BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
AUGUST 04, 2022

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 04, 2022 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

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

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

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.**

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

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

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

Balm Grove Community Development District

Dear Board Members:

The Regular Meeting of the Balm Grove Community Development District will be held on **August 04, 2022 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330 **Access Code: 4863181**

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT ON AGENDA ITEMS**
3. **VENDOR AND STAFF REPORTS**
   - A. District Counsel
   - B. District Manager……Tab 01
     - i. Community Inspection Report
   - C. District Engineer
4. **BUSINESS ITEMS**
   - A.Consideration of District Engineer's Report……..*Under Separate Cover*
   - B.Consideration of Special Assessment Methodology Report……..*Under Separate Cover*
   - C. Consideration of Resolution 2022-04; Declaring Special Assessments…….……...Tab 02
   - D. Consideration of Resolution 2022-05; Setting Public Hearing to Levy Assessments……..…….Tab 03
   - E. Consideration of Resolution 2022-06; Supplemental Assessment Resolution……..Tab 04
   - F. Consideration of Resolution 2022-07; Amending Resolution Approving Proposed FY 2023 Budget & Setting Public Hearing……...Tab 05
   - G. General Matters of the District
5. **CONSENT AGENDA ITEMS**
   - A. Consideration of Minutes of the Regular Meeting June 02, 2022…...……..……...……...…..Tab 06
   - B. Consideration of Operations and Maintenance Expenditures May 2022…….…….Tab 07
   - C. Consideration of Operations and Maintenance Expenditures June 2022…….…….Tab 08
   - D. Review of Financial Statements for Month Ending June 30, 2022…..…….……Tab 09
6. **BOARD MEMBERS COMMENTS**
7. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

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

Sincerely,

Brian Lamb
Inframark

Balm Grove July 2022

Balm Grove entrance on Shelly Lane.

CIVIL & SITE
CONTRACTOR
NO TRESPASSING
SAFETY ZONE
HARD HAT &
SAFETY VEST

Site development on Shelly Lane.

Future site development on Shelly Lane.

West of Shelly Lane.

West of Shelly Lane.

West of Shelly Lane.

Infrastructure material stored on the Southern most point of Shelly Lane.

Construction progress East of Balm Wimauma Rd.

Construction progress East of Balm Wimauma Rd.

Construction progress East of Balm Wimauma Rd.

RESOLUTION NO. 2022-04

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

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

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

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

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

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

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. The Debt Assessments shall be levied to defray all of the costs of the Project.

3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution,

sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately $_____ (hereinafter referred to as the **"Estimated Cost"**).

6. As stated in the Assessment Report, the Debt Assessments will defray approximately $_____ of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes;

provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 4, 2022.

Attest:	**Balm Grove** **Community Development District**
_____	_____
Name:_____	Name:_____
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON SEPTEMBER ____, 2022 AT 2:00 P.M. AT THE OFFICES OF INFRAMARK, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS BALM GROVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "**Board**") of the Balm Grove Community Development District (the "**District**") has previously adopted Resolution No. 2022-04 entitled

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

WHEREAS, in accordance with Resolution No. 2022-04, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

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

1. There is hereby declared a public hearing to be held on September ____, 2022, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by 2 publications 1 week apart with the first

publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

Passed and Adopted on August 4, 2022.

Attest:	**Balm Grove** **Community Development District**
_____	_____
Name:_____	Name:_____
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2022 SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2022 SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated November 4, 2021 (the **"Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its $21,435,000 Special Assessment Revenue Bonds, Series 2022 (the "**Series 2022 Bonds**") to finance the 2022 Assessment Area (the **"2022 Project"**);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2022 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2022 Bonds;

WHEREAS, the Series 2022 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated March 30, 2021 and adopted pursuant to Resolution No. 2021-27 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2022 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report dated February 22, 2022 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.

2. **Findings**. The Board hereby finds and determines as follows:

   a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

   b. The 2022 Project will serve a proper, essential, and valid public purpose.

   c. The 2022 Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the

portion of the costs of the 2022 Project to be financed with the Series 2022 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.

d. The Series 2022 Bonds will finance the construction and acquisition of a portion of the 2022 Project.

e. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Series 2022 Bonds**. The special assessments for the Series 2022 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts**. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and adopted this 4th day of August, 2022.

