

Balm Grove Community Development District

Board of Supervisors

Nicholas Dister, Chairman
Carlos de la Ossa, Vice Chairperson
Kelly Evans, Assistant Secretary
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, April 06, 2023, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **April 06, 2023, 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:

All cellular phones and pagers must be turned off during the meeting.

Call In Number: 1 305 224 1968

Meeting ID: 872 9918 2158

Passcode: 882315

Zoom: <https://us06web.zoom.us/j/87299182158?pwd=UWxWNkRhbjU1NWbNM3NPbTdJbYt5dz09>

REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.
- 3. BUSINESS ITEMS**
 - A. Discussion on Fiscal Year 2024 Budget
 - B. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting February 02, 2023, Tab 01 Page 02
 - B. Consideration of Operation and Maintenance Expenditure February 2023 Tab 02 Page 06
 - C. Review of Financial Statements Month Ending February 28, 2023,..... Tab 03 Page 16
- 5. STAFF REPORTS**
 - A. District Manager
 - i. Community Inspection Report Tab 04 Page 25
 - B. District Counsel
 - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Sincerely,

Bryan Radcliff

District Manager

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

The offices of Inframark
at 2005 Pan Am Circle, Suite 300.
Tampa, FL 33607

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

February 02, 2023, Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the Balm Grove Community Development District was held on **Thursday, February 02, 2023, 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

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Balm Grove Community Development District to order on **Thursday, February 02, 2023, at 3:23 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas Dister	Chairman
Ryan Motko	Vice-Chair
Kelly Evans	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Tonja Stewart	District Engineer, Stantec <i>(via conference call)</i>
John Vericker	District Counsel, Straley Robin Vericker
Carlos de la Ossa	Eisenhower Property Group, LLC <i>(appointed during the meeting)</i>
Casey Hopkins	

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

3. BUSINESS ITEMS

A. Acceptance of Board Resignation – Supervisor Hills

The seat one of Board of Supervisor was Vacant so no motion to vacate was needed by Board Direction.

B. Appointment of Supervisor to Open Board Seat – Seat 1

i. Administer Oath of Office

ii. Confirmation of Board Compensation

The Board reviewed and discussed appointing a supervisor for Seat 1. The Board motioned to appoint Carlos de la Ossa to Seat 1 of the Board of Supervisors for Balm Grove CDD.

MOTION TO: Appoint Carlos de la Ossa to Seat 1 of the Board of Supervisors for Balm Grove CDD.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Motko
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

Mr. de la Ossa accepted compensation.

Mr. Reidt issued the Oath of Office to Mr. de la Ossa.

C. Consideration of Resolution 2023-01; Redesignating Officers

The Board reviewed and discussed to redesignate Mr. Dister as Chairman and Mr. de la Ossa as Vice-Chair with all other supervisors as Assistant Secretaries.

MOTION TO: Approve the Resolution 2023-01; Re-Designating Officers as stated.
MADE BY: Supervisor Motko
SECONDED BY: Supervisor Viera
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

D. General Matters of the District

There were no general matters at this time.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting November 03, 2022**
- B. Consideration of Minutes of the Special Meeting November 21, 2022**
- C. Consideration of Operations and Maintenance Expenditures September 2022**
- D. Consideration of Operations and Maintenance Expenditures October 2022**
- E. Consideration of Operations and Maintenance Expenditures November 2022**
- F. Consideration of Operations and Maintenance Expenditures December 2022**
- G. Review of Financial Statements Month Ending December 31, 2022**

The Board reviewed the consent agenda items.

MOTION TO: Approve Consent Agenda Items from A through G.
MADE BY: Supervisor de la Ossa
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

i. Community Inspection Report

C. District Manager

There were no vendor or staff reports currently.

The Community Inspection Report was provided to the Board for review.

6. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

7. PUBLIC COMMENTS

There were no audience comments.

