

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 03, 2022**

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 03, 2022, AT 2:00 P.M.
THE OFFICES OF INFRAMARK
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Nicholas Dister Ryan Motko Jeffery Hills Kelly Evans Alberto Viera
District Manager	Inframark	Rick Reidt
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The Regular Meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Balm Grove Community Development District

Dear Board Members:

The Regular Meetings of the **Balm Grove Community Development District** will be held on **November 03, 2022, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181#

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Designating Officers..... Tab 01
 - B. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2022..... Tab 02
 - B. Consideration of Minutes of the Public Hearing & Regular Meeting September 22, 2022..... Tab 03
 - D. Consideration of Operations and Maintenance Expenditures August 2022..... Tab 04
 - E. Consideration of Operations and Maintenance Expenditures September 2022..... Tab 05
 - F. Review of Financial Statements for Month Ending September 30, 2022..... Tab 06
- 5. STAFF REPORTS**
 - A. District Manager
 - i. Community Inspection Report..... Tab 07
 - B. District Counsel
 - C. District Engineer
- 6. BOARD MEMBERS COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Rick Reidt
District Manager

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF BALM GROVE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Balm Grove 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 the County of Hillsborough; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; 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 BALM GROVE COMMUNITY DEVELOPMENT DISTRICT:

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

- | | |
|----------------------|---------------------|
| _____ | Chairman |
| _____ | Vice-Chairman |
| <u>Brian Lamp</u> | Secretary |
| <u>Eric Davidson</u> | Treasurer |
| <u>Rick Reidt</u> | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

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

PASSED AND ADOPTED THIS 3RD DAY OF NOVEMBER 2022.

ATTEST:

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/ Assistant Secretary

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

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2022, Minutes of the Public Hearing and Regular Meeting

Minutes of the Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for the Balm Grove Community Development District was held on **Monday, August 22, 2022, at 2:00 p.m.** at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

1. CALL TO ORDER

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Balm Grove Community Development District to order on **Monday, August 22, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice-Chair
Nick Dister	Supervisor
Kelly Evans	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments

3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

47 **B. Staff Presentation**

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49 Mr. Lamb made a presentation to the Board.

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51 **C. Public Comment**

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53 There were no public comments.

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55 **D. Consideration of Resolution 2022-08; Adopting Final Fiscal Year 2023 Budget**

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57 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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66 **E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Ryan
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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75 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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77 **A. Open the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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87 **B. Staff Presentation**

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89 Mr. Lamb made a presentation to the Board.

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91 **C. Public Comment**

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93 There were no public comments.

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95 **D. Consideration of Resolution 2022-09; Levying O&M Assessments**

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97 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-09.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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106 **E. Close the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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115 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

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117 Mr. Lamb directed the Board to proceed to the regular meeting.

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119 **7. BUSINESS ITEMS**

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121 **A. Consideration of Resolution 2022-10; Setting FY 2023 Meeting Schedule**

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123 Mr. Lamb discussed the meeting schedule and set dates for Fiscal year 2023 along with a

124 revision for October 3rd meeting with the Board.

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MOTION TO:	Approve Resolution 2022-10.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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B. General Matters of the District.

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139 Mr. Lamb mentioned the proceeding with expansion of the district assessment and coordinate with
140 the trustee after the September 22nd meeting.

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8. CONSENT AGENDA ITEMS

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145 **A. Consideration of Minutes of the Regular Meeting August 04, 2022**
146 **B. Consideration of Operations and Maintenance Expenditures July 2022**
147 **C. Review of Financial Statements for Month Ending July 31, 2022**
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149 The Board reviewed the Consent Agenda items and financial statements.
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MOTION TO:	Approve the Consent Agenda A-C.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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9. BOARD MEMBERS COMMENTS

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160 There were no supervisor requests or comments.

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10. PUBLIC COMMENTS

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164 There were no audience comments.
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171 **11. ADJOURNMENT**
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173	MOTION TO:	Adjourn.
174	MADE BY:	Supervisor Evans
175	SECONDED BY:	Supervisor Motko
176	DISCUSSION:	None further
177	RESULT:	Called to Vote: Motion PASSED
178		3/0 - Motion Passed Unanimously

179 *Please note the entire meeting is available on disc.
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181 *These minutes were done in summary format.
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184 *Each person who decides to appeal any decision made by the Board with respect to any matter
185 considered at the meeting is advised that person may need to ensure that a verbatim record of the
186 proceedings is made, including the testimony and evidence upon which such appeal is to be based.
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188 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
189 **noticed meeting held on _____.**
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193 **Signature**

