

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**MARCH 07, 2024
AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, 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, March 07, 2024 at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held March 07, 2024 at **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:

Join Zoom Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmlGNwEvJbTHO.1>

Meeting ID: 869 9208 4254

Passcode: 944104

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. BUSINESS ITEMS

4. CONSENT AGENDA

- A. Approval of Minutes of the February 01, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance January 2024
- C. Acceptance of the Financials and Approval of the Check Register for January 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*Next regularly scheduled meeting is April 04th, 2024 at 2:00 p.m.

**MINUTES OF MEETING
BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday, January 4, 2024, and called to order at 3:02 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

| | |
|-------------------|--|
| Carlos de la Ossa | Chairperson |
| Nicholas Dister | Vice Chairperson <i>(via phone)</i> |
| Kelly Evans | Assistant Secretary |
| Alberto Viera | Assistant Secretary |
| Ryan Motko | Assistant Secretary <i>(via phone)</i> |

Also present were:

| | |
|-------------------|------------------|
| Bryan Radcliff | District Manager |
| Angie Grunwald | District Manager |
| John Vericker | District Counsel |
| Kathryn Hopkinson | District Counsel |

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the December 7, 2023 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures November 2023**
- C. Acceptance of the Financials and Approval of the Check Register for November 2023**

| |
|---|
| <p>On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, the Consent Agenda was approved. 5-0</p> |
|---|

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

i. Community Inspections Report

Unapproved Minutes

January 4, 2024

BALM GROVE CDD

47 The Community Inspections Report was presented, a copy of which was included in
48 the agenda package.

49

50 SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and
51 Comments**

52 There being none, the next order of business followed.

53

54 SEVENTH ORDER OF BUSINESS**Adjournment**

55 There being no further business,

56

57 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with
58 all in favor the meeting was adjourned at 3:03 p.m.

59

60

61

62

63 _____
64 Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

January 2024 Meeting

| |
|--|
| BALM GROVE CDD Summary of Operations and Maintenance Invoices |
|--|

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-------------------------------------|------------------------|-------------------|--------------|---|
| Monthly Contract | | | | |
| INFRAMARK LLC | 108635 | \$3,333.34 | | DISTRICT INVOICE JANUARY 2024 |
| Monthly Contract Subtotal | | \$3,333.34 | | |
| | | | | |
| Variable Contract | | | | |
| ALBERTO VIERA | AV 010424 | \$200.00 | | SUPERVISOR FEE - 01/04/24 |
| CARLOS DE LA OSSA | CDLO 010424 | \$200.00 | | SUPERVISOR FEE - 01/04/24 |
| KELLY A EVANS | KE 010424 | \$200.00 | | SUPERVISOR FEE - 01/04/24 |
| NICHOLAS J. DISTER | ND 010424 | \$200.00 | | SUPERVISOR FEE - 01/04/24 |
| RYAN MOTKO | RM 010424 | \$200.00 | | SUPERVISOR FEE - 01/04/24 |
| Variable Contract Subtotal | | \$1,000.00 | | |
| | | | | |
| Utilities | | | | |
| TECO | 221009210867 011824 | \$941.19 | | ELECTRICITY SERVICE - 12/08/23-01/11/24 |
| Utilities Subtotal | | \$941.19 | | |
| | | | | |
| Regular Services | | \$0.00 | | |
| Regular Services Subtotal | | \$0.00 | | |
| | | | | |
| Additional Services | | \$0.00 | | |
| Additional Services Subtotal | | \$0.00 | | |
| | | | | |
| TOTAL | | \$5,274.53 | | |

Approved (with any necessary revisions noted):

| |
|---|
| <p>BALM GROVE CDD</p> <p>Summary of Operations and Maintenance Invoices</p> |
|---|

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

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

| |
|--------------------|
| INVOICE# |
| #108635 |
| CUSTOMER ID |
| C2377 |
| PO# |

| |
|------------------|
| DATE |
| 1/24/2024 |
| NET TERMS |
| Net 30 |
| DUE DATE |
| 2/23/2024 |

Services provided for the Month of: January 2024

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------------------|-----|-----|----------|--------|-----------------|
| Website Maintenance / Admin | 1 | Ea | 125.00 | | 125.00 |
| Accounting Services | 1 | Ea | 291.67 | | 291.67 |
| District Management | 1 | Ea | 1,375.00 | | 1,375.00 |
| Field Management | 1 | Ea | 1,000.00 | | 1,000.00 |
| Dissemination Services | 1 | Ea | 416.67 | | 416.67 |
| Technology / Data Storage | 1 | Ea | 125.00 | | 125.00 |
| Subtotal | | | | | 3,333.34 |

| | |
|------------------|------------|
| Subtotal | \$3,333.34 |
| Tax | \$0.00 |
| Total Due | \$3,333.34 |

