

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, June 01, 2023, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **June 01, 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.

Zoom: <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

Meeting ID: 870 6131 3619

Passcode: 315865

- 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. Consideration of Resolution 2023-04; Approving FY 2024 Proposed Budget
& Setting Public HearingTab 01
 - B. Consideration of Resolution 2023-05; Redesignation of Officers.....Tab 02
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor's Meeting Minutes of the
Regular Meeting May 04, 2023,..... Tab 02
 - B. Consideration of Operation and Maintenance Expenditure April 2023,..... Tab 03
 - C. Review of Financial Statements Month Ending April 30, 2023,..... Tab 04
- 5. STAFF REPORTS**
 - A. District Manager..... Tab 05
 - i. Community Inspection Reports
 - 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

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Balm Grove Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 3, 2023
HOUR: 2:00 pm
LOCATION: Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 1, 2023.

Attest:

**Balm Grove Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

2024

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



June 01, 2023

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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June 01, 2023

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Balm Grove Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assessments - Off Roll	565,297.00	0.00	51,029.73	51,029.73	514,267.27
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	565,297.00	0.00	51,029.73	51,029.73	514,267.27
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	8,175.00	31,785.27	39,960.27	39,960.27
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	8,175.00	31,785.27	39,960.27	39,960.27
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	565,297.00	8,175.00	82,815.00	90,990.00	474,307.00
EXPENDITURES					
SUPERVISOR FEES					
Supervisor Fees	4,800.00	1,000.00	3,800.00	4,800.00	0.00
TOTAL SUPERVISOR FEES	4,800.00	1,000.00	3,800.00	4,800.00	0.00
FINANCIAL & ADMINISTRATIVE					
Accounting Services	9,000.00	1,750.00	1,750.00	3,500.00	5,500.00
Administrative Services	0.00	0.00	0.00	0.00	0.00
Assessment Roll	0.00	0.00	0.00	0.00	0.00
Auditing Services	4,600.00	0.00	0.00	0.00	4,600.00
Bank Fees	250.00	160.00	90.00	250.00	0.00
Construction Accounting	0.00	0.00	0.00	0.00	0.00
Disclosure Report	5,000.00	2,500.00	0.00	2,500.00	2,500.00
District Engineer	5,000.00	1,281.00	1,219.00	2,500.00	2,500.00
District Management	36,000.00	12,850.00	23,150.00	36,000.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
Field Services	0.00	0.00	0.00	0.00	0.00
Insurance - Property & Casualty	15,000.00	2,956.00	2,956.00	0.00	15,000.00
Insurance - Public Officials	2,600.00	2,419.00	2,419.00	0.00	2,600.00
Insurance Deductible	0.00	0.00	0.00	0.00	0.00
Insurance - General Liability	0.00	0.00	0.00	0.00	0.00
Legal Advertising	3,000.00	504.00	996.00	1,500.00	1,500.00
Meeting Expense/Meeting Setup	0.00	0.00	0.00	0.00	0.00
Office Supplies	100.00	0.00	50.00	50.00	50.00
Onsite Payroll	0.00	0.00	0.00	0.00	0.00
Payroll Taxes & Admin Fees	0.00	0.00	0.00	0.00	0.00
Postage, Phone, Faxes, Copies	750.00	308.00	58.00	250.00	500.00
ProfServ-Expansion Services	0.00	22,500.00	22,500.00	0.00	0.00
Recording Secretary	0.00	0.00	0.00	0.00	0.00
Rentals & Leases	0.00	0.00	0.00	0.00	0.00
Tax Collector	0.00	0.00	0.00	0.00	0.00
Technology Services	0.00	0.00	0.00	0.00	0.00
Trustees Fees	4,040.00	0.00	4,040.00	4,040.00	0.00
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
Website Compliance	2,900.00	0.00	2,900.00	2,900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	89,915.00	48,153.00	7,012.00	55,165.00	34,750.00
LEGAL COUNSEL					
District Counsel	4,000.00	4,153.00	347.00	4,500.00	500.00
TOTAL LEGAL COUNSEL	4,000.00	4,153.00	347.00	4,500.00	500.00
UTILITY SERVICES					
Electric Utility Services - Streetlights	13,500.00	0.00	5,000.00	5,000.00	8,500.00
Electric Utility Services - All Others	4,000.00	0.00	750.00	750.00	3,250.00
TOTAL UTILITY SERVICES	17,500.00	0.00	5,750.00	5,750.00	11,750.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	0.00	0.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	0.00	0.00	0.00	0.00	0.00