Attest:	**Balm Grove Community Development District**
_____	_____
Name:_____	Name:_____
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A – First Supplemental Special Assessment Methodology Report dated February 22, 2022

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Report Date:

February 22nd 2022

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the "First Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated March 30, 2021 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District's Capital Infrastructure Program.

II. DEFINED TERMS

"Assessable Property" – all property within the District that receives a special benefit from the CIP.

"Assessment Area" – Identified within the Engineers Report and relates to costs for the Assessment Area of development that are specific ("Unique") to the Assessment Area Project and details common costs within the CIP that benefit all developable private properties in the District. The Assessment Area contains 267.694 gross acres identified by folio numbers contained in Exhibit A. A legal description for the lands within the District is attached as Exhibit B. The Development Plan currently contemplates 615 Platted Units within this project area, with plans to expand the District to include an additional 88 Platted Units subject to County approval of amended plans.

"Capital Improvement Program" (CIP) – The public infrastructure development program as outlined by the Engineer's Report.

"Developer" – Balm Grove Development, LLC (Master Developer), Balm Grove, LLC and Eisenhower Property Group, LLC.

"Development" – The end-use expected configuration of Platted Units and Product Types for Unplatted Parcels within the District as provided by the Developer.

"District" – Balm Grove Community Development District containing 267.694 gross acres.

"Engineer's Report" – *Report of the District Engineer* dated November 4th 2021.

"Equivalent Assessment Unit" (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

"Future Assessment Area"/ "Expansion Area" – It is anticipated that two additional parcels will be annexed into the District to include 88 residential units.

"Master Report" or "Report" – The *Master Assessment Methodology Report,* dated March 30th, 2021 as provided to support benefit and maximum assessments on private developable property within the District.

"Planned Units" – Expected product types and unit counts within the District or Expansion Areas subject to final County approvals.

"Platted Units" – private property subdivided as a portion of gross acreage by virtue of the platting process.

"Product Type" – Classification assigned by the Engineer to dissimilar Lot products and size for the development of the vertical construction.

"Unplatted Parcels" – gross acreage intended for subdivision and platting pursuant to the Development plan.

"Unit(s)" – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

A. Allocate a portion of the costs of the CIP to the Assessment Area;

B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the Assessment Area that will be assessed as a result of the issuance of the Bonds (as herein defined);

C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the Assessment Area within the District and ultimately to the individual units therein; and

D. Provide a basis for the placement of a lien on the assessable lands within the Assessment Area within the District that benefit from the Assessment Area Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the Assessment Area of the District relates directly to the CIP allocable to Assessable Property within the District. It is the District's CIP that will create the public infrastructure which enables the assessable properties within the District to be developed and improved. Without these public improvements, which include storm water, utilities (water and sewer), roadways, and amenities, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within the District as a result of the benefit received from the CIP and assessments required to satisfy the repayment of the Series 2022 Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2022 Bonds (the "Bonds") to finance the construction and/or acquisition of a portion of the CIP which will provide special benefit to the assessable parcels within the District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 267.694 +/- acres and is located in Hillsborough County, Florida, within Sections 25, 26, 30, 31 and 36, Township 31 South, and Ranges 20 and 21 East. The primary developer is Balm Grove Development, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates 615 single family lots, with plans to expand to 703 lots in a future expansion parcel. The public improvements within the CIP as described in the Engineer's Report include storm water, utilities (water and sewer), roadways, and amenities,.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the CIP of the District. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the CIP. The CIP includes storm water, utilities (water and sewer), roadways, amenities, landscape and hardscape. The cost of the CIP is estimated to be $42,305,201, approximately $20,010,588 of which will be funded by issuance of the Bonds. The CIP estimates are generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The CIP contains a "system of improvements" for the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan for the District contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the private developable property as a result of the CIP, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product and size.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for the planned residential product types under the current development plan for the District and future Expansion Area. If additional future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property

must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the Assessable Property and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. It is anticipated that site plan amendments and additional parcels will be added to the District by approval of the County. Table 1 contemplates these allowances and provides the details as currently planned. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with Series 2022 Bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within the District. With regard to the Assessable Property, the special assessments are assigned to all property within the District on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to land use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point the infrastructure may or may not be installed and none of the units in the development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District are assumed to receive benefit from the CIP and all of the Assessable Property would be assessed to repay the Series 2022 Bonds. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the District that receives benefit from the CIP, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Tables 4 - 5. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2022 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 703 lots

associated with the District and Expansion area are platted and fully-developed; if such a condition was to occur; the true-up provisions described below would be applicable.