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199 **Printed Name**

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202 **Printed Name**

203 **Title:**

- 204 **Secretary**
205 **Assistant Secretary**

206 **Title:**

- 207 **Chairman**
208 **Vice Chairman**

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212 *Signature*

_____ *Date*

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Official District Seal

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

September 22, 2022, Minutes of Public Hearing and Regular Meetings

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETINGS

The Public Hearing and Regular Meetings of the Board of Supervisors for the Balm Grove Community Development District was held on **Thursday, September 22, 2022, at 2:00 p.m.** at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

1. CALL TO ORDER

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Balm Grove Community Development District to order on **Thursday, September 22, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice-Chair
Nick Dister	Supervisor
Alberto Viera	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
John Vericker	District Counsel, Straley Robin Vericker	<i>(via conference call)</i>
Vanessa Steinerts	District Counsel, Straley Robin Vericker	<i>(via conference call)</i>
Tonya Stewart	District Engineer, Stantec	

There were no members of the public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments

3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON APPROVING & LEVYING SPECIAL ASSESSMENTS

A. Open the Public Hearing on Approving & Levying Special Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Ryan
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. Staff Presentation

Mr. Lamb made a presentation to the Board regarding the Special Assessment.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-11; Approving & Levying Special Assessments

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-11.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Approving & Levying Special Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to proceed to the regular meeting.

6. BUSINESS ITEMS

A. Consideration of Resolution 2022-12; Approving FY 2023 Amended Budget

Mr. Lamb state the Resolution 2022-12, Approving Fiscal Year 2023 Amended Budget will be discussed on the November 3rd meeting.

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- B. Consideration of District Engineer Report**
- C. Consideration of Supplemental Assessment Methodology Report**

Mr. Lamb stated business items B and C are dismissed from the agenda.

D. General Matters of the District

There were no general matters currently.

7. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Public Hearing and Regular Meeting August 22, 2022**
- B. Consideration of Operations and Maintenance Expenditures August 2022**
- C. Review of Financial Statements for Month Ending August 30, 2022**

The Board reviewed the Consent Agenda items the financial statements.

MOTION TO:	Approve the Consent Agenda A through C.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

- 8. STAFF REPORTS**
 - A. District Manger**
 - B. District Engineer**
 - C. District Counsel**

There were no further reports from staff currently.

9. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

10. PUBLIC COMMENTS

There were no audience comments.

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11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

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

Signature

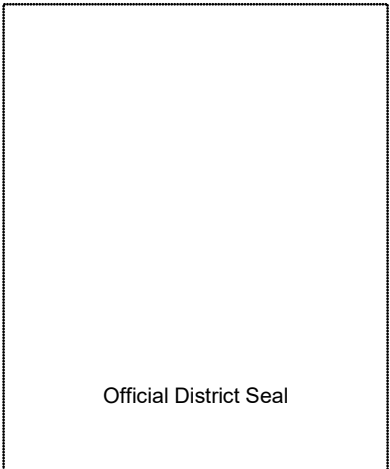
Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

Signature

Date

Balm Grove CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	80912	\$ 3,447.09		District Invoices - July
Monthly Contract Sub-Total		\$ 3,447.09		
Variable Contract				
Supervisor: Albert Viero	AV 080422	\$ 200.00		Supervisor Fee - 08/04/22
Supervisor: Kelly Evans	KE 080422	200.00		Supervisor Fee - 08/04/22
Supervisor: Nick Dister	ND 080422	200.00		Supervisor Fee - 08/04/22
Supervisor: Nick Dister	ND 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Ryan Motko	RM 080422	200.00		Supervisor Fee - 08/04/22
Supervisor: Ryan Motko	RM 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Steve Luce	SL 0822222	200.00		Supervisor Fee - 08/22/22
Variable Contract Sub-Total		\$ 1,400.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Stantec	1966000	\$ 124.00		Professional Service - Thru 07/29/22
Straley Robin Vericker	21969	1,672.50		Professional Service - Thru 08/15/22
Tampa Bay Times	314445 071722	1,722.00		Expansion - 07/17/22
Tampa Bay Times	314445 072722	2,749.00		O&M Assessment - 07/27/22
Tampa Bay Times	314445 080322	418.50	\$ 4,889.50	Budget Hearing - 08/03/22
Regular Services Sub-Total		\$ 6,686.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

**Balm Grove CDD Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 11,533.09		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#80912

DATE
7/31/2022

CUSTOMER ID
C2377

NET TERMS
Net 30

PO#

DUE DATE
8/30/2022

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	7	Ea	0.15		1.05
Postage- June	13	Ea	2.90		37.70
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,447.09