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

OTHER PHYSICAL ENVIRONMENT

Amenity Center Cleaning & Supplies	10,000.00	0.00	0.00	0.00	10,000.00
Amenity Cameras	0.00	0.00	0.00	0.00	0.00
Aquatic - Other	2,000.00	0.00	0.00	0.00	2,000.00
Aquatic Maintenance - Contract	10,000.00	0.00	5,000.00	5,000.00	5,000.00
Debris Cleanup	0.00	0.00	0.00	0.00	0.00
Entry/Gate/Walls/Sinage Maintenance	1,500.00	0.00	0.00	0.00	1,500.00
Facility Janitorial R&M - Contract	0.00	0.00	0.00	0.00	0.00
Facility Janitorial Supplies/Other	0.00	0.00	0.00	0.00	0.00
Insurance - General Liability	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	5,000.00	0.00	0.00	0.00	5,000.00
Landscape - Annuals	0.00	0.00	0.00	0.00	0.00
Landscape - Mulch	0.00	0.00	0.00	0.00	0.00
Landscape - Other	15,000.00	0.00	0.00	0.00	15,000.00
Plant Replacement Program	1,000.00	0.00	0.00	0.00	1,000.00
Landscape Maintenance - Contract	40,000.00	0.00	5,000.00	5,000.00	35,000.00
Pool - R&M	2,000.00	0.00	0.00	0.00	2,000.00
Security	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	86,500.00	0.00	10,000.00	10,000.00	76,500.00

Parks & Rec

Access Control Fob Distribution	0.00	0.00	0.00	0.00	0.00
Access Control Maintenance & Fobs	0.00	0.00	0.00	0.00	0.00
Amenity Furniture	0.00	0.00	0.00	0.00	0.00
Amenity R&M	1,500.00	0.00	0.00	0.00	1,500.00
Contingency-Misc	0.00	0.00	0.00	0.00	0.00
Dog Waste Station Service & Supplies	0.00	0.00	0.00	0.00	0.00
Park Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Pest Control - Amenity	1,500.00	0.00	0.00	0.00	1,500.00
Pool - Contract	15,000.00	0.00	0.00	0.00	15,000.00
Pool - Permits	0.00	0.00	0.00	0.00	0.00
Special Events	0.00	0.00	0.00	0.00	0.00
Telephone/Internet Services	0.00	0.00	0.00	0.00	0.00
HVAC	0.00	0.00	0.00	0.00	0.00
Lighting Maintenance	0.00	0.00	0.00	0.00	0.00
Repairs & Maintenance (General)	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & REC	18,000.00	0.00	0.00	0.00	18,000.00

Road & Street Facilities

Sidewalk/Pavement/Drainage Repair	0.00	0.00	0.00	0.00	0.00
TOTAL ROAD & STREET FACILITIES	0.00	0.00	0.00	0.00	0.00

Reserves

Reserve	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVES	0.00	0.00	0.00	0.00	0.00

