

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



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BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	(139)	-	-	-	-	(139)
Due From Other Funds	80	574,048	-	-	-	574,128
Investments:						
Default - Assets	-	14,520,196	(2,980,288)	-	-	11,539,908
Acq. & Const. (Offsite Project)	-	15,883	-	-	-	15,883
Acq. & Construction - Amenity	-	1,342,793	-	-	-	1,342,793
Acquisition & Construction Account	-	-	267	-	-	267
Construction Fund	-	-	(41,774)	-	-	(41,774)
Interest Account	-	1,210,279	-	-	-	1,210,279
Other	-	(570,775)	-	-	-	(570,775)
Prepayment Account	-	614,363	-	-	-	614,363
Revenue Fund	-	(1,226,636)	-	-	-	(1,226,636)
Sinking fund	-	675,000	-	-	-	675,000
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ (59)	\$ 17,155,151	\$ (3,021,795)	\$ 8,665,160	\$ 21,435,000	\$ 44,233,457
LIABILITIES						
Accounts Payable	\$ 43,709	\$ -	\$ -	\$ -	\$ -	\$ 43,709
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	574,128	-	-	574,128
TOTAL LIABILITIES	43,709	-	574,128	-	21,435,000	22,052,837
FUND BALANCES						
Restricted for:						
Debt Service	-	17,155,151	-	-	-	17,155,151
Unassigned:	(43,768)	-	(3,595,923)	8,665,160	-	5,025,469
TOTAL FUND BALANCES	(43,768)	17,155,151	(3,595,923)	8,665,160	-	22,180,620
TOTAL LIABILITIES & FUND BALANCES	\$ (59)	\$ 17,155,151	\$ (3,021,795)	\$ 8,665,160	\$ 21,435,000	\$ 44,233,457

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 565,297	\$ -	\$ (565,297)	0.00%
TOTAL REVENUES	565,297	-	(565,297)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,800	-	4,800	0.00%
ProfServ-Trustee Fees	4,040	-	4,040	0.00%
Disclosure Report	5,000	417	4,583	8.34%
District Counsel	4,000	3,706	294	92.65%
District Engineer	5,000	947	4,053	18.94%
District Management	36,000	4,750	31,250	13.19%
Accounting Services	9,000	583	8,417	6.48%
Auditing Services	4,600	-	4,600	0.00%
Website Compliance	2,900	-	2,900	0.00%
Postage, Phone, Faxes, Copies	750	24	726	3.20%
Public Officials Insurance	2,600	-	2,600	0.00%
Legal Advertising	3,000	508	2,492	16.93%
Bank Fees	250	43	207	17.20%
Website Administration	1,500	250	1,250	16.67%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	83,715	11,403	72,312	13.62%
<u>Utility Services</u>				
Utility - Electric	4,000	-	4,000	0.00%
Utility - StreetLights	13,500	-	13,500	0.00%
Total Utility Services	17,500	-	17,500	0.00%
<u>Other Physical Environment</u>				
ProfServ-Pool Maintenance	2,000	-	2,000	0.00%
Waterway Management	10,000	-	10,000	0.00%
Amenity Center Cleaning & Supplies	10,000	-	10,000	0.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	40,000	-	40,000	0.00%
Amenity Center Pest Control	1,500	-	1,500	0.00%
Insurance -Property & Casualty	15,000	-	15,000	0.00%
R&M-Other Landscape	15,000	-	15,000	0.00%
Amenity Maintenance & Repairs	1,500	-	1,500	0.00%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Waterway Improvements & Repairs	2,000	-	2,000	0.00%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Plant Replacement Program	1,000	-	1,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	119,500	-	119,500	0.00%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	220,715	11,403	209,312	5.17%
Excess (deficiency) of revenues				
Over (under) expenditures	344,582	(11,403)	(355,985)	-3.31%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	344,582	-	(344,582)	0.00%
TOTAL FINANCING SOURCES (USES)	344,582	-	(344,582)	0.00%
Net change in fund balance	\$ 344,582	\$ (11,403)	\$ (1,045,149)	-3.31%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(32,365)	(32,365)		
FUND BALANCE, ENDING	\$ 312,217	\$ (43,768)		

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2022

Series 2022 Debt Service Fund (200)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 672,271	\$ 672,271	0.00%
Special Assmnts- Debt Service	1,225,606	-	(1,225,606)	0.00%
TOTAL REVENUES	1,225,606	672,271	(553,335)	54.85%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	410,000	-	410,000	0.00%
Interest Expense	815,606	-	815,606	0.00%
Total Debt Service	1,225,606	-	1,225,606	0.00%

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2022

Series 2022 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	1,225,606	-	1,225,606	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	672,271	672,271	0.00%
Net change in fund balance	\$ -	\$ 672,271	\$ 672,271	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	16,482,880	16,482,880		
FUND BALANCE, ENDING	\$ 16,482,880	\$ 17,155,151		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 266	\$ 266	0.00%
TOTAL REVENUES	-	266	266	0.00%
<u>EXPENDITURES</u>				
<u>Other Physical Environment - Phase I</u>				
Improvements Other Than Bldgs	-	574,048	(574,048)	0.00%
Total Other Physical Environment - Phase I	-	574,048	(574,048)	0.00%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	-	574,048	(574,048)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(573,782)	(573,782)	0.00%
Net change in fund balance	\$ -	\$ (573,782)	\$ (573,782)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	(3,022,141)		
FUND BALANCE, ENDING	\$ -	\$ (3,595,923)		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2022
 General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%

EXPENDITURES

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	8,665,160		
FUND BALANCE, ENDING	\$ -	\$ 8,665,160		

BALM GROVE CDD

Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating
Statement No. 11-22
Statement Date 11/30/2022

G/L Balance (LCY)	-138.69	Statement Balance	36.31
G/L Balance	-138.69	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	36.31
Subtotal	-138.69	Outstanding Checks	175.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	-138.69	Ending Balance	-138.69
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/30/2022		JE000004	chk#1047### Ryan Motko	200	200.00	0.00
9/30/2022		JE000005	chk#1052### Ryan Motko	200	200.00	0.00
11/21/2022		JE000030	Bank Service Charge	20.94	20.94	0.00
Total Checks				420.94	420.94	0.00
Outstanding Checks						
11/16/2022	Payment	1057	DEPARTMENT OF ECONOMIC	175.00	0.00	175.00
Total Outstanding Checks.....				175.00		175.00