Subtotal	\$3,447.09
Tax	\$0.00
Total Due	\$3,447.09

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

BALM GROVE CDD
MEETING DATE: August 4, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Steve Luce Kelly Evans	X	Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
ALBERT VIERO	X	Salary Accepted	\$200.00




AV 080422

BALM GROVE CDD

MEETING DATE: August 4, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Steve Luce Kelly Evans	X	Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
ALBERT VIERO	X	Salary Accepted	\$200.00




KE 080422

BALM GROVE CDD

MEETING DATE: August 4, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Steve Luce Kelly Evans	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Ryan Motko	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
ALBERT VIERO	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00



ND 080422

BALM GROVE CDD

MEETING DATE: August 22, 2022

DMS: 


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
ALBERT VIERO		Salary Accepted	\$200.00

ND 082222

BALM GROVE CDD
MEETING DATE: August 4, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Steve Luce Kelly Evans	X	Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
ALBERT VIERO	X	Salary Accepted	\$200.00



Rm080422

BALM GROVE CDD

MEETING DATE: August 22, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
ALBERT VIERO		Salary Accepted	\$200.00

Rm 082222

BALM GROVE CDD

MEETING DATE: August 22, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
ALBERT VIERO		Salary Accepted	\$200.00

SL082222



INVOICE

Invoice Number 1966000
Invoice Date August 15, 2022
Purchase Order 215616373
Customer Number 167318
Project Number 215616373

Bill To

Balm Grove CDD
 Alex Wolfe
 c/o Meritus Districts
 2005 Pan Am Circle Suite 300
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project **Balm Grove CDD - District Engineering Services**
 Project Manager Stewart, Tonja L For Period Ending **July 29, 2022**
 Current Invoice Total (USD) 124.00

Process requisitions

Top Task **2022** **2022 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	3103	0.50	144.00	72.00
		0.25	208.00	52.00
	51300 R	Subtotal Professional Services	0.75	124.00

Top Task Subtotal	2022 FY General Consulting	124.00
Total Fees & Disbursements		124.00
INVOICE TOTAL (USD)		124.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Balm Grove Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

August 24, 2022

Client: 001541

Matter: 000001

Invoice #: 21969

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

51400
3107

SERVICES

Date	Person	Description of Services	Hours	Amount
7/19/2022	LB	PREPARE DRAFT RESOLUTION AMENDING RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 BUDGET.	0.3	\$49.50
7/20/2022	DCC	CONFER WITH B. LAMB REGARDING UPCOMING BOARD OF COUNTY COMMISSIONER'S (BCC) MEETING; REVIEW BACK UP FROM WEBSITE; PREPARE FOR UPCOMING PUBLIC HEARING AT THE BCC.	0.5	\$152.50
7/20/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT; FINALIZE RESOLUTION AMENDING BUDGET PUBLIC HEARING DATE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.3	\$49.50
7/21/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.4	\$142.00
7/21/2022	LB	REVISE RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET, AND BUDGET FUNDING AGREEMENT.	0.2	\$33.00
7/25/2022	DCC	PREPARE FOR UPCOMING PUBLIC HEARING.	0.6	\$183.00
7/26/2022	DCC	ATTEND PUBLIC HEARING; FOLLOW UP FROM HEARING WITH B. LAMB.	0.8	\$244.00
7/26/2022	LB	FINALIZE RESOLUTIONS RELATING TO FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME FOR AUGUST 22ND BOARD MEETING AND PUBLIC HEARING.	0.2	\$33.00
8/1/2022	DCC	PREPARE AMENDED NOTICE OF ESTABLISHMENT.	0.9	\$274.50

August 24, 2022

Client: 001541

Matter: 000001

Invoice #: 21969

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2022	LB	RECEIPT OF ORDINANCE EXPANDING THE DISTRICT; PREPARE CORRESPONDENCE TO A. WOLFE TRANSMITTING SAME.	0.2	\$33.00
8/2/2022	LB	UPLOAD AND E-RECORD AMENDED NOTICE OF ESTABLISHMENT; REVIEW RECORDED AMENDED NOTICE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING COPY OF SAME.	0.3	\$49.50
8/4/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	\$142.00
8/4/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$183.00
8/12/2022	LB	PREPARE CORRESPONDENCE TO J. GASKINS, DEO TRANSMITTING ORDINANCE EXPANDING THE BOUNDARIES OF THE DISTRICT AND CURRENT LOCATION MAP.	0.2	\$33.00
8/15/2022	JMV	REVIEW COMMUNCIATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
Total Professional Services			6.1	\$1,672.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2022	Photocopies	\$0.30
Total Disbursements		\$0.30

