>Balance Per Books</i>	<u><u>\$ (13,829.90)</u></u>	<u><u>\$ 70,171.96</u></u>	<u><u>\$ 56,342.06</u></u>

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

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE	\$ -	\$ -	\$ 1,645.39	0%
3 PARK DEVELOPMENT	-	-		0%
4 ASSET RESERVE	-	-		0%
5 EMERGENCY RESERVE	-	-		0%
6 BILL PAYMENT RESERVE	-	-		0%
7 FUND BALANCE FORWARD - PARK DEVELOPMENT	50,000	-		0%
8 TOTAL REVENUE	50,000	-	1,645	
9				
10 RESERVES EXPENDITURES:				
11 EMERGENCY RESERVE	-	-	-	0%
12 ASSET RESERVE	-	-	-	0%
13 PARK DEVELOPMENT RESERVE	50,000	-	-	0%
14 PROJECTS	-	-	-	0%
15 TOTAL RESERVE EXPENDITURES	50,000	-	-	-
16				
17 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	1,645	-
18				
19 OTHER FINANCING SOURCES SOURCES (USES)				
20 TRANSFER IN - PARK DEVELOPMENT	100,000			0%
21 TRANSFER IN (OUT)- ASSET RESERVE	50,500	-	-	0%
22 INCREASE IN FUDN BALANCE	(150,500)	-	-	0%
23 TRANSFER IN (OUT) - EMERGENCY RESERVE	-	-	-	0%
24 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	889,825	-	-	-
25				
26 NET CHANGE IN FUND BALANCE	-		1,645	
27 FUND BALANCE BEGINNING	2,094,769	-	1,912,766	0%
28 FUND BALANCE FORWARD USE	(50,000)	-		0%
29 FUND BALANCE ENDING	\$ 2,044,769	\$ -	\$ 1,914,411	\$ -

