

# BALLANTRAE

## COMMUNITY DEVELOPMENT DISTRICT



**ADOPTED OPERATING BUDGET**  
**OCTOBER 1, 2016 – SEPTEMBER 30, 2017**

# Ballantrae Community Development District

## **BOARD BUDGET DEVELOPMENT:**

1. Stabilize assessment levels
2. Review of Actual Expenditures of Prior Fiscal Years
3. Review of Contracts and Service Level Provided
4. Consideration of Future Service Needs

# ASSESSMENT ANALYSIS

## STABILIZE ASSESSMENTS – NO INCREASE

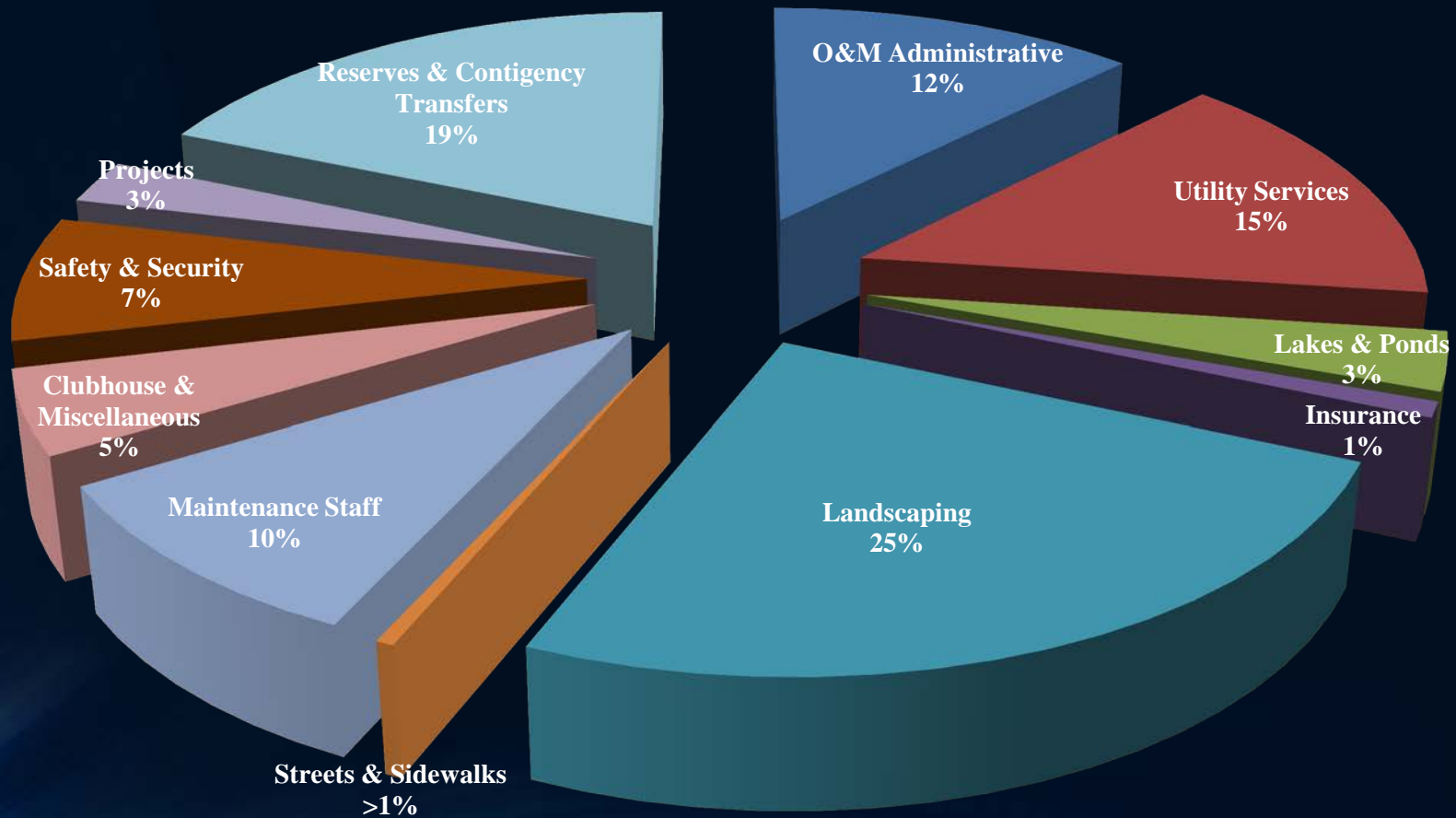
**Ballantrae Community Development District**  
**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2016/2017 O&M BUDGET:	\$ 1,024,660.00
Pasco County 6% Collection Cost:	\$ 61,479.60
<b>2016/2017 Total:</b>	<b>\$ 1,086,139.60</b>
2015/2016 O&M Budget	\$ 1,024,660.00
2016/2017 O&M Budget	\$ 1,024,660.00
<b>Total Difference:</b>	<b>\$ -</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Debt Service - Townhomes	\$ 364.09	\$ 364.09	\$ -	0.00%
Operation/Maintenance - Townhomes	\$ 668.68	\$ 668.68	\$ -	0.00%
<b>Total</b>	<b>\$ 1,032.77</b>	<b>\$ 1,032.77</b>	<b>\$ -</b>	<b>0.00%</b>
Debt Service - Single Family 40'	\$ 650.16	\$ 650.16	\$ -	0.00%
Operation/Maintenance - Single Family 40'	\$ 1,194.08	\$ 1,194.08	\$ -	0.00%
<b>Total</b>	<b>\$ 1,844.24</b>	<b>\$ 1,844.24</b>	<b>\$ -</b>	<b>0.00%</b>
Debt Service - Single Family 45'	\$ 650.16	\$ 650.16	\$ -	0.00%
Operation/Maintenance - Single Family 45'	\$ 1,194.08	\$ 1,194.08	\$ -	0.00%
<b>Total</b>	<b>\$ 1,844.24</b>	<b>\$ 1,844.24</b>	<b>\$ -</b>	<b>0.00%</b>
Debt Service - Single Family 50'	\$ 650.16	\$ 650.16	\$ -	0.00%
Operation/Maintenance - Single Family 50'	\$ 1,194.08	\$ 1,194.08	\$ -	0.00%
<b>Total</b>	<b>\$ 1,844.24</b>	<b>\$ 1,844.24</b>	<b>\$ -</b>	<b>0.00%</b>
Debt Service - Single Family 65'	\$ 734.68	\$ 734.68	\$ -	0.00%
Operation/Maintenance - Single Family 65'	\$ 1,349.31	\$ 1,349.31	\$ -	0.00%
<b>Total</b>	<b>\$ 2,083.99</b>	<b>\$ 2,083.99</b>	<b>\$ -</b>	<b>0.00%</b>
Debt Service - Single Family 70'	\$ 734.68	\$ 734.68	\$ -	0.00%
Operation/Maintenance - Single Family 70'	\$ 1,349.31	\$ 1,349.31	\$ -	0.00%
<b>Total</b>	<b>\$ 2,083.99</b>	<b>\$ 2,083.99</b>	<b>\$ -</b>	<b>0.00%</b>
Debt Service - Single Family 75'	\$ 734.68	\$ 734.68	\$ -	0.00%
Operation/Maintenance - Single Family 75'	\$ 1,349.31	\$ 1,349.31	\$ -	0.00%
<b>Total</b>	<b>\$ 2,083.99</b>	<b>\$ 2,083.99</b>	<b>\$ -</b>	<b>0.00%</b>
Debt Service - Commercial	\$ 734.68	\$ 734.68	\$ -	0.00%
Operation/Maintenance - Commercial	\$ 1,349.31	\$ 1,349.31	\$ -	0.00%
<b>Total</b>	<b>\$ 2,083.99</b>	<b>\$ 2,083.99</b>	<b>\$ -</b>	<b>0.00%</b>