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 CDDMEETING DATE: January 04, 2024DMS: Bryan RAYLIER

AV 010424

| 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 |






BALM GROVE CDDMEETING DATE: January 04, 2024DMS: Bryan RAYLOR

CDLO 010424

| 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 |






BALM GROVE CDDMEETING DATE: January 04, 2024DMS: Bryan RAYLOR


KE 010424

| 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 |






BALM GROVE CDDMEETING DATE: January 04, 2024DMS: Bryan RAYLOR


ND 010424

| 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 |

BALM GROVE CDDMEETING DATE: January 04, 2024DMS: Bryan RAYLIER


RM 010424

| 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 |



BALM GROVE COMMUNITY DEVELOPMENT
 11480 COUNTY ROAD 672, PMP
 RIVERVIEW, FL 33579

Statement Date: January 18, 2024

Amount Due: \$941.19

Due Date: February 08, 2024

Account #: 221009210867

Account Summary

Current Service Period: December 08, 2023 - January 11, 2024

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$941.19

Amount Due by February 08, 2024 \$941.19

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009210867

Due Date: February 08, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Received

JAN 23

Amount Due: \$941.19

Payment Amount: \$ _____

650149511584

00004085 FTECO101192400305610 00000 02 01000000 10740 002
BALM GROVE COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6501495115842210092108670000000941190

00004085-0009908-Page 1 of 4





Service For:
11480 COUNTY ROAD 672
PMP, RIVERVIEW, FL 33579

Account #: 221009210867
Statement Date: January 18, 2024
Charges Due: February 08, 2024

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Dec 08, 2023 - Jan 11, 2024

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000852833 | 01/11/2024 | 0 | 0 | | 0 kWh | 1 | 35 Days |

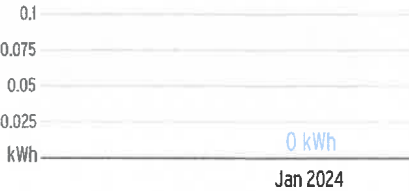
Charge Details

| | | | |
|--|--|---------------------|----------------|
| | Electric Charges | | |
| | Daily Basic Service Charge | 35 days @ \$0.75000 | \$26.25 |
| | Florida Gross Receipt Tax | | \$0.67 |
| | Electric Service Cost | | \$26.92 |
| | State Tax | | \$2.27 |
| | Total Electric Cost, Local Fees and Taxes | | \$29.19 |

| | | | |
|--|-------------------------------------|--|-----------------|
| | Other Fees and Charges | | |
| | Electric Security Deposit | | \$800.00 |
| | Elec Connection Chrg Initial | | \$112.00 |
| | Total Other Fees and Charges | | \$912.00 |

| | |
|--------------------------------------|-----------------|
| Total Current Month's Charges | \$941.19 |
|--------------------------------------|-----------------|

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469

Contact Us

- Online:**
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | SERIES 2022 | | | | | | TOTAL |
|------------------------------------|------------------|---------------------|-----------------------|---------------------------|-----------------------------|-------------|----------------------|
| | GENERAL FUND | DEBT SERVICE FUND | CAPITAL PROJECTS FUND | GENERAL FIXED ASSETS FUND | GENERAL LONG-TERM DEBT FUND | | |
| ASSETS | | | | | | | |
| Cash - Operating Account | \$ 39,612 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 39,612 |
| Due From Developer | 43,745 | - | - | - | - | - | 43,745 |
| Due From Other Funds | - | 661,678 | - | - | - | - | 661,678 |
| Investments: | | | | | | | |
| Acq. & Const. (Offsite Project) | - | 12,945 | 647,254 | - | - | - | 660,199 |
| Acq. & Construction - Amenity | - | 2,694 | 672,509 | - | - | - | 675,203 |
| Acquisition & Construction Account | - | - | 1 | - | - | - | 1 |
| Other | - | 847 | 211,165 | - | - | - | 212,012 |
| Reserve Fund | - | 614,363 | - | - | - | - | 614,363 |
| Revenue Fund | - | 681,171 | - | - | - | - | 681,171 |
| Prepaid Trustee Fees | 1,684 | - | - | - | - | - | 1,684 |
| Fixed Assets | | | | | | | |
| Construction Work In Process | - | - | - | 8,665,160 | - | - | 8,665,160 |
| Amount To Be Provided | - | - | - | - | 21,435,000 | - | 21,435,000 |
| TOTAL ASSETS | \$ 85,041 | \$ 1,973,698 | \$ 1,530,929 | \$ 8,665,160 | \$ 21,435,000 | \$ - | \$ 33,689,828 |
| LIABILITIES | | | | | | | |
| Accounts Payable | \$ 4,275 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,275 |
| Accounts Payable - Other | 25,083 | - | - | - | - | - | 25,083 |
| Retainage Payable | - | - | 114,425 | - | - | - | 114,425 |
| Bonds Payable | - | - | - | - | 21,435,000 | - | 21,435,000 |
| Due To Other Funds | 79 | - | 661,600 | - | - | - | 661,679 |
| TOTAL LIABILITIES | 29,437 | - | 776,025 | - | 21,435,000 | - | 22,240,462 |