August 24, 2022

Client: 001541

Matter: 000001

Invoice #: 21969

Page: 3

Total Services	\$1,672.50
Total Disbursements	\$0.30
Total Current Charges	\$1,672.80
Previous Balance	\$798.00
Less Payments	(\$798.00)
PAY THIS AMOUNT	\$1,672.80

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/17/22		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
07/17/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$1,722.00		0000233355	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/17/22	07/17/22	0000233355	Times	Main A/B	Expansion	1	2x21.00 IN	\$1,722.00
07/17/22	07/17/22	0000233355	Tampabay.com	Marketplace	Expansion	1	2x21.00 IN	\$0.00

4 of 4

*NSA
4/8/21
JLB*

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Tampa Bay Times

tampabay.com

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 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
07/17/22		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
07/17/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$1,722.00		0000233355	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

BALM GROVE CDD
 C/O MERITUS CORP
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com


Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/27/22		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
07/27/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$2,749.00		0000237618	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000237618	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$2,747.00
07/27/22	07/27/22	0000237618	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$2.00

4801

 51300
 1/22

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/27/22		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
07/27/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$2,749.00		0000237618	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

BALM GROVE CDD
 C/O MERITUS CORP
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Received

AUG 01 2022

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

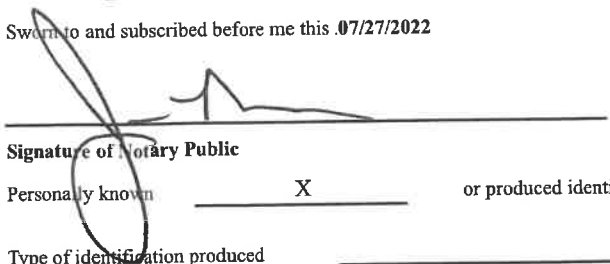
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/27/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

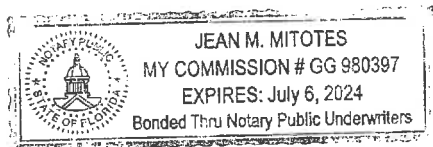
Sworn to and subscribed before me this **07/27/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Balm Grove Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://balmgroveccd.com>, or may be obtained by contacting the District Manager's office via email at brian.howell@inframark.com or via phone at (813) 873-7300.

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy,

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2022 - WEST									
Single Family 50'	1.25	46	\$0.00	\$114.62	\$114.62	\$1,624.87	\$900.00	\$2,524.87	\$2,410.25
Single Family 60'	1.50	223	\$0.00	\$137.54	\$137.54	\$1,949.84	\$1,080.00	\$3,029.84	\$2,892.30
SERIES 2022 - EAST									
Single Family 40'	1.00	39	\$0.00	\$91.70	\$91.70	\$1,622.48	\$720.00	\$2,342.48	\$2,250.78
Single Family 50'	1.25	225	\$0.00	\$114.62	\$114.62	\$2,028.11	\$900.00	\$2,928.11	\$2,813.49
Single Family 60'	1.50	82	\$0.00	\$137.54	\$137.54	\$2,433.73	\$1,080.00	\$3,513.73	\$3,376.19
SERIES 2022 - FUTURE EXPANSION AREA									
Single Family 50'	1.25	88	\$0.00	\$114.62	\$114.62	\$0.00	\$0.00	\$0.00	-\$114.62
TOTAL		703							

Notations:

⁽¹⁾ Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

Brian Howell
District Manager

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.



In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Tampa Bay Times

tampabay.com

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 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/ 3/22		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$418.50		0000237616	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000237616	Times	Legals CLS	Budget Hearing	1	2x50 L	\$416.50
08/03/22	08/03/22	0000237616	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x50 L	\$0.00 \$2.00

Handwritten in blue ink: BA, 4/801, 5133

Red stamp: Received AUG 08 2022

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Tampa Bay Times

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Advertising Run Dates		Advertiser Name	
08/ 3/22		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$418.50		0000237616	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

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REMIT TO:

BALM GROVE CDD
 C/O MERITUS CORP
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Times Publishing Company
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 PO BOX 123396
 DALLAS, TX 75312-3396

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **8/3/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} SS

Notice of Public Hearing and Board of Supervisors Meeting of the Balm Grove Community Development District