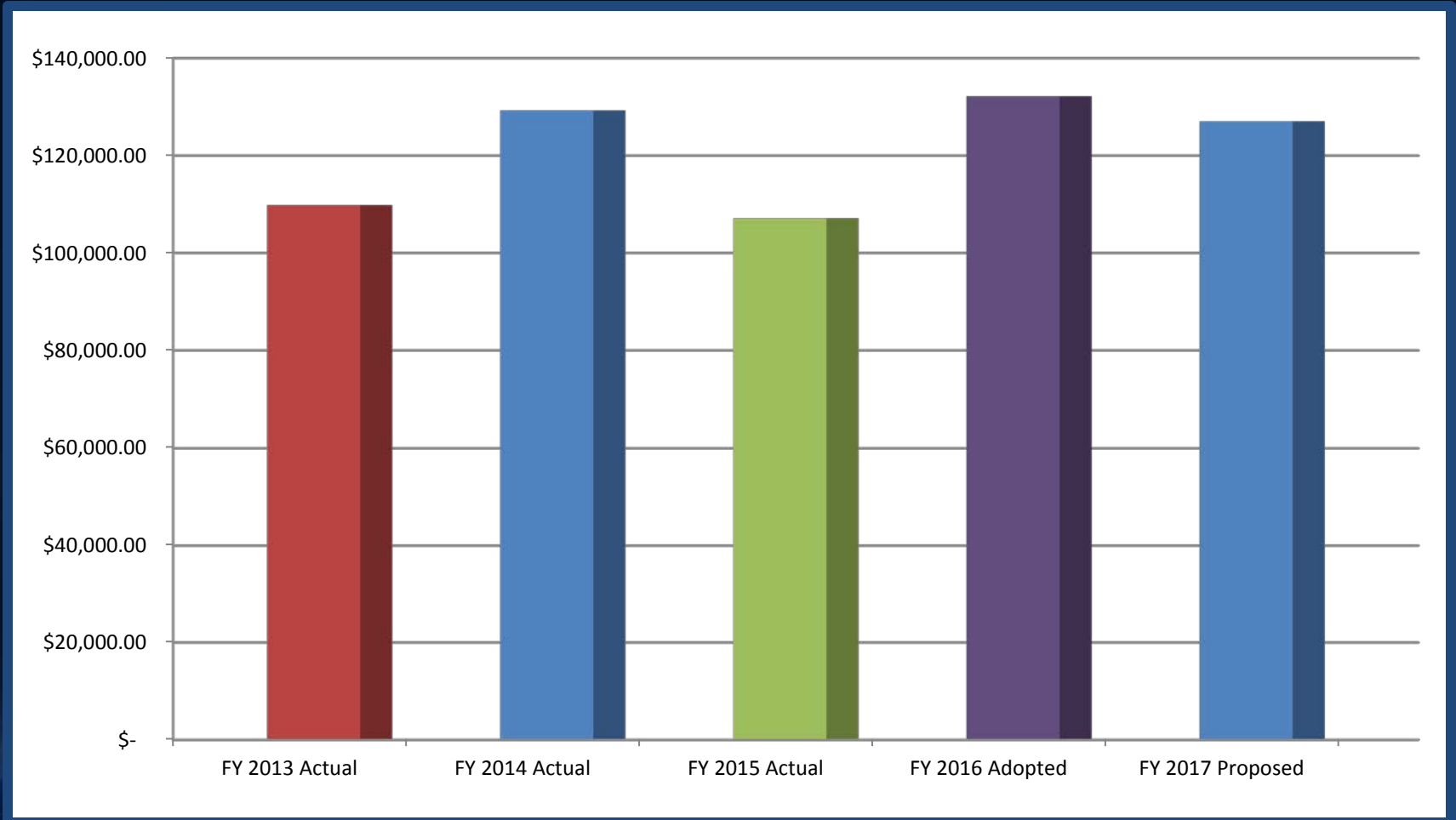
# Ballantrae Community Development District