TOTAL EXPENDITURES	220,715.00	53,306.00	26,909.00	80,215.00	140,500.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	344,582.00	45,131.00	55,906.00	10,775.00	333,807.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Proposed Actual Operating Budget
REVENUES		
SPECIAL ASSESSMENTS - SERVICE CHARGES		
Operations & Maintenance Assessments - Off Roll	\$ 565,297.00	\$ -
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$ 565,297.00	\$ -
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES		
Developer Contributions	\$ -	\$ 118,425.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$ -	\$ 118,425.00
OTHER MISCELLANEOUS REVENUES		
Miscellaneous	\$ -	\$ -
TOTAL OTHER MISCELLANEOUS REVENUES	\$ -	\$ -
TOTAL REVENUES	\$ 565,297.00	\$ 118,425.00
EXPENDITURES		
SUPERVISOR FEES		
Supervisor Fees	\$ 4,800.00	\$ 3,000.00
TOTAL SUPERVISOR FEES	\$ 4,800.00	\$ 3,000.00
FINANCIAL & ADMINISTRATIVE		
Accounting Services	\$ 9,000.00	\$ 9,000.00
ADA Website Compliance	\$ 2,900.00	\$ 1,800.00
Administrative Services	\$ -	\$ 4,500.00
Auditing Services	\$ 4,600.00	\$ 6,000.00
Bank Fees	\$ 250.00	\$ 200.00
Construction Accounting	\$ -	\$ 9,000.00
Disclosure Report	\$ 5,000.00	\$ -
Dissemination Services	\$ -	\$ 4,200.00
District Engineer	\$ 5,000.00	\$ 9,500.00
District Management	\$ 36,000.00	\$ 25,000.00
Dues, Licenses & Fees	\$ 175.00	\$ 175.00
Financial & Revenue Collections	\$ -	\$ 1,200.00
Insurance - Property & Casualty	\$ 15,000.00	\$ -
Legal Advertising	\$ 3,000.00	\$ 3,500.00
Miscellaneous Fees		\$ 250.00
Office Supplies	\$ 100.00	\$ 100.00
Organizational Meeting/Initial Set Up	\$ -	\$ 4,000.00
Postage, Phone, Faxes, Copies	\$ 750.00	\$ 500.00
Public Officials Insurance	\$ 2,600.00	\$ 2,500.00
Recording Secretary	\$ -	\$ 2,400.00
Rentals & Leases	\$ -	\$ 600.00
Technology Services	\$ -	\$ 600.00
Trustees Fees	\$ 4,040.00	\$ 6,500.00
Website Administration	\$ 1,500.00	\$ 1,200.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$ 89,915.00	\$ 92,725.00
LEGAL COUNSEL		
District Counsel	\$ 4,000.00	\$ 9,500.00
TOTAL LEGAL COUNSEL	\$ 4,000.00	\$ 9,500.00
UTILITY SERVICES		
Electric Utility Services - Streetlights	\$ 13,500.00	\$ -
Electric Utility Services - All Others	\$ 4,000.00	\$ -
TOTAL UTILITY SERVICES	\$ 17,500.00	\$ -

**FISCAL YEAR 2024
PROPOSED OPERATING BUDGET**

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

OTHER PHYSICAL ENVIRONMENT

Amenity Center Cleaning & Supplies	\$	10,000.00	\$	-
Amenity Cameras	\$	-	\$	-
Aquatic - Other	\$	2,000.00	\$	-
Aquatic Maintenance - Contract	\$	10,000.00	\$	-
Debris Cleanup	\$	-	\$	-
Entry/Gate/Walls/Sinage Maintenance	\$	1,500.00	\$	-
Facility Janitorial R&M - Contract	\$	-	\$	-
Facility Janitorial Supplies/Other	\$	-	\$	-
Insurance - General Liability	\$	-	\$	3,200.00
Irrigation Maintenance	\$	5,000.00	\$	-
Landscape - Annuals	\$	-	\$	-
Landscape - Mulch	\$	-	\$	-
Landscape - Other	\$	15,000.00	\$	-
Plant Replacement Program	\$	1,000.00	\$	-
Landscape Maintenance - Contract	\$	40,000.00	\$	-
Pool - R&M	\$	2,000.00	\$	-
Security	\$	-	\$	-
TOTAL OTHER PHYSICAL ENVIRONMENT	\$	86,500.00	\$	3,200.00

Parks & Rec

Access Control Fob Distribution	\$	-	\$	-
Access Control Maintenance & Fobs	\$	-	\$	-
Amenity Furniture	\$	-	\$	-
Amenity R&M	\$	1,500.00	\$	-
Contingency-Misc	\$	-	\$	10,000.00
Dog Waste Station Service & Supplies	\$	-	\$	-
Park Maintenance - Contract	\$	-	\$	-
Pest Control - Amenity	\$	1,500.00	\$	-
Pool - Contract	\$	15,000.00	\$	-
Pool - Permits	\$	-	\$	-
Special Events	\$	-	\$	-
Telephone/Internet Services	\$	-	\$	-
HVAC	\$	-	\$	-
Lighting Maintenance	\$	-	\$	-
Repairs & Maintenance (General)	\$	-	\$	-
TOTAL PARKS & REC	\$	18,000.00	\$	10,000.00