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | SERIES 2022 | | | | | |
|--|------------------|---------------------|---------------------|---------------------|----------------------|----------------------|
| | GENERAL | SERIES 2022 | CAPITAL | GENERAL | GENERAL | TOTAL |
| | FUND | DEBT SERVICE | PROJECTS | FIXED ASSETS | LONG-TERM | |
| FUND | FUND | FUND | FUND | DEBT FUND | | |
| <u>FUND BALANCES</u> | | | | | | |
| Nonspendable: | | | | | | |
| Prepaid Trustee Fees | 1,684 | - | - | - | - | 1,684 |
| Restricted for: | | | | | | |
| Debt Service | - | 1,973,698 | - | - | - | 1,973,698 |
| Capital Projects | - | - | 754,904 | - | - | 754,904 |
| Unassigned: | 53,920 | - | - | 8,665,160 | - | 8,719,080 |
| TOTAL FUND BALANCES | 55,604 | 1,973,698 | 754,904 | 8,665,160 | - | 11,449,366 |
| | | | | | | |
| TOTAL LIABILITIES & FUND BALANCES | \$ 85,041 | \$ 1,973,698 | \$ 1,530,929 | \$ 8,665,160 | \$ 21,435,000 | \$ 33,689,828 |

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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 | \$ 118,425 | \$ 82,630 | \$ (35,795) | 69.77% |
| TOTAL REVENUES | 118,425 | 82,630 | (35,795) | 69.77% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 3,000 | 3,000 | - | 100.00% |
| ProfServ-Construction | 9,000 | - | 9,000 | 0.00% |
| ProfServ-Dissemination Agent | 4,200 | 1,667 | 2,533 | 39.69% |
| ProfServ-Info Technology | 600 | 250 | 350 | 41.67% |
| ProfServ-Recording Secretary | 2,400 | - | 2,400 | 0.00% |
| ProfServ-Trustee Fees | 6,500 | - | 6,500 | 0.00% |
| District Counsel | 9,500 | 2,093 | 7,407 | 22.03% |
| District Engineer | 9,500 | 1,321 | 8,179 | 13.91% |
| Administrative Services | 4,500 | - | 4,500 | 0.00% |
| District Management | 25,000 | 9,500 | 15,500 | 38.00% |
| Accounting Services | 9,000 | 1,167 | 7,833 | 12.97% |
| Auditing Services | 6,000 | - | 6,000 | 0.00% |
| Website Compliance | 1,800 | - | 1,800 | 0.00% |
| Postage, Phone, Faxes, Copies | 500 | 23 | 477 | 4.60% |
| Rentals & Leases | 600 | - | 600 | 0.00% |
| Public Officials Insurance | 2,500 | 2,516 | (16) | 100.64% |
| Legal Advertising | 3,500 | 977 | 2,523 | 27.91% |
| Bank Fees | 200 | - | 200 | 0.00% |
| Financial & Revenue Collections | 1,200 | - | 1,200 | 0.00% |
| Meeting Expense | 4,000 | - | 4,000 | 0.00% |
| Website Administration | 1,200 | 500 | 700 | 41.67% |
| Miscellaneous Expenses | 250 | - | 250 | 0.00% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 1,116 | (941) | 637.71% |
| Total Administration | 105,225 | 24,130 | 81,095 | 22.93% |
| <u>Other Physical Environment</u> | | | | |
| Insurance - General Liability | 3,200 | 3,074 | 126 | 96.06% |
| Total Other Physical Environment | 3,200 | 3,074 | 126 | 96.06% |

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(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>Parks and Recreation</u> | | | | |
| Misc-Contingency | 10,000 | - | 10,000 | 0.00% |
| Total Parks and Recreation | <u>10,000</u> | <u>-</u> | <u>10,000</u> | <u>0.00%</u> |
| TOTAL EXPENDITURES | 118,425 | 27,204 | 91,221 | 22.97% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 55,426 | 55,426 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 178 | | |
| FUND BALANCE, ENDING | | <u>\$ 55,604</u> | | |