FY 2017 – EXPENDITURE SUMMARY : \$1,024,660



# Ballantrae Community Development District

## O&M Administrative- \$127,110



# Ballantrae Community Development District

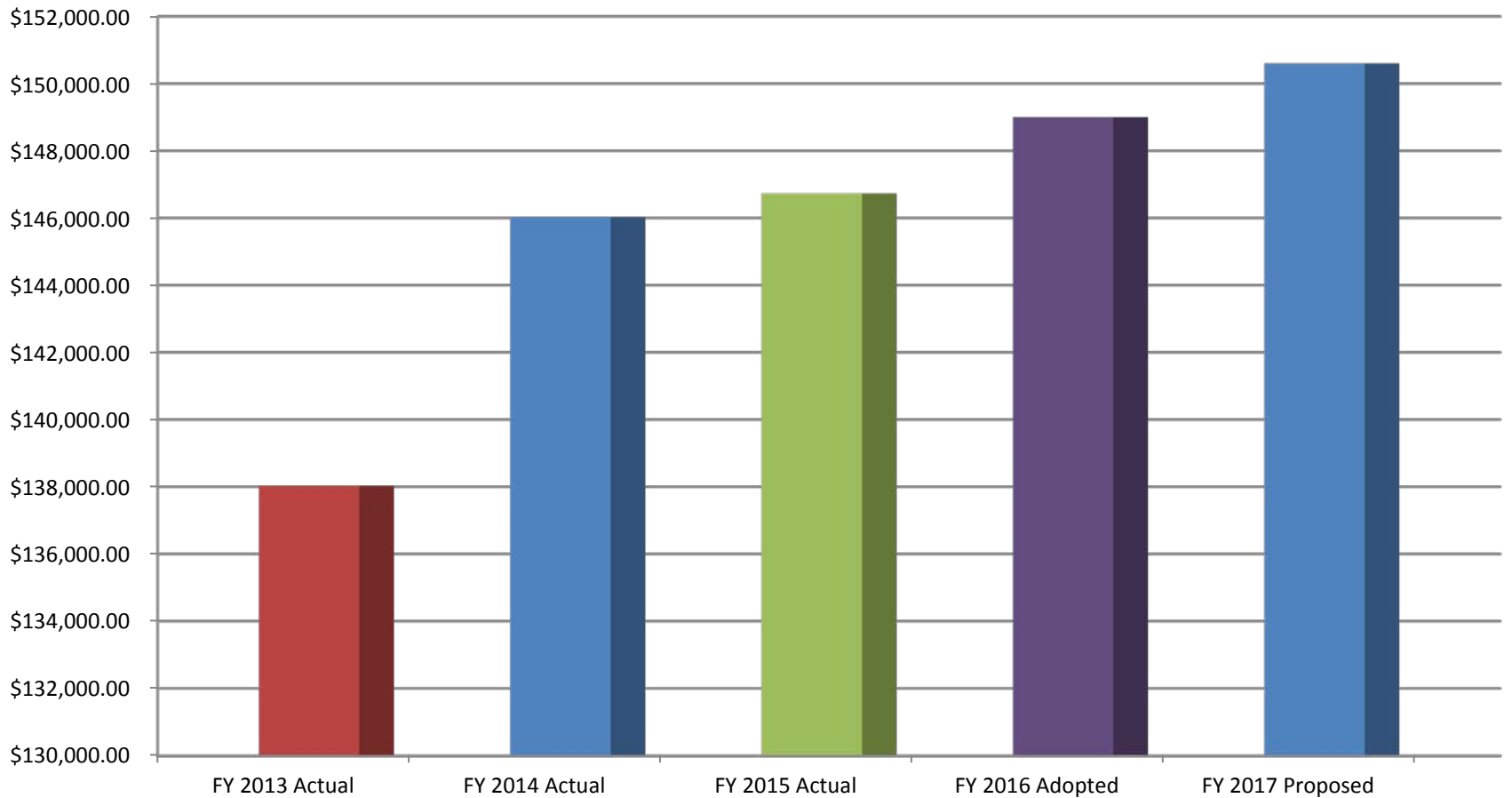
## O&M Administrative – 12% - \$127,110

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 10/01-03/31	FY 2017 PROPOSED	VARIANCE 2016-2017
O&M ADMINISTRATIVE EXPENDITURES:							
BOARD OF SUPERVISORS							
SUPERVISOR STIPENDS	11,800	10,675	11,600	14,000	8,000	14,000	-
NEWSLETTER (QUARTERLY MAILING COST)	1,273	965	1,291	1,400	647	2,000	600
WEBSITE SERVER & NAME	118	-	-	125	168	160	35
PUBLIC OFFICIALS LIABILITY INSURANCE	5,369	5,369	2,500	2,875	2,658	2,925	50
MANAGEMENT SERVICES							
ADMINISTRATIVE SERVICES	5,000	5,000	5,000	5,150	2,938	-	(5,150)
DISTRICT MANAGEMENT	30,000	30,000	30,000	30,900	15,340	38,200	7,300
FINANCIAL CONSULTING SERVICES	5,000	5,000	5,000	5,150	10,121	-	(5,150)
ACCOUNTING SERVICES	15,000	15,000	15,000	15,450	5,439	-	(15,450)
ENGINEERING SERVICES							
DISTRICT ENGINEER	13,103	29,985	11,637	27,000	5,775	17,000	(10,000)
LEGAL SERVICES							
DISTRICT COUNSEL	7,064	16,220	15,745	12,500	15,866	17,300	4,800
ADMINISTRATIVE: OTHER							
ANNUAL FINANCIAL AUDIT	4,500	3,200	3,400	10,000	-	8,000	(2,000)
DISCLOSURE REPORT	5,000	1,100	1,000	1,000	-	1,000	-
TRUSTEES FEES	3,771	3,771	2,200	4,000	-	3,775	(225)
PROPERTY APPRAISER FEE	150	150	150	150	-	150	-
LEGAL ADVERTISING	1,255	1,133	953	750	104	750	-
ARBITRAGE REBATE CALCULATION	650	650	650	650	-	650	-
DUES, LICENSES AND FEES	775	1,088	1,057	1,075	239	1,200	125
ADMINISTRATIVE CONTINGENCY	-	-	-	-	-	20,000	20,000
O&M ADMINISTRATIVE SUBTOTAL:	109,828	129,306	107,183	132,175	67,295	127,110	(5,065)

Overall decrease of \$5,065

# Ballantrae Community Development District

Utility Services- \$150,605



# Ballantrae Community Development District

## Utility Services – 15% - \$150,605

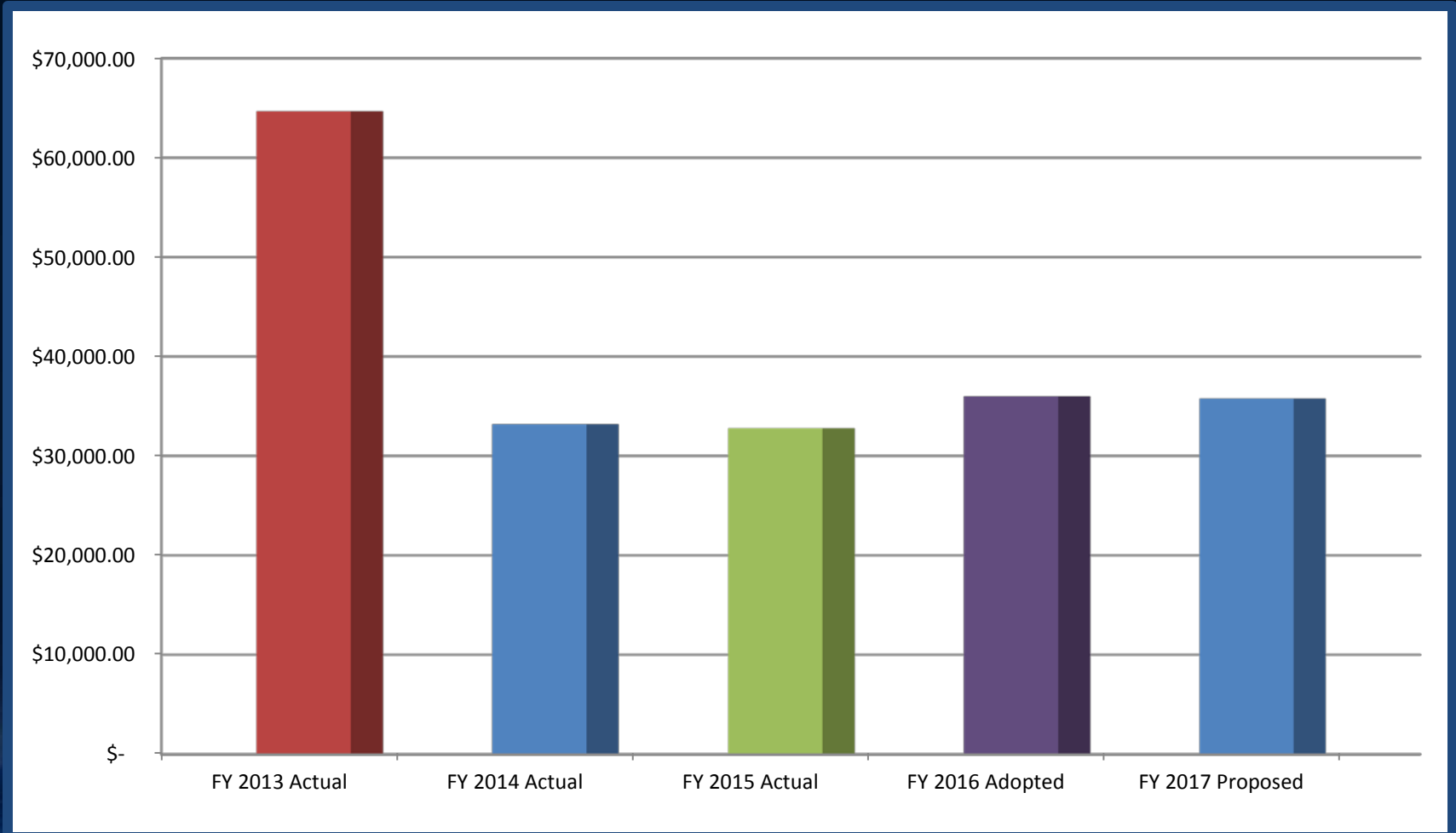
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
<b>UTILITY SERVICES</b>							
ELECTRIC UTILITY SERVICES	15,405	20,920	20,221	20,000	8,470	20,500	500
ELECTRIC UTILITY - RECREATION FACILITIES	15,637	14,543	14,591	17,000	5,909	16,000	(1,000)
ELECTRIC STREET LIGHTING	101,509	102,180	102,449	104,000	42,311	103,500	(500)
UTILITY - WATER - CLUBHOUSE & POOLS	4,576	7,484	8,610	7,000	4,640	9,500	2,500
STORMWATER ASSESSMENT	911	911	866	1,000	1,105	1,105	105