The third condition is the "completed development state." In this condition all of the Assessable Property within the District has been platted and the total par value of the Series 2022 Bonds has been assigned as specific assessments to each of the platted lots within the District representing 835.25 EAUs pre annexation and 945.25 EAUs post annexation of the expansion parcels.

IX. FINANCING INFORMATION

The District will finance a portion of the CIP through the issuance of the Series 2022 Bonds secured ultimately by the benefiting properties within the District currently and eventually parcels with a planned expansion. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number and type of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true-up methodology."

This report contemplates a future expansion of the District boundaries to include an additional 88 lots as described in Table 1 of this report. Once the land is annexed, it will be subject to and assessed as outlined in Table 5. In addition, a relative reduction and transfer of par principal and annual assessments will be made from the residential lots within the East Parcel and applied to the Expansion Area Lots as detailed in Table 5.

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Series 2022 Bonds divided by the number of gross acreage within the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted land must remain equal to or lower than the ceiling level of debt per acre. If the debt per acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Assessment Roll, which amount will include accrued interest to the first interest payment date on the Series 2022 Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a

density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM - PLANNED UNITS					
PRODUCT	LOT SIZE	PARCEL LOCATION	TOTAL	PER UNIT EAU (1)	TOTAL EAUs (2)
Single Family	50	West	46	1.25	57.50
Single Family	60	West	223	1.50	334.50
Single Family	40	East	39	1.00	39.00
Single Family	50	East	225	1.25	281.25
Single Family	60	East	82	1.50	123.00
		SUBTOTAL	**615**		**835.25**
FUTURE EXPANSION AREA (3)					
Single Family	50	South	88	1.25	110.00
		SUBTOTAL	**88**		**110.00**
TOTALS CURRENT AND EXPANSION:			**703**		**945.25**

(1) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

(2) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

(3) Future expansion area of the District

TABLE 2

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT
BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS

DESCRIPTION	MASTER OFF SITE	BALM WEST	BALM EAST	TOTAL PROJECT COSTS	BALM SOUTH/EAST (FUTURE EXPANSION AREA)
Water Management & Control	$1,833,766	$4,321,046	$5,477,750	$11,632,562	$331,650
Water Supply	$7,903,619	$1,243,971	$1,337,289	$10,484,879	$52,500
Sewer & Wastewater Management	$3,277,247	$2,380,580	$2,265,445	$7,923,272	$233,419
Roads	$3,987,669	$1,876,078	$1,595,116	$7,458,863	$159,825
Amenity Facility, Landscaping, Irri	$0	$750,000	$2,000,000	$2,750,000	$0
Undergrounding of Electric	$0	$260,000	$333,540	$593,540	
Professional and Permitting Fees	$31,225	$245,300	$247,300	$523,825	$75,866
Environmental Mitigation	$0	$39,000	$45,000	$84,000	$0
TOTAL	$17,033,526	$11,115,975	$13,301,440	**$41,450,941**	$853,260
			Funded by Series 2022 Bonds	**$20,203,413**	
			Funded by Private Sources	**$21,247,529**	

(1) Details on the public improvement project is outlined within the Report of the Engineer

TABLE 3

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT SERIES 2022 ASSESSMENTS

FINANCING INFORMATION - SERIES 2022 LONG TERM BONDS

Average Coupon Rate		4.02%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		**$21,435,000**
General Construction Fund		$4,123,413
Amenity Project Subaccount		$750,000
Offsite Project Subaccount [1]		$13,330,000
West Parcel Subaccount		$2,000,000
Capitalized Interest (Months) [2]	0	$0
Debt Service Reserve Fund	50% MADS	$614,363
Underwriter's Discount		$428,700
Cost of Issuance		$188,525
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		**$1,228,725**
Collection Costs and Discounts @	6.0%	$78,429
TOTAL ANNUAL ASSESSMENT		**$1,307,154**

Notations:

[1] Up to $2,500,000 may be released to general account with certifications from engineer as described in the Report of the Engineer.