The Board of Supervisors (the "Board") of the Balm Grove Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <http://balmgrovecdd.com>, or may be obtained by contacting the District Manager's office via email at Brian.Howell@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Brian Howell
District Manager

Run Date: August 3, 2022

0000237616

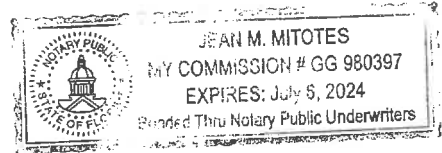
Signature Affiant

Sworn to and subscribed before me this **08/03/2022**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



Balm Grove CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	82010	\$ 3,737.82		District Invoice - August
Monthly Contract Sub-Total		\$ 3,737.82		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Stantec	1976938	\$ 144.00		Professional Service - Thru 08/26/22
Tampa Bay Times	314445 083122	2,300.00		Assessment / Resolution - 08/31/2022
Tampa Bay Times	314445 090722	2,296.00	\$ 4,596.00	Assessment / Resolution - 09/07/22
Regular Services Sub-Total		\$ 4,740.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 8,477.82		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Balm Grove CDD Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

Chairman Vice Chairman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#82010

DATE

8/25/2022

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - B/W Copies- July	4	Ea	0.15		0.60
Postage - Postage- July	6	Ea	0.56		3.38
Copies - Color Copies- July	27	Ea	0.50		13.50
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services - Accounting Services	1	Ea	291.67		291.67
Dissemination Services - Dissemination Services	1	Ea	416.67		416.67
Supplies - 1-18-2022 Times Advertising	1	Ea	512.00		512.00
Field Management - Field Management	1	Ea	1,200.00 <i>Totals=0.00</i>		1,200.00 <i>7000.00</i>
District Management Services - District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,937.82 3757.82

Subtotal	\$3,937.82 3757.82
Tax	\$0.00
Total Due	\$3,937.82 3757.82

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Invoice Number 1976938
Invoice Date September 12, 2022
Purchase Order 215616373
Customer Number 167318
Project Number 215616373

Bill To

Balm Grove CDD
 Alex Wolfe
 c/o Meritus Districts
 2005 Pan Am Circle Suite 300
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project **Balm Grove CDD - District Engineering Services**
 Project Manager Stewart, Tonja L For Period Ending **August 26, 2022**
 Current Invoice Total (USD) 144.00

Process requisitions			
Top Task	2022	2022 FY General Consulting	
<u>Professional Services</u>			
Category/Employee		Current Hours	Current Amount
	Nurse, Vanessa M	1.00	144.00
	Subtotal Professional Services	<u>1.00</u>	<u>144.00</u>
Top Task Subtotal	2022 FY General Consulting		144.00
	Total Fees & Disbursements		<u>144.00</u>
	INVOICE TOTAL (USD)		144.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

51300
3103

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/31/22		BALM GROVE CDD	
Billing Date		Sales Rep	Customer Account
08/31/2022		Deirdre Bonett	314445
Total Amount Due		Ad Number	
\$2,300.00		0000243531	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/31/22	08/31/22	0000243531	Times	Main A/B	Assessment /Resolution	1	4x14.00 IN	\$2,296.00
08/31/22	08/31/22	0000243531	Tampabay.com	Marketplace	Assessment /Resolution AffidavitMaterial	1	4x14.00 IN	\$0.00 \$4.00

1 of 2

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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/31/22		BALM GROVE CDD	
Billing Date		Sales Rep	Customer Account
08/31/2022		Deirdre Bonett	314445
Total Amount Due		Ad Number	
\$2,300.00		0000243531	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

BALM GROVE CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Received

SEP 06 2022

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

}ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Assessment /Resolution** was published in said newspaper by print in the issues of: **8/31/22, 9/ 7/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

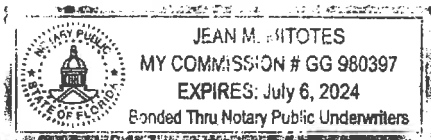
Sworn to and subscribed before me this **09/07/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



NOTICE OF REGULAR MEETING AND PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES, BY THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Balm Grove Community Development District ("District") will hold a regular meeting and public hearing on September 22, 2022, at 2:00 p.m., at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report dated August 4, 2022. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated November 4, 2021 and the Report of the District Engineer dated August 4, 2022. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$21,435,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

Table with columns: ASSESSMENT ROLL, TOTAL ASSESSMENT, ANNUAL ASSESSMENT, TOTAL GROSS ASSESSABLE ACRES +/-, TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE, ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE, PER PARCEL ASSESSMENTS (Total, Annual, Pct. Debt, Bldg. Gross L.U.). Includes property details for Balm Grove Development, LLC, Franchiser Property Group, LLC, and JAG BHC11 Farm Multi-Stage 1 LLC.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



RESOLUTION NO. 2022-04 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Balm Grove Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer dated November 4, 2021 and the Report of the District Engineer dated August 4, 2022 (collectively, the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report - Expansion Parcel dated August 4, 2022, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$42,304,201 (hereinafter referred to as the "Estimated Cost").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$42,304,201 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 4, 2022.