Road & Street Facilities

Sidewalk/Pavement/Drainage Repair	\$	-	\$	-
TOTAL ROAD & STREET FACILITIES	\$	-	\$	-

CONTINGENCY

Miscellaneous	\$	-	\$	-
TOTAL CONTINGENCY	\$	-	\$	-
TOTAL EXPENDITURES	\$	220,715.00	\$	118,425.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$	344,582.00	\$	-

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022

REVENUES

CDD Debt Service Assessments	\$	1,227,281
TOTAL REVENUES	\$	1,227,281

EXPENDITURES

Series 2022 May Bond Interest Payment	\$	401,141
Series 2022 November Bond Principal Payment	\$	425,000
Series 2022 November Bond Interest Payment	\$	401,141
TOTAL EXPENDITURES	\$	1,227,281
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	20,760,000
Principal Payment Applied Toward Series 2022 Bonds	\$	425,000
Bonds Outstanding - Period Ending 11/1/2024	\$	20,335,000

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
SERIES 2022 - WEST								
Single Family 50'	1.25	46	\$1,728.59	\$957.45	\$2,686.03	\$1,728.59	\$166.60	\$1,895.19
Single Family 60'	1.50	223	\$2,074.30	\$1,148.94	\$3,223.23	\$2,074.30	\$199.92	\$2,274.22
SERIES 2022 - EAST								
Single Family 40'	1.00	39	\$1,382.86	\$765.96	\$2,148.82	\$1,382.86	\$133.28	\$1,516.14
Single Family 50'	1.25	225	\$1,728.59	\$957.45	\$2,686.03	\$1,728.59	\$166.60	\$1,895.19
Single Family 60'	1.50	82	\$2,074.30	\$1,148.94	\$3,223.23	\$2,074.30	\$199.92	\$2,274.22
SERIES 2022 - SOUTH								
Single Family 50'	1.25	88	\$1,728.59	\$957.45	\$2,686.03	\$1,728.59	\$166.60	\$1,895.19
TOTAL		703						

Notations:

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

RESOLUTION 2023-05

**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:

<u>Nick Dister</u>	Chairman
<u>Carlos de la Ossa</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 1st DAY OF June 2023

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**

May 04, 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, May 04, 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

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Balm Grove Community Development District to order on **Thursday, May 04, 2023, at 3:17 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas Dister	Chairman
Ryan Motko	Vice-Chair
Carlos de la Ossa	Supervisor
Kelly Evans	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel. Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no residents present.

3. BUSINESS ITEMS

A. Annual Notice of Qualified Elector

Mr. Radcliff informed the Board that the District has 1 qualified electors as of April 15, 2023. The Board requested this number be verified with the Supervisor of Elections.

B. Discussion on Review of Fiscal Year 2024 Proposed Budget

Mr. Radcliff informed the Board that work is continuing with the FY 23/24 Budget and that a meeting is scheduled for May 12th of 2023 to put final adjustments in place in advance of our Proposed Budget meeting in June.

C. General Matters of the District

There were no general matters at this time.

4. CONSENT AGENDA ITEMS

A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting April 06, 2023

B. Consideration of Operation and Maintenance Expenditure March 2023,

C. Review of Financial Statements Month Ending March 31, 2023

The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting held on 04/06/2023, O & M Expenditures for March 2023 and the Financial Statements for the month ending 03/31/2023).

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

5. 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 OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments.

7. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 3:20 P.M.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor de la Ossa
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

Signature

Printed Name

Printed Name

Title:

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

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		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
ALBERTO VIERA	AV 040623	\$200.00		SUPERVISOR FEE 04/06/23
CARLOS DE LA OSSA	CDLO 040623	\$200.00		SUPERVISOR FEE 04/06/23
KELLY A EVANS	KE 040623	\$200.00		SUPERVISOR FEE 04/06/23
NICHOLAS J. DISTER	ND 040623	\$200.00		SUPERVISOR FEE 04/06/23
RYAN MOTKO	RM 040623	\$200.00		SUPERVISOR FEE 04/06/23
Variable Contract Subtotal		\$1,000.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
ADA SITE COMPLIANCE	2681	\$1,500.00		COMPLIANCE
STANTEC CONSULTING SERVICES INC	2064941	\$2,331.00		DISTRICT ENGINEER SERVICES THRU - 03/24/23
Regular Services Subtotal		\$3,831.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$4,831.00		

Approved (with any necessary revisions noted):

Signature: _____

BALM GROVE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

BALM GROVE CDDMEETING DATE: **April 06, 2023**DMS: Bryan LADCLIFF

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 040623

BALM GROVE CDD

MEETING DATE: April 06, 2023

DMS: Bryan Rodulz

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 040623

BALM GROVE CDD

MEETING DATE: April 06, 2023

DMS: B. J. per 60701277

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 040623

BALM GROVE CDDMEETING DATE: **April 06, 2023**DMS: Bryan Ladd 1279

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 040623

BALM GROVE CDDMEETING DATE: April 06, 2023DMS: Bryan Kodoloff

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 040623

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO

Balm Grove CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2681	04/12/2023	\$1,500.00	04/26/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Annual Digital Accessibility and Legal Compliance - Compliance Shield, Customized Accessibility Policy, Accessibility ADAPTER, and Consulting with Digital Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

Invoice Number	2064941
Invoice Date	April 10, 2023
Purchase Order	215616373
Customer Number	167318
Project Number	215616373

Bill To

Balm Grove Community Development District
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	March 24, 2023
Current Invoice Total (USD)	2,331.00		

Process requisitions; prepare Expansion Area Report of the District Engineer

Top Task	2022	2022 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	5.25	152.00	798.00
Stewart, Tonja L	7.00	219.00	1,533.00
Subtotal Professional Services	<u>12.25</u>		<u>2,331.00</u>

Top Task Subtotal	2022 FY General Consulting	2,331.00
Total Fees & Disbursements		<u>2,331.00</u>
INVOICE TOTAL (USD)		2,331.00

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
April 30, 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 April 30, 2023

(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	\$ 3,232	\$ -	\$ -	\$ -	\$ -	\$ 3,232
Due From Other Funds	80	-	-	-	-	80
Investments:						
Acq. & Const. (Offsite Project)	-	-	6,305,286	-	-	6,305,286
Acq. & Construction - Amenity	-	-	651,279	-	-	651,279
Acquisition & Construction Account	-	-	1	-	-	1
Interest Account	-	40	-	-	-	40
Other	-	-	289,491	-	-	289,491
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	200,052	-	-	-	200,052
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	\$ 3,312	\$ 814,504	\$ 7,246,057	\$ 8,665,160	\$ 21,435,000	\$ 38,164,033

LIABILITIES

Accounts Payable	\$ 15,434	\$ -	\$ -	\$ -	\$ -	\$ 15,434
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	80	-	-	80
TOTAL LIABILITIES	15,434	-	80	-	21,435,000	21,450,514

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2023

(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	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	814,504	-	-	-	814,504
Capital Projects	-	-	7,245,977	-	-	7,245,977
Unassigned:	(12,122)	-	-	8,665,160	-	8,653,038
TOTAL FUND BALANCES	(12,122)	814,504	7,245,977	8,665,160	-	16,713,519
TOTAL LIABILITIES & FUND BALANCES	\$ 3,312	\$ 814,504	\$ 7,246,057	\$ 8,665,160	\$ 21,435,000	\$ 38,164,033