8. ADJOURNMENT

MOTION TO: Adjourn the meeting at 3:27 P.M.
MADE BY: Supervisor de la Ossa
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - 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

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	88668	\$2,898.02		DISTRICT INVOICE JAN 2023
INFRAMARK LLC	88679	\$1,250.01	\$4,148.03	DISSEMINATION SERVICES NOV 2022 - JAN 2023
Monthly Contract Subtotal		\$4,148.03		
Variable Contract				
ALBERTO VIERA	AV 020223	\$200.00		SUPERVISOR FEE - 02/02/23
CARLOS DE LA OSSA	CD1O 020223	\$200.00		SUPERVISOR FEE - 02/02/23
KELLY A EVANS	KE 020223	\$200.00		SUPERVISOR FEE - 02/02/23
NICHOLAS J. DISTER	ND 020223	\$200.00		SUPERVISOR FEE - 02/02/23
RYAN MOTKO	RM 020223	\$200.00		SUPERVISOR FEE - 02/02/23
Variable Contract Subtotal		\$1,000.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STANTEC CONSULTING SERVICES INC	2041284	\$334.00		DISTRICT ENGINEER SERVICES THRU - 01/27/23
Regular Services Subtotal		\$334.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$5,482.03		

Approved (with any necessary revisions noted):

Signature: _____

BALM GROVE CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#88668

DATE

1/26/2023

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

2/25/2023

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: January 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Accounting Services	1	Ea	291.67		291.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Color Copies	180	Ea	0.50		90.00
B/W Copies	109	Ea	0.15		16.35
Subtotal					2,898.02

Subtotal \$2,898.02

Tax \$0.00

Total Due \$2,898.02

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#88679

DATE

1/26/2023

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

2/25/2023

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: January 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Dissemination Services (Nov.- Jan.)	3	Ea	416.67		1,250.01
Subtotal					1,250.01

Subtotal

\$1,250.01

Tax

\$0.00

Total Due

\$1,250.01

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

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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: February 02, 2022 2023

DMS:  

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AV 020223

BALM GROVE CDD

MEETING DATE: ~~February 02, 2022~~ 2023

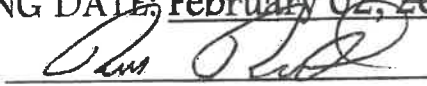
DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Cd10 020223

BALM GROVE CDD

MEETING DATE: ~~February 02, 2022~~ 2023

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

KE 020223

BALM GROVE CDD

MEETING DATE: ~~February 02, 2022~~ 2023

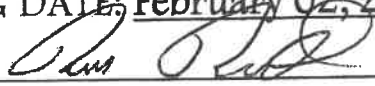
DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ND 020223

BALM GROVE CDD

MEETING DATE: ~~February 02, 2022~~ 2023

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Rm 020223

Invoice Number	2041284
Invoice Date	February 10, 2023
Purchase Order	215616373
Customer Number	167318
Project Number	215616373

Bill To

Balm Grove CDD
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
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	January 27, 2023
Current Invoice Total (USD)	334.00		

Process requisitions

Top Task	2022	2022 FY General Consulting
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Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	144.00	144.00
Nurse, Vanessa M	1.25	152.00	190.00
Subtotal Professional Services	<u>2.25</u>		<u>334.00</u>

Top Task Subtotal	2022 FY General Consulting	334.00
Total Fees & Disbursements		<u>334.00</u>
INVOICE TOTAL (USD)		334.00

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](mailto:Summer.Fillinger@Stantec.com)

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

Thank you.

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2023

Prepared by:



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

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	\$ SERIES 2022					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ 248
Due From Other Funds	-	1,662,305	-	-	-	1,662,305
Investments:						
Acq. & Const. (Offsite Project)	-	7,712,475	-	-	-	7,712,475
Acq. & Construction - Amenity	-	646,960	-	-	-	646,960
Acquisition & Construction Account	-	-	271	-	-	271
Interest Account	-	40	-	-	-	40
Other	-	624,338	-	-	-	624,338
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	10,519	-	-	-	10,519
Sinking fund	-	49	-	-	-	49
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 248	\$ 11,271,049	\$ 271	\$ 8,665,160	\$ 21,435,000	\$ 41,371,728
LIABILITIES						
Accounts Payable	\$ 50,999	\$ -	\$ -	\$ -	\$ -	\$ 50,999
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	1,088,177	-	574,128	-	-	1,662,305
TOTAL LIABILITIES	1,139,176	-	574,128	-	21,435,000	23,148,304

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	11,271,049	-	-	-	-	11,271,049
Unassigned:	(1,138,928)	-	(573,857)	8,665,160	-	-	6,952,375
TOTAL FUND BALANCES	(1,138,928)	11,271,049	(573,857)	8,665,160	-	-	18,223,424
TOTAL LIABILITIES & FUND BALANCES	\$ 248	\$ 11,271,049	\$ 271	\$ 8,665,160	\$ 21,435,000	\$	\$ 41,371,728