Attest: Balm Grove Community Development District
By Brian Lamb, Name: Brian Lamb, Secretary / Assistant Secretary
By Jeffrey S. Hills, Name: Jeffrey S. Hills, Chair/Vice Chair of the Board of Supervisors

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/ 7/22		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
09/07/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$2,296.00		0000243531	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/07/22	09/07/22	0000243531	Times	Main A/B	Assessment /Resolution	1	4x14.00 IN	\$2,296.00
09/07/22	09/07/22	0000243531	Tampabay.com	Marketplace	Assessment /Resolution	1	4x14.00 IN	\$0.00

2 of 2

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[Signature]
9/12/22

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Tampa Bay Times

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 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

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09/ 7/22		BALM GROVE CDD	
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09/07/2022	Deirdre Bonett	314445	
Total Amount Due		Ad Number	
\$2,296.00		0000243531	

ADVERTISING INVOICE

Thank you for your business.

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PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

SEP 12 2022

REMIT TO:

BALM GROVE CDD
 C/O MERITUS CORP
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Times Publishing Company
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 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessment /Resolution** was published in said newspaper by print in the issues of: **8/31/22, 9/ 7/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

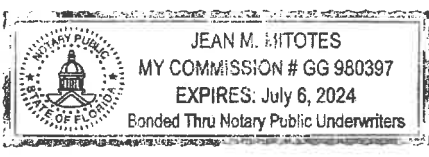
Sworn to and subscribed before me this **09/07/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF REGULAR MEETING AND PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES, BY THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Balm Grove Community Development District ("District") will hold a regular meeting and public hearing on September 22, 2022, at 2:00 p.m., at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report dated August 4, 2022. The proposed bonds will fund the public improvements described in the Report of the District Engineer dated November 4, 2021 and the Report of the District Engineer dated August 4, 2022. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$21,435,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENTS:	\$24,410,000.00		
ANNUAL ASSESSMENTS:	\$1,220,725.00	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES - 1 -			
	288.20		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRES:			
	\$74,316.47		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRES:			
	\$4,263.90	(30 Installments)	
PER PARCEL ASSESSMENTS			
	Total	Annual	
Gross Unplatted			
	Assessable Acres	PAR Debt	Before Gross %
1. Landowner Name, Hillsborough County Parcel ID & address			
Balm Grove Development, LLC	13.86	\$6,464,041.83	5485.18643
Balm Grove, LLC			
Parcel ID: 077848.0000 to 077850.0000			
111 S. Armenia Avenue, Suite 201			
Tampa, FL 33609			
Hillsborough Property Group, LLC			
Parcel ID: 077846.0000; 077914.0000; 086698.0000; 086698.0000;			
086698.5100; 086698.7700; 086698.7800; 086698.9500; 086698.9500			
111 S. Armenia Avenue, Suite 201			
Tampa, FL 33609			
AC #HC 11 Jan. 1989 State 1 L.L.C.			
Parcel ID: 077850.0000			
1001 E. Hardford Drive, State 11A			
Scottsdale, AZ 85255			
Total:		288.20	\$14,135,000.00
			\$1,220,725.00

NOTES:
 (1) Assessments are net of collection cost and discounts.

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Balm Grove Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer dated November 4, 2021 and the Report of the District Engineer dated August 4, 2022 (collectively, the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report - Expansion Parcel dated August 4, 2022, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

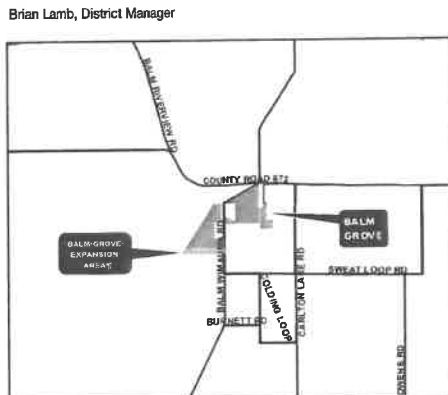
- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and handscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$42,304,201 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$42,304,201 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 4, 2022.