[2] No Capitalized Interest

TABLE 4

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT
PLANNED UNITS - PRE - ANNEXATION

ALLOCATION METHODOLOGY - SERIES 2022 LONG TERM BONDS [1]

PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE TOTAL PRINCIPAL	PRODUCT TYPE ANNUAL ASSMT. [2]	PER UNIT TOTAL PRINCIPAL	PER UNIT ANNUAL ASSMT. [2]
Single Family 50' - West	1.25	57.50	6.88%	46	$1,303,901.08	$74,743.92	$28,345.68	$1,624.87
Single Family 60' - West	1.50	334.50	40.05%	223	$7,585,302.83	$434,814.61	$34,014.81	$1,949.84
Single Family 40' - East	1.00	39.00	4.67%	39	$1,103,860.23	$63,276.91	$28,304.11	$1,622.48
Single Family 50' - East	1.25	281.25	33.67%	225	$7,960,530.51	$456,323.90	$35,380.14	$2,028.11
Single Family 60' - East	1.50	123.00	14.73%	82	$3,481,405.34	$199,565.65	$42,456.16	$2,433.73
TOTAL		835.25	100.00%	615	$21,435,000	$1,228,725		

PARTIAL PRINCIPAL PAYDOWN ON EAST PRODUCT/UNITS IF NO ANNEXATION OCCURS

Additional partial principal paydown is only assessed to East Lots and will payment will be required to equalize product type assessments in East Parcel with West Parcel if no annexation occurs: $2,495,000.00

Notations:
[1] Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.

[2] Includes principal, interest only. Net of collection costs and early prepayment discounts.
[3] Additional principal associated with expansion area lots are only assessed on East lots.

TABLE 5

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT
POST ANNEXATION

ALLOCATION METHODOLOGY - SERIES 2022 LONG TERM BONDS [1]

PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE TOTAL PRINCIPAL	PRODUCT TYPE ANNUAL ASSMT. [2]	PER UNIT TOTAL PRINCIPAL	PER UNIT ANNUAL ASSMT. [2]
Single Family 50' - West	1.25	57.50	6.08%	46	$1,303,901.08	$74,743.92	$28,345.68	$1,624.87
Single Family 60' - West	1.50	334.50	35.39%	223	$7,585,302.83	$434,814.61	$34,014.81	$1,949.84
Single Family 40' - East	1.00	39.00	4.13%	39	$884,385.08	$50,695.87	$22,676.54	$1,299.89
Single Family 50' - East	1.25	281.25	29.75%	225	$6,377,777.04	$365,595.25	$28,345.68	$1,624.87
Single Family 60' - East	1.50	123.00	13.01%	82	$2,789,214.49	$159,886.99	$34,014.81	$1,949.84
Single Family 50' - South	1.25	110.00	11.64%	88	$2,494,419.47	$142,988.36	$28,345.68	$1,624.87
TOTAL		945.25	100.00%	703	$21,435,000	$1,228,725		

Notations:
[1] Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.
[2] Includes principal, interest only. Net of collection costs and discounts.

EXHIBIT A

The Par amount of the Series 2022 Bonds issued by the District to pay for a portion of the Capital Improvement Plan is $21,435,000.00 payable in 30 annual installments of principal of $4,650.56 per gross acre. The par debt is $81,128.65 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the Project will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT:	$21,435,000.00	
ANNUAL ASSESSMENT:	$1,228,725.00	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	264.21	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	$81,128.65	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	$4,650.56	(30 Installments)

		PER PARCEL ASSESSMENTS	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual Before Gross Up
Balm Grove Development, LLC Balm Grove, LLC Folio ID: 077848.0000 & 077850.0000 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	113.80	$9,232,440.10	$529,233.96
Eisenhower Property Group, LLC Folio ID: 077876.0000; 077914.0000; 088698.0000; 088698.0200; 088698.5551; 088698.7700; 088698.7800; 088698.9500; 088698.9510 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	150.41	$12,202,559.90	$699,491.04
Totals:	264.21	$21,435,000.00	$1,228,725.00

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

RESOLUTION 2022-07

A RESOLUTION OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-03 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors ("Board") of the Balm Grove Community Development District ("District") is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

WHEREAS, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

WHEREAS, the Board has postponed the public hearing date as set forth in Resolution 2022-03; and

WHEREAS, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

Section 1. Resolution 2022-03 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

Section 2. A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

PASSED, ADOPTED and EFFECTIVE on August 4, 2022.