Overall Increase \$1,605



# Ballantrae Community Development District

Lakes & Ponds- \$35,800



# Ballantrae Community Development District

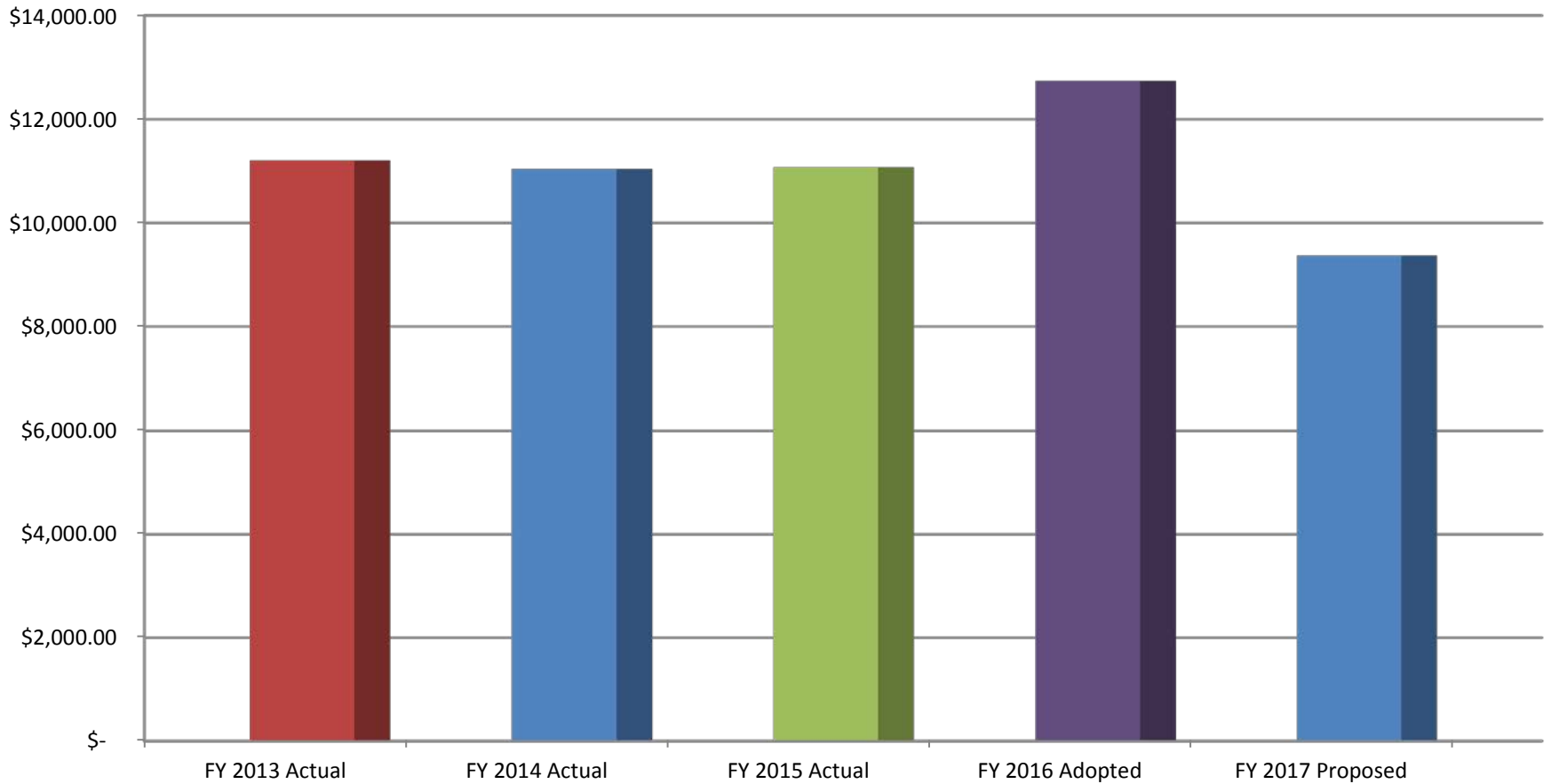
Lakes & Ponds- 3% - \$35,800

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
<b>LAKES/PONDS: CONTRACTS</b>							
AQUATIC CONTRACT	22,800	22,800	22,800	22,800	11,400	22,800	-
LAKES/PONDS: OTHER	-	-	-	-	-	-	-
FOUNTAIN REPAIRS & MAINTNANCE	1,158	-	7,591	1,700	126	1,500	(200)
MITIGATION AREAS: MONITOR & MAINTAIN	1,785	1,570	-	1,500	-	1,500	-
LAKE/POND REPAIRS	34,230	8,850	2,400	5,000	-	5,000	-
INSTALL/REPLACE AQUATIC PLANTS	4,700	-	-	5,000	-	5,000	-