BALLANTRAE CDD
Check Register
FY2023

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2022		EOY Balance Hancock Bank				189812.86
10/1/2022	71	Richard Levy	Invoice: 093521 (Reference: Payroll MTG 5-25-22.)		200	189,612.86
10/3/2022	100056	Egis Insurance Risk Advisors	Invoice: 17179 (Reference: Insurance renewal 10-23.) Invoice: 092222-488 (Reference: insurance		26,477.92	163,134.94
10/4/2022	100057	Poolsure	Invoice: 101295635061 (Reference: Water Pool management - October.)		645.44	162,489.50
10/7/2022	100058	DCSI, Inc	Invoice: 29989 (Reference: Drop off 100 cards, overlays, and (2) print ribbons..) Invoice: 2999		1,916.97	160,572.53
10/7/2022	100059	Steadfast Environmental, LLC	Invoice: SE-21547 (Reference: Routine Aquatic Maintenance - October.) Invoice: SE-21573 (Refer		6,023.15	154,549.38
10/7/2022	100060	Straley Robin Vericker	Invoice: 100522-1032 (Reference: Professional Services Rendered Through September 15, 2022.)		660	153,889.38
10/7/2022	100061	Yellowstone Landscape Professionals	Invoice: TM 436478 (Reference: Emergency Irrigation Controller Replacements Due to Lighting Strike		14,776.35	139,113.03
10/7/2022	100062	Star Fence	Invoice: 100422- (Reference: ALUMINUM FENCE color black 3 rail 5? H + 1 gate 4?wg 50 ft.)		1,265.50	137,847.53
10/7/2022	300020	Innovative Employer Solutions	Invoice: 096611 (Reference: Payroll Period 09/19/22-10/02/22.)		7,605.55	130,241.98
10/13/2022	100063	Business Observer	Invoice: 22-01753P (Reference: Meeting Notice.) Invoice: 22-01651P (Reference: Notice of Meetin		140.01	130,101.97
10/17/2022	82	Richard Levy	Invoice: 096928-1 (Reference: Payroll - MTG 10-13-22.)		200	129,901.97
10/17/2022	83	Christopher Milano	Invoice: 096928-1 (Reference: Payroll - MTG 10-13-22.)		200	129,701.97
10/17/2022	100064	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 100322- (Reference: Annual Special District Fee.)		175	129,526.97
10/17/2022	100065	Innersync	Invoice: 20836 (Reference: Website Service.)		1,515.00	128,011.97
10/17/2022	300019	Innovative Employer Solutions	Invoice: 096928 (Reference: Payroll - MTG 10-13-22.)		680.6	127,331.37
10/21/2022	100066	Poolsure	Invoice: 101295636206 (Reference: Water Management Seasonal.)		645.44	126,685.93
10/21/2022	300032	Engage PEO	Invoice: 097058 (Reference: Payroll period 10/03/22 to 10/16/22 and MTG 6-20-22 Workshop.)		4,628.68	122,057.25
10/21/2022	300033	Pasco County Utilities Services Branch	Invoice: 17298591 10/04 (Reference: 0 Ballantrae \$ Mentmor - 08/18/22/09/19/22.)		1,765.75	120,291.50
10/21/2022	300034	Pasco County Utilities Services Branch	Invoice: 17298592 10/4 (Reference: 0 Ayshire Blvd - 08/18/22-09/19/22.)		10.14	120,281.36
10/24/2022	300049	Bright House Networks	Invoice: 0036522358-01 10/6 (Reference: 17611 Mentmore Blvd Clubhouse - 10/06/22-11/04/22.)		14.99	120,266.37
10/25/2022	100067	DLTD Solutions Inc.	Invoice: 0003821 (Reference: Security Service - July 5th thru 23,2022.) Invoice: 0003946 (Refer		8,800.00	111,466.37
10/25/2022	100068	Illuminations Holiday Lighting	Invoice: 221022 (Reference: Holiday lighting and decoration for Ballantrae Clubhouse and Front Ent		6,875.00	104,591.37
10/25/2022	100069	Artemis Connected LLC	Invoice: 1219 (Reference: Professional Mgmt.) Invoice: 1198 (Reference: Professional Mgmt.)		9,166.00	95,425.37
10/25/2022	100070	Blue Wave Lighting, LLC	Invoice: 2201022 (Reference: Clubhouse Install LED track lighting outlining roofline (soffit) on 3		11,095.50	84,329.87
10/26/2022	300035	Duke Energy	Invoice: 9100 8258 0917 10/5 (Reference: 17611 Mentmore Blvd - 09/02/22-10/03/22.)		1,146.26	83,183.61
10/26/2022	300036	Duke Energy	Invoice: 9100 8258 1158 10/5 (Reference: 17524 Hugh Ln - 09/02/22-10/03/22.)		288.92	82,894.69
10/26/2022	300037	Duke Energy	Invoice: 9100 8258 1364 (Reference: 3633 Duke Firth St - Entry Light - 09/02/22-10/03/22.)		31.49	82,863.20
10/26/2022	300038	Duke Energy	Invoice: 9100 8258 1637 10/5 (Reference: 17700 Glennap Dr - Entry Tower - 09/02/22-10/03/22.)		37.5	82,825.70
10/26/2022	300039	Duke Energy	Invoice: 9100 8258 2521 (Reference: 17650 Ayshire Blvd - Entry Tower - 09/02/22-10/03/22.)		30.75	82,794.95
10/26/2022	300041	Duke Energy	Invoice: 9100 8258 2951 10/5 (Reference: 3542 Balantrae Blvd - Well Pump - 09/02/22-10/03/22.)		56.46	82,738.49
10/26/2022	300042	Duke Energy	Invoice: 9100 8265 1329 10/5 (Reference: 2131 Ballantrae Blvd - IRR - 09/02/22-10/03/22.)		30.43	82,708.06
10/26/2022	300043	Duke Energy	Invoice: 9100 8265 1494 10/5 (Reference: 17626 Glenapp Dr - IRR - 09/02/22-10/03/22.)		98.46	82,609.60
10/26/2022	300044	Duke Energy	Invoice: 9100 8265 1676 10/5 (Reference: 2500 Ballantrae Bld - Lite Entrance SR 54 - 09/02/22-10/0		142.83	82,466.77
10/26/2022	300045	Duke Energy	Invoice: 9100 8265 1824 10/5 (Reference: 3643 Duke Firth St - IRR - 09/02/22-10/03/22.)		30.41	82,436.36
10/26/2022	300046	Duke Energy	Invoice: 9100 8265 2544 10/5 (Reference: 17600 Sticknar Dr - Entry Tower - 09/02/22-10/03/22.)		131.57	82,304.79
10/26/2022	300047	Duke Energy	Invoice: 9100 8265 2750 10/5 (Reference: 3351 Downan Point Dr - Well - 09/02/22-10/03/22.)		30.41	82,274.38
10/26/2022	300048	Duke Energy	Invoice: 9100 8258 1801 10/5 (Reference: 2800 Ballantrae Blvd - Pump Pond - 09/02/22-10/03/22.)		2,575.44	79,698.94
10/29/2022	300050	Bright House Networks	Invoice: 046594501101322 (Reference: 17611 Mentmore Blvd - AHMS1 - 10/13/22-11/12/22.)		397.94	79,301.00
10/31/2022	300040	Duke Energy	Invoice: 9100 8258 2745 10/10 (Reference: 17835 State Road 54 - LITE - 09/02/22-10/03/22.)		9,129.04	70,171.96
10/31/2021				0.00	119,640.90	70,171.96