ATTEST:	**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**
By:_____	By:_____
Name:_____	Name:_____
Secretary/Assistant Secretary	Chair /Vice Chair of the Board of Supervisors

Minutes of the Regular Meeting

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

1. CALL TO ORDER

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Balm Grove Community Development District to order on **Thursday, June 2, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice-Chair
Nick Dister	Supervisor
Alberto Viera	Supervisor
Kelly Evans	Supervisor

Staff Members Present:

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

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments

3. VENDOR AND STAFF REPORTS

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

There were no further reports from staff at this time.

4. BUSINESS ITEMS

A. Consideration of Resolution 2022-03; Approving FY 2023 Proposed Budget & Setting Public Hearing

Mr. Lamb reviewed Resolution 2022-03 with the Board and informed the upcoming Public Hearing set for August 4th at 2:00 P.M.

DRAFT

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Announcement of Qualified Electors

Mr. Lamb announced that there are currently three (3) qualified electors.

C. General Matters of the District

There were no general matters to discuss.

5. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular Meeting March 3, 2022
B. Consideration of Operations and Maintenance Expenditures February 2022
C. Consideration of Operations and Maintenance Expenditures March 2022
D. Consideration of Operations and Maintenance Expenditures April 2022
E. Review of Financial Statements for Month Ending April 30, 2022

The Board reviewed the Consent Agenda items and financial statements.

MOTION TO:	Approve the Consent Agenda A-E.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

6. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

7. PUBLIC COMMENTS

There were no audience comments.

DRAFT

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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:	**Title:**
□ **Secretary**	□ **Chairman**
□ **Assistant Secretary**	□ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

_____
Signature

_____
Date

DRAFT

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		**$ 0.00**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Inframark	76863	$ 3,414.24		Management Services - 4.29.2022
Stantec	1920325	144.00		Professional Services - 04.29.2022
Straley Robin Vericker	21372	547.25		Professional Services Thru 04.15.2022
Regular Services Sub-Total		**$ 4,105.49**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 4,105.49**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#	DATE
#76863	4/29/2022
CUSTOMER ID	**NET TERMS**
C2377	Net 30
PO#	**DUE DATE**
	5/29/2022

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

Services provided for the Month of: April 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- April	4	Ea	0.15	0.60
Postage - Postage- April	10	Ea	0.53	5.30
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Accounting Services - Accounting Services	1	Ea	291.67	291.67
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	1,375.00	1,375.00
Subtotal				3,414.24

Subtotal	$3,414.24
Tax	$0.00
Total Due	$3,414.24

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070

Stantec

INVOICE

Invoice Number	1920325
Invoice Date	May 10, 2022
Purchase Order	215616373
Customer Number	167318
Project Number	215616373

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

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

3153 5130

Project **Balm Grove CDD - District Engineering Services**
Project Manager Stewart, Tonja L For Period Ending **April 29, 2022**
Current Invoice Total (USD) 144.00

Process requisitions
Top Task **2022** **2022 FY General Consulting**

Professional Services

Category/Employee		**Current Hours**	**Rate**	**Current Amount**
	Nurse, Vanessa M	1.00	144.00	144.00
	Subtotal Professional Services	1.00		144.00

Top Task Subtotal	2022 FY General Consulting	144.00
	Total Fees & Disbursements	144.00
	INVOICE TOTAL (USD)	**144.00**

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.
Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com
** PLEASE SEND AN INVOICE # WITH PAYMENT **
Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