Overall Decrease of \$200

# Ballantrae Community Development District

Insurance- \$9,371



# Ballantrae Community Development District

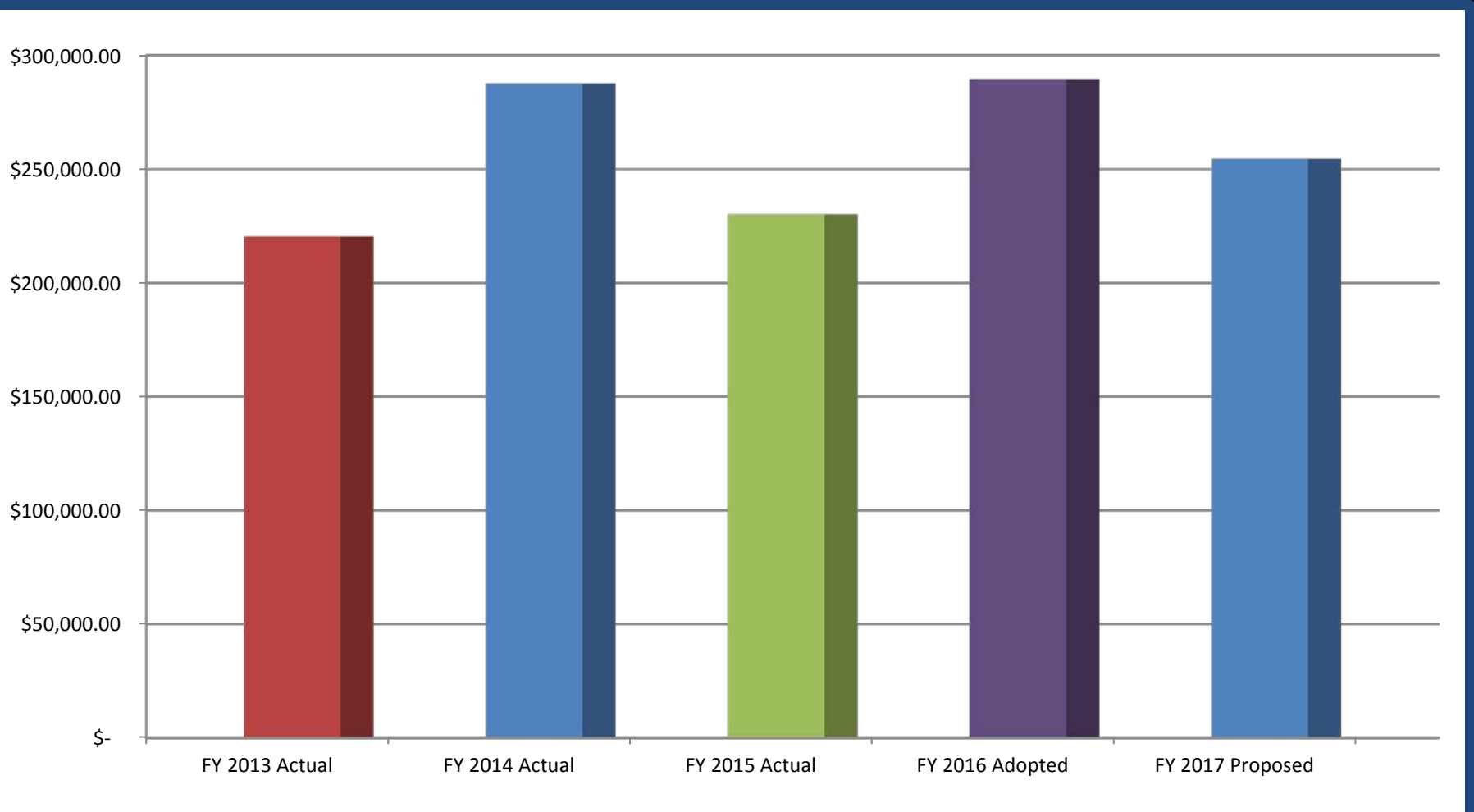
Insurance- 1% - \$9,371

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
<b>INSURANCE</b>							
GERNERAL LIABILITY	11,208	6,856	5,724	6,583	5,000	5,500	(1,083)
PROPERTY CASUALTY	-	4,188	5,354	6,157	3,519	3,871	(2,286)

Overall Decrease \$3,369

# Ballantrae Community Development District

Landscaping- \$254,483



# Ballantrae Community Development District

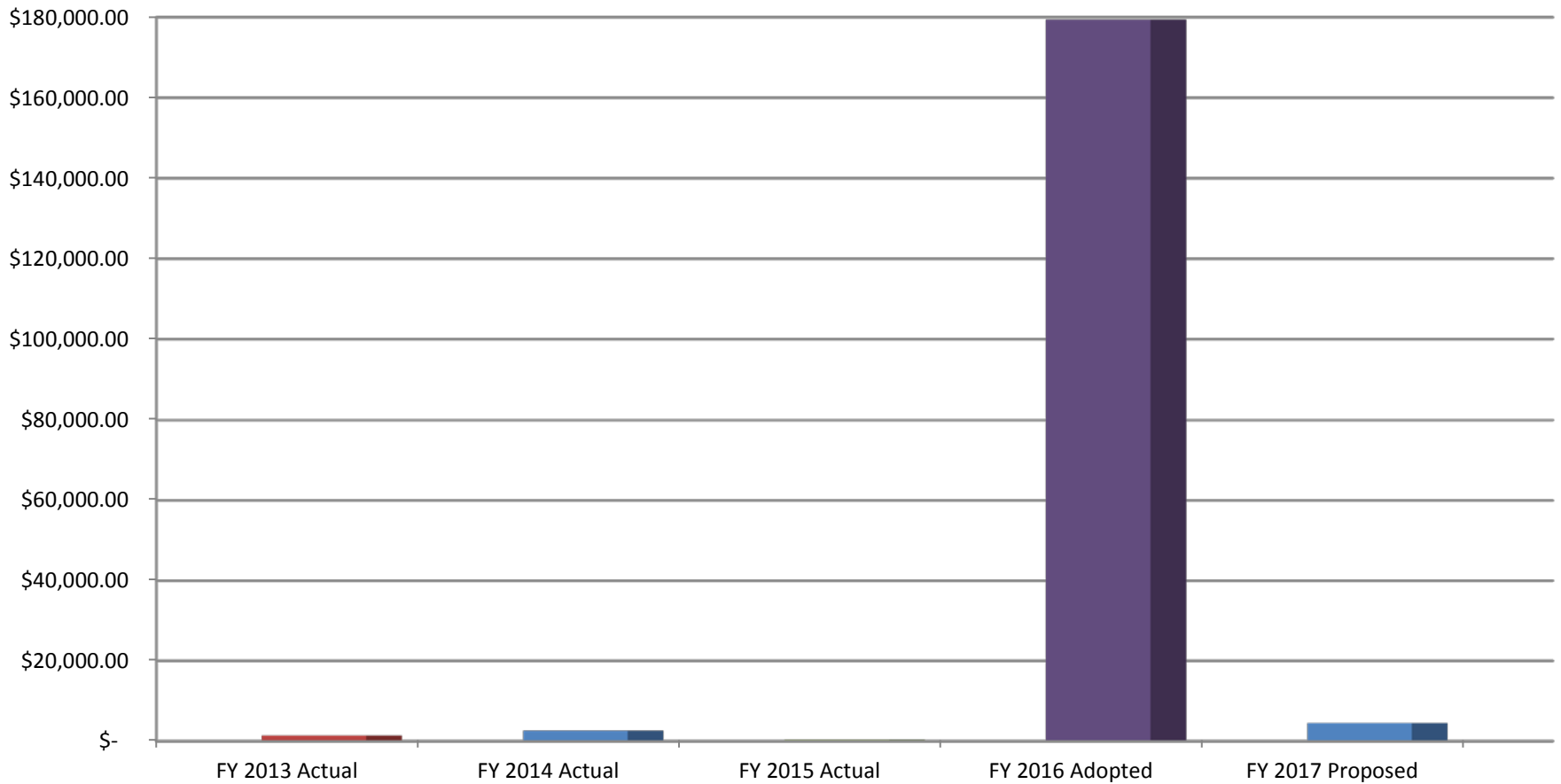
## Landscaping- 25% - \$254,483

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
<b>LANDSCAPING: CONTRACTS</b>							
LANDSCAPE MAINTENANCE CONTRACT	167,907	247,385	174,507	208,963	82,131	144,231	(64,732)
LANDSCAPE OVERSIGHT/MANAGEMENT	15,000	6,000	6,000	-	-	-	-
<b>LANDSCAPING: OTHER</b>							
IRRIGATION REPAIRS AND MAINTENANCE	18,292	9,313	12,897	6,000	1,412	5,000	(1,000)
REPLACE PLANTS, MULCH & TREES	8,804	15,395	25,946	25,000	6,830	51,212	26,212
SOD & SEED REPLACEMENT	824	-	400	20,000	-	10,000	(10,000)
LANDSCAPE ENHANCEMENT (NEW)	-	-	-	15,000	-	28,660	13,660
EXTRA MOWINGS DURING RAINY SEASON	-	-	-	5,000	-	5,000	-
RUST PREVENTION FOR IRRIGATION SYSTEM	9,600	9,600	10,400	9,600	4,130	10,380	780