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	-	60,924	60,924	0.00%
TOTAL REVENUES	565,297	60,924	(504,373)	10.78%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,800	2,000	2,800	41.67%
ProfServ-Trustee Fees	4,040	4,041	(1)	100.02%
Disclosure Report	5,000	3,333	1,667	66.66%
District Counsel	4,000	5,328	(1,328)	133.20%
District Engineer	5,000	4,106	894	82.12%
District Management	36,000	17,600	18,400	48.89%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	9,000	2,333	6,667	25.92%
Auditing Services	4,600	-	4,600	0.00%
Website Compliance	2,900	1,500	1,400	51.72%
Postage, Phone, Faxes, Copies	750	313	437	41.73%
Public Officials Insurance	2,600	2,419	181	93.04%
Legal Advertising	3,000	504	2,496	16.80%
Bank Fees	250	202	48	80.80%
Website Administration	1,500	1,000	500	66.67%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	83,715	67,354	16,361	80.46%
<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 April 30, 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%
TOTAL EXPENDITURES	220,715	70,310	150,405	31.86%
Excess (deficiency) of revenues				
Over (under) expenditures	344,582	(9,386)	(353,968)	-2.72%
<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	\$ (9,386)	\$ (1,043,132)	-2.72%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,736)		
FUND BALANCE, ENDING		\$ (12,122)		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 189,283	\$ 189,283	0.00%
Special Assmnts- Debt Service	1,225,606	757,529	(468,077)	61.81%
TOTAL REVENUES	1,225,606	946,812	(278,794)	77.25%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	702,980	(702,980)	0.00%
Total Construction In Progress	-	702,980	(702,980)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	410,000	675,000	(265,000)	164.63%
Interest Expense	815,606	553,709	261,897	67.89%
Total Debt Service	1,225,606	1,228,709	(3,103)	100.25%
TOTAL EXPENDITURES	1,225,606	1,931,689	(706,083)	157.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(984,877)	(984,877)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,799,381		
FUND BALANCE, ENDING		\$ 814,504		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 31,130	\$ 31,130	0.00%
TOTAL REVENUES	-	31,130	31,130	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	4,446,511	(4,446,511)	0.00%
Total Construction In Progress	-	4,446,511	(4,446,511)	0.00%
TOTAL EXPENDITURES	-	4,446,511	(4,446,511)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,415,381)	(4,415,381)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		11,661,358		
FUND BALANCE, ENDING		\$ 7,245,977		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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. 4-23
Statement Date 4/30/2023

G/L Balance (LCY)	3,231.59	Statement Balance	10,994.84
G/L Balance	3,231.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	10,994.84
Subtotal	3,231.59	Outstanding Checks	7,763.25
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	3,231.59	Ending Balance	3,231.59
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/20/2023	Payment	1060	ALBERTO VIERA	400.00	400.00	0.00
4/20/2023	Payment	1061	CARLOS DE LA OSSA	200.00	200.00	0.00
4/20/2023	Payment	1062	INFRAMARK LLC	41,161.04	41,161.04	0.00
4/20/2023	Payment	1063	KELLY A EVANS	200.00	200.00	0.00
4/21/2023		JE000164	Service Charge - Prior Period	20.97	20.97	0.00
Total Checks				41,982.01	41,982.01	0.00
Deposits						
4/18/2023		JE000114	CK#2004231##### - Developer Funding	G/L 52,749.57	52,749.57	0.00
Total Deposits				52,749.57	52,749.57	0.00
Outstanding Checks						
3/30/2023	Payment	1059	TIMES PUBLISHING COMPANY	0.00	0.00	0.00
4/20/2023	Payment	1064	NICHOLAS J. DISTER	400.00	0.00	400.00
4/20/2023	Payment	1065	RYAN MOTKO	400.00	0.00	400.00
4/20/2023	Payment	1066	STANTEC CONSULTING SERVICES INC	1,281.25	0.00	1,281.25
4/20/2023	Payment	1067	STRALEY ROBIN VERICKER	5,188.00	0.00	5,188.00
4/27/2023	Payment	1069	STANTEC CONSULTING SERVICES INC	494.00	0.00	494.00
Total Outstanding Checks.....				7,763.25		7,763.25

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Balm Grove

Date: Wednesday May 25 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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%
-----	-----	---	------

Contractor Signature: _____

Manager's Signature: Gary Schwatz

Supervisor's Signature: _____

Balm Grove May 2022



Balm Grove entrance on C.R.672 & Shelley Lane





Gated entrance at the southernmost end of Shelley Lane.