EXHIBIT 11.

1 **MINUTES OF MEETING**

2 **BALLANTRAE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Advanced Meeting of the Board of Supervisors of the Ballantrae Community Development
5 District was held on Wednesday, October 26, 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	Board Supervisor, Assistant Secretary

14 Also present were:

15	Michael Sakellarides	Field Service Manager, BREEZE
16	Gaby Arroyo	Assistant Community Director, BREEZE

17 *The following is a summary of the discussions and actions taken at the October 26, 2022 Ballantrae CDD*
18 *Board of Supervisors Advanced Meeting.*

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

21 - There being none, next item followed.

22 **THIRD ORDER OF BUSINESS – Professional Report**

23 A. Exhibit 1: BREEZE Field Operations Report

- 24 - The newsletter needs to be posted to the website and be ADA compliant.
- 25 - The proposals for new utility vehicle will be brought back for the November meeting.
- 26 - Community Parking and water schedule will be placed in the newsletter as well.
- 27 ➤ Structural Pruning Proposal \$13,920.00- *To Be Distributed*

28 On a MOTION by Ms. Anderson, SECONDED by Mr. Miller, WITH ALL IN FAVOR, the Board
29 Approved the **Structural Pruning Proposal \$13,920.00** for the Ballantrae Community Development
30 District.

31 B. Exhibit 2: Steadfast Environmental – Aquatics Inspection Report – Mr. Hamilton

32 C. Exhibit 3: Steadfast Environmental – Conservation Inspection Report

33 D. Consideration of Yellowstone Proposals:

- 34 ➤ Exhibit 4: Oak Tree Structural Pruning 2022 v2- \$14,060.00 – decrease of \$2220.
- 35 - Steadfast was chosen instead.
- 36 ➤ Exhibit 5: Playground Mulch Entrances- \$1,660.50
- 37 ➤ Exhibit 6: Playground Mulch Filled In- \$10,885.50

38 On a MOTION by Mr. Milano, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board
39 Approved the **Playground Mulch Filled In- \$10,885.50** for the Ballantrae Community Development
40 District.

- 41 ➤ Exhibit 7: Playground Mulch Leveled- \$8,179.50

42 ➤ *Annuals - \$5,440.00 – To Be Distributed*

43 On a MOTION by Mr. Miller, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board Approved
44 the **Annuals - \$5,440.00** for the Ballantrae Community Development District.

45 Supervisor Anderson mentioned the trees in the front of the community will be
46 soil tested, the results will be emailed out once they are in.

47 E. District Counsel

48 - There being none, next item followed.

49 F. District Engineer

50 ➤ Survey- *To Be Distributed – Proposal distributed at meeting is \$1,750*

51 - Survey between Suncoast Meadows and Ballantrae.

52 - A proposal will be brought forward to the next meeting.

53 - Suncoast Meadows stated the land is not being maintained.