Overall Decrease \$35,080

# Ballantrae Community Development District

Streets & Sidewalks- \$4,500



# Ballantrae Community Development District

Streets & Sidewalks- >1% - \$4,500

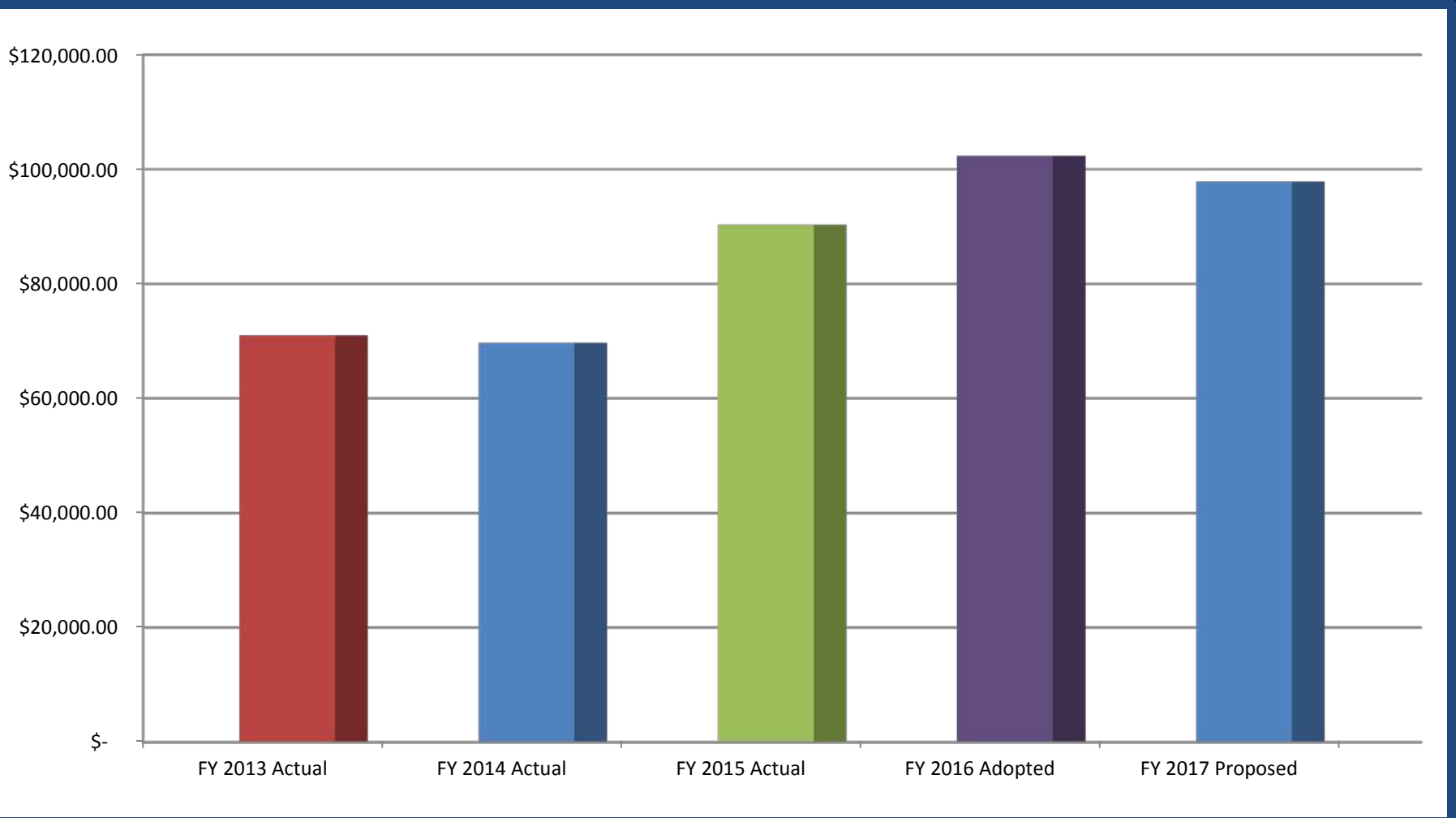
	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 10/01-03/31	FY 2017 PROPOSED	VARIANCE 2016-2017
<b>STREETS &amp; SIDEWALKS</b>							
ENTRY & WALLS MAINTENANCE	-	-	350	2,000	-	2,000	-
STREET/DECORATIVE LIGHT MAINTENACE	-	-	-	1,000	-	1,000	-
CASTLEWAY WALL/FENCE (NEW)	-	-	-	175,000	-	-	(175,000)
SIDEWALK REPAIR & MAINTENANCE	1,400	2,600	-	1,500	-	1,500	-

Overall Decrease of \$175,000



# Ballantrae Community Development District

Maintenance Staff- \$97,839



# Ballantrae Community Development District

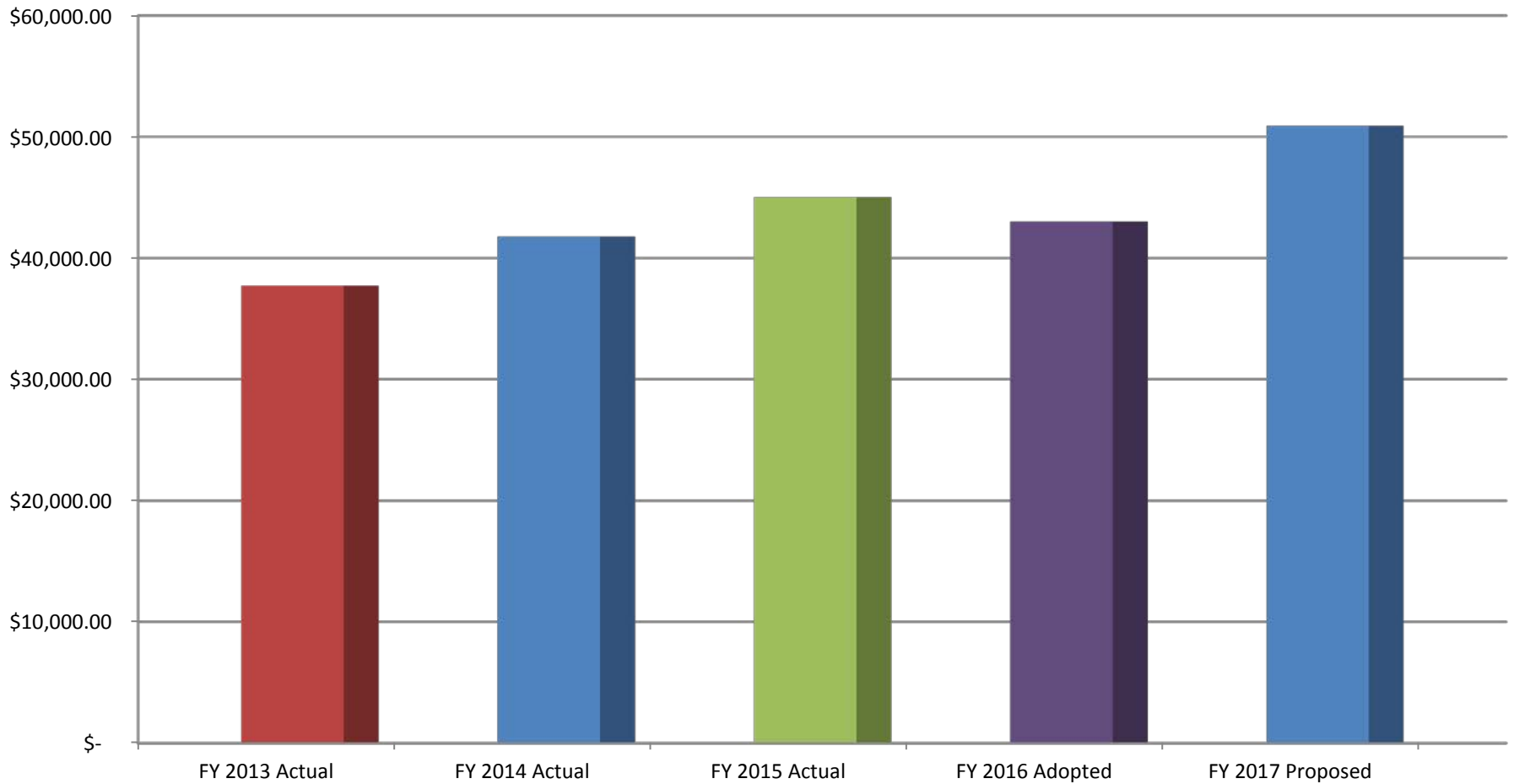
## Maintenance Staff- 10% - \$97,839

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
<b>MAINTENANCE STAFF</b>							
ADDITIONAL PART-TIME EMPLOYEE (NEW)	-	-	-	-	-	-	-
EMPLOYEE - SALARIES	57,437	55,555	70,289	81,576	37,444	76,000	(5,576)
EMPLOYEE - P/R TAXES	4,642	4,437	5,938	5,083	3,162	5,814	731
EMPLOYEE - WORKERS COMP	2,624	3,612	3,243	3,597	2,593	3,960	363
PAYROLL PROCESSING FEES	-	-	-	-	-	1,365	1,365
EMPLOYEE- HEALTH & PHONE STIPENDS	5,000	4,800	10,000	11,000	4,800	9,600	(1,400)
MILEAGE	1,248	1,267	847	1,100	383	1,100	-