Attest: Balm Grove Community Development District

Brian Lamb
 Name: Brian Lamb
 Secretary / Assistant Secretary

Jeffery S. Hills
 Name: Jeffery S. Hills
 Chair/Vice Chair of the Board of Supervisors



Brian Lamb, District Manager

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Balm Grove CDD
Balance Sheet
As of 9/30/2022

(In Whole Numbers)

	General Fund	General Fixed Assets	General Long- Term Debt	Total
Assets				
Cash-Operating Account	159.00	0.00	0.00	80.00
Investment - Revenue 2022 (8000)	0.00	0.00	0.00	656,570.00
Investment - Interest 2022 (8001)	0.00	0.00	0.00	0.00
Investment - Reserve 2022 (8004)	0.00	0.00	0.00	614,363.00
Investment - Acquisition 2022 (8005)	0.00	0.00	0.00	1.00
Investment - Amenity 2022 (8006)	0.00	0.00	0.00	649,978.00
Investment - Offsite 2022 (8007)	0.00	0.00	0.00	9,533,552.00
Investment - West Parcel 2022 (8008)	0.00	0.00	0.00	2,006,356.00
Investment - Costs of Issuance 2022 (8009)	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	8,665,160.00	0.00	8,665,160.00
Amount To Be Provided-Debt Service	<u>0.00</u>	<u>0.00</u>	<u>21,435,000.00</u>	<u>21,435,000.00</u>
Total Assets	<u>159.00</u>	<u>8,665,160.00</u>	<u>21,435,000.00</u>	<u>43,561,058.00</u>
Liabilities				
Accounts Payable	2,296.00	0.00	0.00	2,296.00
Revenue Bonds Payable - Series 2022	<u>0.00</u>	<u>0.00</u>	<u>21,435,000.00</u>	<u>21,435,000.00</u>
Total Liabilities	<u>2,296.00</u>	<u>0.00</u>	<u>21,435,000.00</u>	<u>21,437,296.00</u>
Fund Equity & Other Credits Contributed Capital				
Investment in General Fixed Assets	0.00	8,665,160.00	0.00	8,665,160.00
Other	<u>(2,137.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>13,458,602.00</u>
Total Fund Equity & Other Credits Contributed Capital	<u>(2,137.00)</u>	<u>8,665,160.00</u>	<u>0.00</u>	<u>22,123,762.00</u>
Total Liabilities & Fund Equity	<u>159.00</u>	<u>8,665,160.00</u>	<u>21,435,000.00</u>	<u>43,561,058.00</u>

Balm Grove CDD
Statement of Revenues and Expenditures
From 10/1/2020 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Off Roll	0.00	51,030.00	51,030.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>81,475.00</u>	<u>53,443.00</u>	<u>(28,032.00)</u>	<u>(34)%</u>
Total Revenues	<u>81,475.00</u>	<u>104,473.00</u>	<u>22,998.00</u>	<u>28 %</u>
Expenditures				
Legislative				
Supervisor Fees	0.00	7,000.00	(7,000.00)	0 %
Financial & Administrative				
District Management	16,500.00	44,625.00	(28,125.00)	(170)%
District Engineer	7,500.00	1,744.00	5,756.00	77 %
Disclosure Report	5,000.00	3,333.00	1,667.00	33 %
Trustee Fees	3,800.00	0.00	3,800.00	100 %
Accounting Services	3,500.00	6,708.00	(3,208.00)	(92)%
Auditing Services	4,500.00	0.00	4,500.00	100 %
Postage, Phone, Faxes, Copies	1,000.00	180.00	820.00	82 %
Public Officials Insurance	1,500.00	2,250.00	(750.00)	(50)%
Legal Advertising	5,000.00	14,466.00	(9,466.00)	(189)%
Bank Fees	500.00	351.00	149.00	30 %
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Miscellaneous Fees	100.00	584.00	(484.00)	(484)%
Website Administration	1,500.00	2,875.00	(1,375.00)	(92)%
ADA Website Compliance	2,900.00	4,400.00	(1,500.00)	(52)%
Legal Counsel				
District Counsel	3,500.00	10,773.00	(7,273.00)	(208)%
Electric Utility Services				
Electric Utility Services - Streetlights	13,500.00	0.00	13,500.00	100 %
Electric Utility Services-All Others	1,500.00	0.00	1,500.00	100 %
Legal Advertising	0.00	2,300.00	(2,300.00)	0 %
Other Physical Environment				
Property & Casualty Insurance	2,000.00	4,846.00	(2,846.00)	(142)%
Miscellaneous Landscape	2,500.00	0.00	2,500.00	100 %
Landscape Maintenance-Contract	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>100 %</u>
Total Expenditures	<u>81,475.00</u>	<u>106,610.00</u>	<u>(25,135.00)</u>	<u>(31)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(2,137.00)</u>	<u>(2,137.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(2,137.00)</u>	<u>(2,137.00)</u>	<u>0 %</u>