April 25, 2022
Client: 001541
Matter: 000001
Invoice #: 21372

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

BK 3107 S140

SERVICES

Date	Person	Description of Services	Hours	Amount
3/17/2022	VTS	SEND CORRESPONDENCE TO AND REVIEW REPLY FROM BOND COUNSEL RE: CONDITIONAL DECLARATION OF CONSENT FOR SOUTH PARCEL EXPANSION AREA.	0.2	$61.00
3/18/2022	VTS	SEND CORRESPONDENCE TO M. CAMPBELL AND N. DISTER RE: CONDITIONAL DECLARATION OF CONSENT (SOUTH PARCEL).	0.2	$61.00
3/21/2022	VTS	REVIEW CORRESPONDENCE FROM M. CAMPBELL, REVIEW E-FILING SUBMITTAL FOR RECORDING, RECEIPT OF NOTICE OF SUMBITTED PACKAGE FROM HILLSBOROUGH COUNTY, SEND CORRESPONDENCE WITH RECORDED DOCUMENT RE: CONDITIONAL DECLARATION OF CONSENT FOR SOUTH PARCEL.	0.6	$183.00
3/21/2022	MS	PROCESS LIEN OF RECORDS IN HILLSBOROUGH COUNTY FOR RECORDING; RECIEVE, REVIEW AND PROCESS RECORDED LIEN OF RECORDS.	0.4	$66.00
4/7/2022	LB	PREPARE DRAFT RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.4	$66.00
4/15/2022	DCC	REVIEW AND FINALIZE BUDGET RESOLUTION.	0.2	$61.00
		Total Professional Services	2.0	$498.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/21/2022	Simplefile E-Recording- Filing Fee- eFiling	$49.25

DISBURSEMENTS

Date	Description of Disbursements		Amount
	Total Disbursements		$49.25

Total Services	$498.00	
Total Disbursements	$49.25	
Total Current Charges		$547.25
Previous Balance		$1,600.65
Less Payments		*($1,600.65)*
PAY THIS AMOUNT		**$547.25**

Please Include Invoice Number on all Correspondence

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	77996	$ 3,414.24		District Management Services - 5.26.2022.
Monthly Contract Sub-Total		**$ 3,414.24**		
Variable Contract				
Supervisor: Albert Viero	AV 060222	$ 200.00		Supervisor Fee - 06.02.2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 06.02.2022
Supervisor: Ryan Motko	RM 060222	200.00		Supervisor Fee - 06.02.2022
Supervisor: Steve Luce	SL 060222	200.00	**$ 800.00**	Supervisor Fee - 06.02.2022
Variable Contract Sub-Total		**$ 800.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Stantec	1931341	$ 144.00		Professional Service - 06.08.2022
Straley Robin Vericker	21530	408.50		Professional Service Thru 05.15.2022.
Regular Services Sub-Total		**$ 552.50**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 4,766.74**		

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#	DATE
#77996	5/26/2022
CUSTOMER ID	**NET TERMS**
C2377	Net 30
PO#	**DUE DATE**
	6/25/2022

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

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	4	Ea	0.15	0.60
Postage - Postage- May	10	Ea	0.53	5.30
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Accounting Services - Accounting Services	1	Ea	291.67	291.67
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	1,375.00	1,375.00
Subtotal				3,414.24

Subtotal	$3,414.24
Tax	$0.00
Total Due	$3,414.24

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070

BALM GROVE CDD
MEETING DATE: **June 2, 2022**

DMS: _____

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

AV060222

BALM GROVE CDD
MEETING DATE: **June 2, 2022**

DMS: _____

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

ND060222

BALM GROVE CDD
MEETING DATE: **June 2, 2022**

DMS: _____

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

RM 060222

BALM GROVE CDD
MEETING DATE: **June 2, 2022**

DMS: _____

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

SL 060222

Stantec

INVOICE

Invoice Number	1931341
Invoice Date	June 8, 2022
Purchase Order	215616373
Customer Number	167318
Project Number	215616373

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

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

Project **Balm Grove CDD - District Engineering Services**

Project Manager	Stewart, Tonja L	For Period Ending	**May 27, 2022**
Current Invoice Total (USD)	144.00		

Process requisitions

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

Professional Services

Category/Employee		**Current Hours**	**Rate**	**Current Amount**
	Nurse, Vanessa M	1.00	144.00	144.00
	Subtotal Professional Services	1.00		144.00

Rho 3103 JTB

Top Task Subtotal	2022 FY General Consulting	144.00
	Total Fees & Disbursements	144.00
	INVOICE TOTAL (USD)	**144.00**

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.
Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com
** PLEASE SEND AN INVOICE # WITH PAYMENT **
Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