Overall Decrease of \$4,517

# Ballantrae Community Development District

Clubhouse & Miscellaneous- \$50,900



# Ballantrae Community Development District

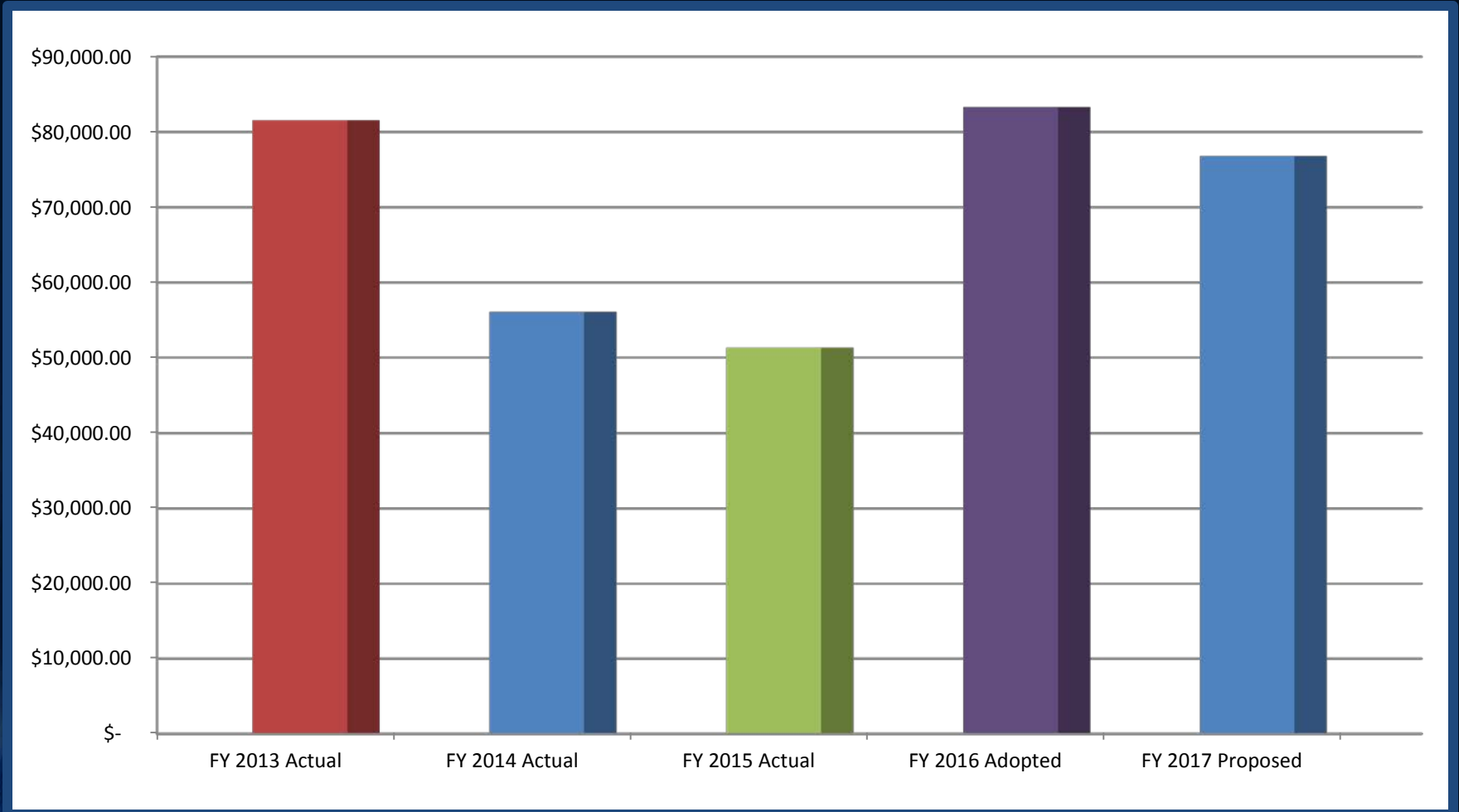
## Clubhouse & Miscellaneous- 5% - \$50,900

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
<b>CLUBHOUSE &amp; MISCELLANEOUS</b>							
PARK/FIELD REPAIRS	1,483	-	2,094	2,000	1,313	2,000	-
CLUBHOUSE FACILITY MAINTENANCE	10,538	9,598	6,969	7,500	1,364	9,000	1,500
CLUBHOUSE TELEPHONE/INTERNET/FAX	3,488	3,816	3,933	3,800	2,012	4,200	400
MISCELLANEOUS SUPPLIES	2,549	3,419	2,153	3,500	847	3,500	-
POOL/FOUNTAIN MAINTENANCE	7,032	10,067	10,169	6,200	2,788	7,200	1,000
SEASONAL LIGHTING	9,000	8,000	9,000	10,000	15,500	15,000	5,000
CLUBHOUSE MISCELLANEOUS	3,636	6,877	10,712	10,000	1,377	10,000	-