Balm Grove CDD
Statement of Revenues and Expenditures
From 10/1/2020 Through 9/30/2022

200 - Debt Service Fund - Series 2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	47,894.00	47,894.00	0 %
Total Revenues	0.00	47,894.00	47,894.00	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0.00	911,923.00	(911,923.00)	0 %
Total Expenditures	0.00	911,923.00	(911,923.00)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	0.00	0.00	0 %
Debt Proceeds				
Bond Proceeds	0.00	17,346,909.00	17,346,909.00	0 %
Total Other Financing Sources	0.00	17,346,909.00	17,346,909.00	0 %
Excess of Revenues Over (Under) Expenditures	0.00	16,482,880.00	16,482,880.00	0 %
Fund Balance, End of Period	0.00	16,482,880.00	16,482,880.00	0 %

Balm Grove CDD
Statement of Revenues and Expenditures
From 10/1/2020 Through 9/30/2022

300 - Capital Service Fund - Series 2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	2,441.00	2,441.00	0 %
Total Revenues	<u>0.00</u>	<u>2,441.00</u>	<u>2,441.00</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Management	0.00	37,580.00	(37,580.00)	0 %
Trustee Fees	0.00	5,725.00	(5,725.00)	0 %
Legal Counsel				
Underwriter Discount	0.00	428,700.00	(428,700.00)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0.00	7,753,237.00	(7,753,237.00)	0 %
Total Expenditures	<u>0.00</u>	<u>8,225,242.00</u>	<u>(8,225,242.00)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	5,200,659.00	5,200,659.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	0.00	0.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>5,200,659.00</u>	<u>5,200,659.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(3,022,141.00)</u>	<u>(3,022,141.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(3,022,141.00)</u>	<u>(3,022,141.00)</u>	<u>0 %</u>

Balm Grove CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	479.50
Less Outstanding Checks/Vouchers	400.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	79.50
Balance Per Books	<u>79.50</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Balm Grove CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1047	8/19/2022	System Generated Check/Voucher	200.00	Ryan Motko
1052	9/1/2022	System Generated Check/Voucher	<u>200.00</u>	Ryan Motko
Outstanding Checks/Vouchers			<u>400.00</u>	

Balm Grove CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1046	8/19/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1049	8/28/2022	System Generated Check/Voucher	124.00	Stantec Consulting Services Inc
1050	8/28/2022	System Generated Check/Voucher	1,672.80	Straley Robin Vericker
1051	9/1/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1053	9/1/2022	System Generated Check/Voucher	200.00	Steven K. Luce
1054	9/7/2022	System Generated Check/Voucher	3,737.82	Inframark LLC
CD055	9/7/2022	Paid to Meritus Districts	79.87	
1055	9/14/2022	System Generated Check/Voucher	144.00	Stantec Consulting Services Inc
1056	9/14/2022	System Generated Check/Voucher	2,300.00	Times Publishing Company
CD054	9/21/2022	Service Charges - Sept	<u>20.40</u>	
Cleared Checks/Vouchers			<u>8,678.89</u>	



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Balm Grove

Date: Tuesday September 27, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	NA Under site development
TURF FERTILITY	10	10	0	NA
TURF EDGING	5	5	0	NA
WEED CONTROL - TURF AREAS	5	5	0	NA
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	5	0	NA
WEED CONTROL - BED AREAS	5	5	0	NA
PLANT INSECT/DISEASE CONTROL	5	5	0	NA
PRUNING	10	10	0	NA
CLEANLINESS	5	5	0	NA
MULCHING	5	5	0	NA
WATER/IRRIGATION MGMT	8	8	0	NA
CARRYOVERS	5	5	0	NA

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA

SCORE

100	100	0	100%
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Contractor Signature: _____

Manager's Signature: Gary Schwatz

Supervisor's Signature: _____

Balm Grove September 2022.





Shelly Lane & C.R. 672 is the main entrance to Balm Grove.



Heavy equipment performing site development.



Shelly Lane.



Heading South along Shelly Lane.



Heading South at the end of Shelly Lane.







New road build West of Balm Wimauma Road.



Heading West from Balm Wimauma Road.