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

55 A. Exhibit 8: Approval of Minutes of October 13, 2022, Meeting

56 On a MOTION by Mr. Milano, SECONDED by Mr. Miller, WITH ALL IN FAVOR, the Board Approved
57 the **Minutes of October 13, 2022, Meeting** for the Ballantrae Community Development District.

58 **FIFTH ORDER OF BUSINESS – Business Matters- OLD**

59 - There being none, the next item followed.

60 **SIXTH ORDER OF BUSINESS – Business Matters- New**

61 A. Exhibit 9: Acceptance of the September Unaudited Financial Statement

62 On a MOTION by Mr. Miller, SECONDED by Ms. Anderson, WITH ALL IN FAVOR, the Board
63 Accepted the **September Unaudited Financial Statement** the Ballantrae Community Development
64 District.

65 B. Exhibit 10: Acceptance of the 2021 Audited Financial Statements

66 On a MOTION by Mr. Milano, SECONDED by Mr. Miller, WITH ALL IN FAVOR, the Board Accepted
67 the **2021 Audited Financial Statements** the Ballantrae Community Development District.

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

69 A. District Manager

70 - The board stated that the December meeting date is set for Dec 2nd, Thursday.

71 On a MOTION by Mr. Thomas, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
72 Approved the **Board moved the December meeting date to December 2nd** for the Ballantrae
73 Community Development District.

- 74 B. Maintenance Supervisor
75 - Due to issues with the splash pad, the team resurfacing the pool will inspect the
76 splash pad.

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

- 78 - There being none, the next item followed.

79 **NINTH ORDER OF BUSINESS – Adjournment**

- 80 ➤ Ms. Thibault called for the meeting to be adjourned

81 On a MOTION by Mr. Milano, SECONDED by Mr. Miller, WITH ALL IN FAVOR, the Board adjourned
82 the meeting for the Ballantrae Community Development District.

83 **BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF OCTOBER 2022**

Line Item No.	Line Title	Description	Vendor	Amount
Line 37	Park Maintenance	Playground Mulch Filled In	Yellowstone Landscape	\$10,885.50

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

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

89

Signature

Signature

Printed Name

Printed Name

90 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 12.

ARINTON

9845 Pecan Hickory Way

FL

4076255380

Accounting@Arinton.com



Estimate

ADDRESS
Bellantrae CDD 1540 International Parkway Suite 2000 Lake Mary, FL 32746

SHIP TO
Bellantrae CDD 1540 International Parkway Suite 2000 Lake Mary, FL 32746

ESTIMATE #	DATE
1550	11/11/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Replace 3hp motor seal and oring 1 year limited manufacturer warranty Limited 1 year warranty on labor	1	795.00	795.00

TOTAL

\$795.00

Accepted By

Accepted Date

Patricia Thibault
on behalf of Chairmen Levy
via email on 11/14

EXHIBIT 13.

ARINTON

9845 Pecan Hickory Way
FL
4076255380
Accounting@Arinton.com



Estimate

ADDRESS
Bellantrae CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

SHIP TO
Bellantrae CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

ESTIMATE #	DATE
1552	11/14/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Provide and install a new Pentair maxi pro impeller 3hp and a new diffuser for pump	1	495.00	495.00
		SUBTOTAL			495.00
		TAX			0.00
		TOTAL			\$495.00

Accepted By

Patricia Thibault
on behalf of Chairman Loy
via attached email

Accepted Date

Patricia Comings-Thibault

From: Richard Levy <rlevy@ballantraecdd.org>
Sent: Friday, November 18, 2022 10:38 AM
To: Patricia Comings-Thibault
Subject: Re: FW: Estimate 1552 from ARINTON

Hi Patricia,
This is approved.
Please execute on my behalf
Thanks,
Rich Levy

On Fri, Nov 18, 2022 at 10:36 AM Patricia Comings-Thibault <Patricia@breezehome.com> wrote:

Chairman

Please see the below and advise if you would like to proceed and if you would like for me to execute on your behalf.

Patricia Thibault

Breeze

Director – District Management Services

1540 International Parkway

Suite 2000

Lake Mary, FL 32746

Always Home for You,

Patricia Comings-Thibault
District Management Director
813.564.7847

www.breezehome.com