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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%
Developer Contribution	-	8,175	8,175	0.00%
TOTAL REVENUES	565,297	8,175	(557,122)	1.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,800	1,000	3,800	20.83%
ProfServ-Trustee Fees	4,040	-	4,040	0.00%
Disclosure Report	5,000	2,500	2,500	50.00%
District Counsel	4,000	4,153	(153)	103.83%
District Engineer	5,000	1,281	3,719	25.62%
District Management	36,000	12,850	23,150	35.69%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	9,000	1,750	7,250	19.44%
Auditing Services	4,600	-	4,600	0.00%
Website Compliance	2,900	-	2,900	0.00%
Postage, Phone, Faxes, Copies	750	308	442	41.07%
Public Officials Insurance	2,600	2,419	181	93.04%
Legal Advertising	3,000	1,012	1,988	33.73%
Bank Fees	250	160	90	64.00%
Website Administration	1,500	750	750	50.00%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	83,715	50,858	32,857	60.75%
<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%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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>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	2,956	12,044	19.71%
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%
Plant Replacement Program	1,000	-	1,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	119,500	2,956	116,544	2.47%
<u>Construction In Progress</u>				
Construction in Progress	-	1,088,256	(1,088,256)	0.00%
Total Construction In Progress	-	1,088,256	(1,088,256)	0.00%
TOTAL EXPENDITURES	220,715	1,142,070	(921,355)	517.44%
Excess (deficiency) of revenues				
Over (under) expenditures	344,582	(1,133,895)	(1,478,477)	-329.06%
<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	\$ (1,133,895)	\$ (2,167,641)	-329.06%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(5,033)		
FUND BALANCE, ENDING		\$ (1,138,928)		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 155,385	\$ 155,385	0.00%
Special Assmnts- CDD Collected	-	572,140	572,140	0.00%
Special Assmnts- Debt Service	1,225,606	-	(1,225,606)	0.00%
TOTAL REVENUES	1,225,606	727,525	(498,081)	59.36%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,688,585	(1,688,585)	0.00%
Total Construction In Progress	-	1,688,585	(1,688,585)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	410,000	-	410,000	0.00%
Interest Expense	815,606	1,228,709	(413,103)	150.65%
Total Debt Service	1,225,606	1,228,709	(3,103)	100.25%
TOTAL EXPENDITURES	1,225,606	2,917,294	(1,691,688)	238.03%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,189,769)	(2,189,769)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		13,460,818		
FUND BALANCE, ENDING		\$ 11,271,049		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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	\$ -	\$ 270	\$ 270	0.00%
TOTAL REVENUES	-	270	270	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%
TOTAL EXPENDITURES	-	574,048	(574,048)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(573,778)	(573,778)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(79)		
FUND BALANCE, ENDING		\$ (573,857)		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		8,665,160		
FUND BALANCE, ENDING		<u>\$ 8,665,160</u>		

BALM GROVE CDD
Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating
Statement No. 2-23A
Statement Date 2/28/2023

G/L Balance (LCY)	248.25	Statement Balance	248.25
G/L Balance	248.25	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	248.25
Subtotal	248.25	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	248.25	Ending Balance	248.25
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Balm Grove

Date: Tuesday February, 21 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	<u>NA Under site development</u>
TURF FERTILITY	10	10	0	<u>NA</u>
TURF EDGING	5	5	0	<u>NA</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>NA</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>NA</u>
PLANT FERTILITY	5	5	0	<u>NA</u>
WEED CONTROL - BED AREAS	5	5	0	<u>NA</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>NA</u>
PRUNING	10	10	0	<u>NA</u>
CLEANLINESS	5	5	0	<u>NA</u>
MULCHING	5	5	0	<u>NA</u>
WATER/IRRIGATION MGMT	8	8	0	<u>NA</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	100	0	100%
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Contractor Signature: _____

Manager's Signature: Gary Schwatz

Supervisor's Signature: _____

Balm Grove March 2023.



The entrance on Shelley Lane & CR 672.



Shelley Lane east side exit to CR 672.



Future site development area S.W. of shelly Lane.



Road build heading S.W. of Shelly Lane.



Future site development area S.W. of shelly Lane.



Future site development area S.W. of shelly Lane.



Road build heading North.



Road build heading South.



Pond S.W. of Shelly Lane.



Future site development area S.W. of shelly Lane.



Future site development area S.W. of Shelly Lane.



Road build heading West of Shelly Lane.



Future site development area S.W. of shelly Lane.



Future site development area S.W. of shelly Lane.