May 24, 2022
Client: 001541
Matter: 000001
Invoice #: 21530

Page: 1

BN

3/07
JI 4/0

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	LB	FINALIZE RESOLUTION RE APPROVAL OF FY 2022/2023 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	$33.00
4/22/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.8	$132.00
5/7/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.5	$177.50
5/9/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.3	$49.50
5/10/2022	LB	CONFERENCE CALL WITH B. LAMB AND A. WOLFE RE STATUS OF FILING EXPANSION PETITION.	0.1	$16.50
		Total Professional Services	1.9	$408.50

Total Services	$408.50	
Total Disbursements	$0.00	
Total Current Charges		$408.50
Previous Balance		$547.25
Less Payments		*($547.25)*
PAY THIS AMOUNT		**$408.50**

Please Include Invoice Number on all Correspondence

Balm Grove
Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2022

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

Balm Grove CDD
Balance Sheet
As of 6/30/2022
(In Whole Numbers)

	General Fund	Total
Assets		
Cash-Operating Account	29,462	29,462
Due From Developer	0	0
Total Assets	29,462	29,462
Liabilities		
Accounts Payable	4,376	4,376
Total Liabilities	4,376	4,376
Fund Equity & Other Credits Contributed Capital		
Retained Earnings-All Other Reserves	0	0
Other	25,086	25,086
Total Fund Equity & Other Credits Contributed Capital	25,086	25,086
Total Liabilities & Fund Equity	29,462	29,462

Balm Grove CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Off Roll	0	51,030	51,030	0 %
Contributions & Donations From Private Sources				
Developer Contributions	81,475	53,443	(28,032)	(34)%
Total Revenues	81,475	104,473	22,998	28 %
Expenditures				
Legislative				
Supervisor Fees	0	5,600	(5,600)	0 %
Financial & Administrative				
District Management	16,500	39,675	(23,175)	(140)%
District Engineer	7,500	288	7,212	96 %
Disclosure Report	5,000	2,500	2,500	51 %
Trustee Fees	3,800	0	3,800	100 %
Accounting Services	3,500	6,125	(2,625)	(75)%
Auditing Services	4,500	0	4,500	100 %
Postage, Phone, Faxes, Copies	1,000	124	877	88 %
Public Officials Insurance	1,500	2,250	(750)	(50)%
Legal Advertising	5,000	2,112	2,888	58 %
Bank Fees	500	293	207	41 %
Dues, Licenses, & Fees	175	175	0	0 %
Miscellaneous Fees	100	72	28	28 %
Website Administration	1,500	2,625	(1,125)	(75)%
ADA Website Compliance	2,900	4,400	(1,500)	(52)%
Legal Counsel				
District Counsel	3,500	8,302	(4,802)	(137)%
Electric Utility Services				
Electric Utility Services - Streetlights	13,500	0	13,500	100 %
Electric Utility Services-All Others	1,500	0	1,500	100 %
Other Physical Envirnoment				
Property & Casualty Insurance	2,000	4,846	(2,846)	(142)%
Miscellaneous Landscape	2,500	0	2,500	100 %
Landscape Maintenance-Contract	5,000	0	5,000	100 %
Total Expenditures	81,475	79,387	2,088	3 %
Excess of Revenues Over (Under) Expenditures	0	25,086	25,086	0 %
Fund Balance, End of Period	0	25,086	25,086	0 %

Balm Grove CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 6.30.2022
Reconciliation Date: 6/30/2022
Status: Locked

Bank Balance	29,462.41
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	29,462.41
Balance Per Books	29,462.41
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Balm Grove CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 6.30.2022
Reconciliation Date: 6/30/2022
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1015	3/31/2022	System Generated Check/Voucher	600.00	Ryan Motko
1027	6/2/2022	System Generated Check/Voucher	408.50	Straley Robin Vericker
1028	6/8/2022	System Generated Check/Voucher	200.00	Alberto Viera
1029	6/8/2022	System Generated Check/Voucher	3,414.24	Inframark LLC
1030	6/8/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1031	6/8/2022	System Generated Check/Voucher	200.00	Ryan Motko
1032	6/8/2022	System Generated Check/Voucher	200.00	Steven K. Luce
1033	6/16/2022	System Generated Check/Voucher	144.00	Stantec Consulting Services Inc
CD013	6/21/2022	Service Charges - June	17.10	
Cleared Checks/Vouchers			5,383.84	