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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 | \$ - | \$ 28,353 | \$ 28,353 | 0.00% |
| Special Assmnts- CDD Collected | 1,227,281 | 1,472,432 | 245,151 | 119.98% |
| TOTAL REVENUES | 1,227,281 | 1,500,785 | 273,504 | 122.29% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 802,281 | 410,000 | 392,281 | 51.10% |
| Interest Expense | 425,000 | 407,803 | 17,197 | 95.95% |
| Total Debt Service | 1,227,281 | 817,803 | 409,478 | 66.64% |
| TOTAL EXPENDITURES | 1,227,281 | 817,803 | 409,478 | 66.64% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 682,982 | 682,982 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 1,290,716 | | |
| FUND BALANCE, ENDING | | \$ 1,973,698 | | |

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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 | \$ - | \$ 37,217 | \$ 37,217 | 0.00% |
| TOTAL REVENUES | - | 37,217 | 37,217 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Construction In Progress</u> | | | | |
| Construction in Progress | - | 1,907,785 | (1,907,785) | 0.00% |
| Total Construction In Progress | - | 1,907,785 | (1,907,785) | 0.00% |
| TOTAL EXPENDITURES | - | 1,907,785 | (1,907,785) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (1,870,568) | (1,870,568) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 2,625,472 | | |
| FUND BALANCE, ENDING | | \$ 754,904 | | |

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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, 2023) | | 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. 01-24
Statement Date 1/31/2024

| | | | |
|----------------------|-----------|----------------------|-----------|
| G/L Balance (LCY) | 39,611.82 | Statement Balance | 40,011.82 |
| G/L Balance | 39,611.82 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 40,011.82 |
| Subtotal | 39,611.82 | Outstanding Checks | 400.00 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 39,611.82 | Ending Balance | 39,611.82 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|-------------------------------|---------------|--------------|---------------------------------|-----------|----------------|------------|
| Checks | | | | | | |
| 12/20/2023 | Payment | 1120 | INFRAMARK LLC | 6433.36 | 6,433.36 | 0.00 |
| 12/20/2023 | Payment | 1122 | NICHOLAS J. DISTER | 200 | 200.00 | 0.00 |
| 12/20/2023 | Payment | 1123 | RYAN MOTKO | 200 | 200.00 | 0.00 |
| 1/10/2024 | Payment | 1124 | INFRAMARK LLC | 3339.1 | 3,339.10 | 0.00 |
| 1/10/2024 | Payment | 1125 | STRALEY ROBIN VERICKER | 1927.5 | 1,927.50 | 0.00 |
| 1/18/2024 | Payment | 1126 | ALBERTO VIERA | 200 | 200.00 | 0.00 |
| 1/18/2024 | Payment | 1127 | CARLOS DE LA OSSA | 200 | 200.00 | 0.00 |
| 1/18/2024 | Payment | 1128 | KELLY A EVANS | 200 | 200.00 | 0.00 |
| 1/24/2024 | Payment | 1131 | STANTEC CONSULTING SERVICES INC | 1321 | 1,321.00 | 0.00 |
| Total Checks | | | | 14,020.96 | 14,020.96 | 0.00 |
| Outstanding Checks | | | | | | |
| 1/18/2024 | Payment | 1129 | NICHOLAS J. DISTER | 200.00 | 0.00 | 200.00 |
| 1/18/2024 | Payment | 1130 | RYAN MOTKO | 200.00 | 0.00 | 200.00 |
| Total Outstanding Checks..... | | | | 400.00 | | 400.00 |

BALM GROVE SITE INSPECTION REPORT. 2/20/24, 8:45 AM

Balm Grove. CDD.

Tuesday, February 20, 2024

Prepared For Board of supervisors.

8 Issues Identified

Gary Schwartz



Balm Wimauma Road.

Assigned To District manager.
Community road entrance.



Shelley Lane & CR. 672.

Assigned To District manager.
Under construction



Balm Wimauma Road.

Assigned To District manager.
West view.



Shelley Lane.

Assigned To District manager.
First pond heading West.



Shelley Lane.

Assigned To District manager.
Second pond heading West.



Shelley Lane.

Assigned To District manager.
Infrastructure site development in progress.



Shelley Lane.

Assigned To District manager.

Site development heading West.



Shelley Lane.

Assigned To District manager.

SW view at the South end of Shelly Lane.