Overall Increase of \$7,900

# Ballantrae Community Development District

Safety & Security- \$76,800



# Ballantrae Community Development District

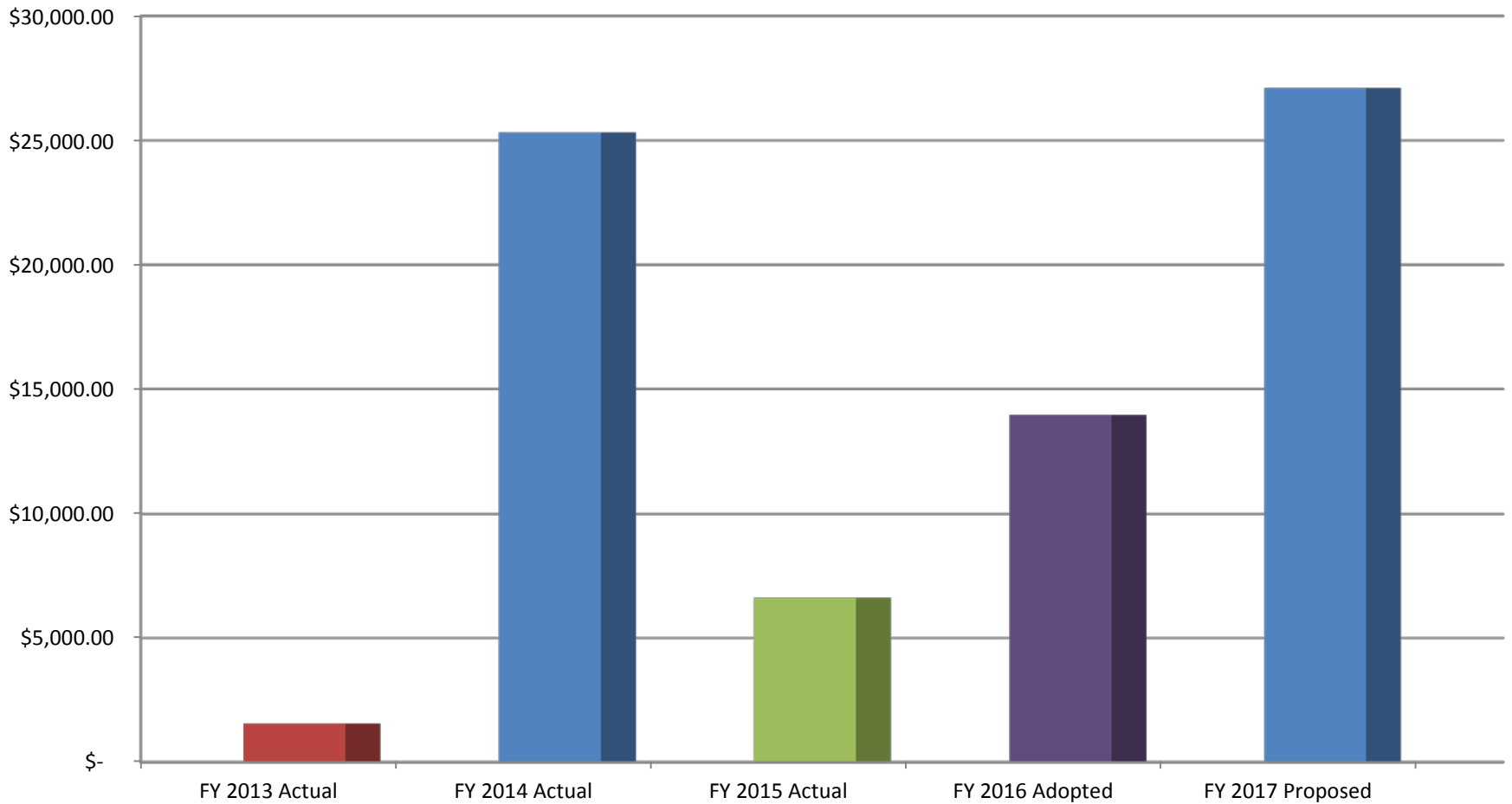
Safety & Security- 7% - \$76,800

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
<b>SAFETY &amp; SECURITY</b>							
PART-TIME LAW ENFORCEMENT DETAILS	24,465	38,590	35,760	50,000	14,520	50,000	-
SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,311	14,978	13,420	23,500	355	23,500	-
EMPLOYEE P/R TAXES	1,903	1,215	1,128	2,000	35	2,000	-
EMPLOYEE WORKER'S COMP	822	1,226	1,030	1,300	1,111	1,300	-
VIDEO SURVEILLANCE	31,080	95	-	6,500	-	-	(6,500)

Overall Decrease of \$6,500

# Ballantrae Community Development District

O&M Contingency - \$27,102



# Ballantrae Community Development District

O&M Contingency- 3% - \$27,102

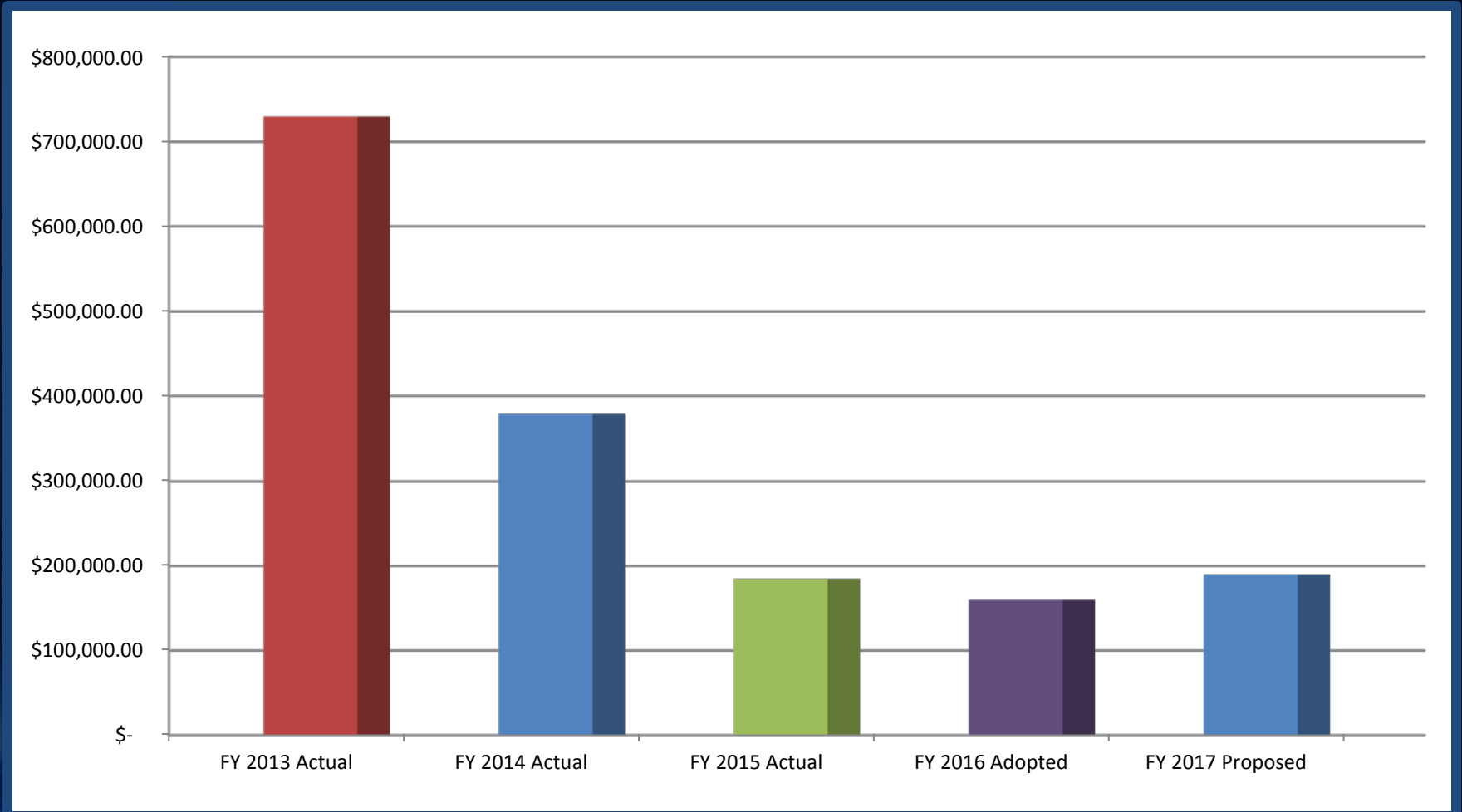
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
O&M Contingency	1,545	25,318	6,618	13,983	-	27,102	13,119

Overall Increase \$13,119



# Ballantrae Community Development District

Reserves & Contingency- \$190,150



# Ballantrae Community Development District

## Reserves & Contingency – 19% - \$190,150

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ACTUAL	ADOPTED	10/01-03/31	PROPOSED	2016-2017
OTHER FINANCING SOURCES AND (USES)							
RESERVES & CONTINGENCY TRANSFERS OUT							
EMERGENCY RESERVE	100,692	100,000	25,000	-	-	-	-
ASSET RESERVE	189,899	69,458	50,000	50,000	-	50,000	-
BILL PAYMENT RESERVE	50,823	100,000	-	-	-	-	-
PARK DEVELOPMENT RESERVE	388,246	110,150	110,150	110,150	175,000	140,150	30,000
TOTAL OTHER FINANCING SOURCES AND (USES)	729,660	379,608	185,150	160,150	175,000	190,150	30,000

Increase of \$30,000

# Ballantrae Community Development District

- QUESTIONS?