

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARINGS & REGULAR MEETING
SEPTEMBER 22, 2022**

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
SEPTEMBER 22, 2022 AT 2:00 P.M.
THE OFFICES OF INFRAMARK
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	Rick Reidt
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 Public Hearing & Regular Meeting of the Balm Grove Community Development District will be held on **September 22, 2022 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:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON APPROVING & LEVYING SPECIAL ASSESSMENTS**
 - A. Open Public Hearing on Approving & Levying Special Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-11; Approving & Levying Special Assessments.....Tab 01
 - E. Close Public Hearing on Approving & Levying Special Assessments
- 5. RETURN TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-12; Approving FY 2023 Amended Budget.....Tab 02
 - B. Consideration of District Engineer Report.....Tab 03
 - C. Consideration of Supplemental Assessment Methodology ReportTab 04
 - D. General Matters of the District
- 7. CONSENT AGENDA ITEMS**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2022.....Tab 05
 - B. Consideration of Operations and Maintenance Expenditures August 2022.....Tab 06
 - C. Review of Financial Statements for Month Ending August 30, 2022.....Tab 07
- 8. STAFF REPORTS**
 - A. District Manager
 - B. District Counsel
 - C. District Engineer
- 9. BOARD MEMBERS COMMENTS**
- 10. PUBLIC COMMENTS**
- 11. 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

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Balm Grove Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Report of the District Engineer dated August 4, 2022 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2022-04 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2022-04, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2022-04 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2022-04 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Final Supplemental Assessment Methodology Report – Expansion Parcel dated September 22, 2022 (the "Assessment Report") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Assessment Report.

"Debt Assessment" or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"Developer" means **Balm Grove Development, LLC**, a Florida limited liability company, and its successors and assigns, **Balm Grove, LLC**, a Florida limited liability company, and its successors and assigns, and **Eisenhower Property Group, LLC**, a Florida limited liability company, and its successors and assigns, collectively.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2022-04, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll

and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term " **Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for

the Bonds (herein, the “**Trustee**”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the

corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be 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.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of September, 2022

Attest:

**Balm Grove Community
Development District**

Name: _____
Secretary / Assistant Secretary

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

Exhibit “A” – Report of District Engineer Report dated August 4, 2022

**Exhibit “B” – Final Supplemental Assessment Methodology Report – Expansion Parcel
dated September 22, 2022**

**Balm Grove Community
Development District**

Report of the District Engineer



Prepared for:
Board of Supervisors
Balm Grove Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

August 4, 2022



1.0 INTRODUCTION

The Balm Grove Community Development District ("the District") previously encompassed approximately 267.694 acres and the expansion area encompasses approximately 20.524 acres, totaling 288.196 acres within Hillsborough County, Florida. The District is located within Sections 25, 26, 30, 31 and 36, Township 31 South, Ranges 20 East and 21 East and is generally located between Balm Wimauma Road and Carlton Lake Road and South of County Road 672 and North of State Road 674 in Wimauma, Florida.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was originally established by Hillsborough County Ordinance 21-8, effective on March 9, 2021, which was then amended to expand the boundary per Hillsborough County Ordinance 22-20, effective on July 27, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Boundary Expansion the District.

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

3.0 SUMMARY AND CONCLUSION

The planning and design of the public improvements and community facilities within the District will be done in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on information provided by the Developer, based on a contractor proposal. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

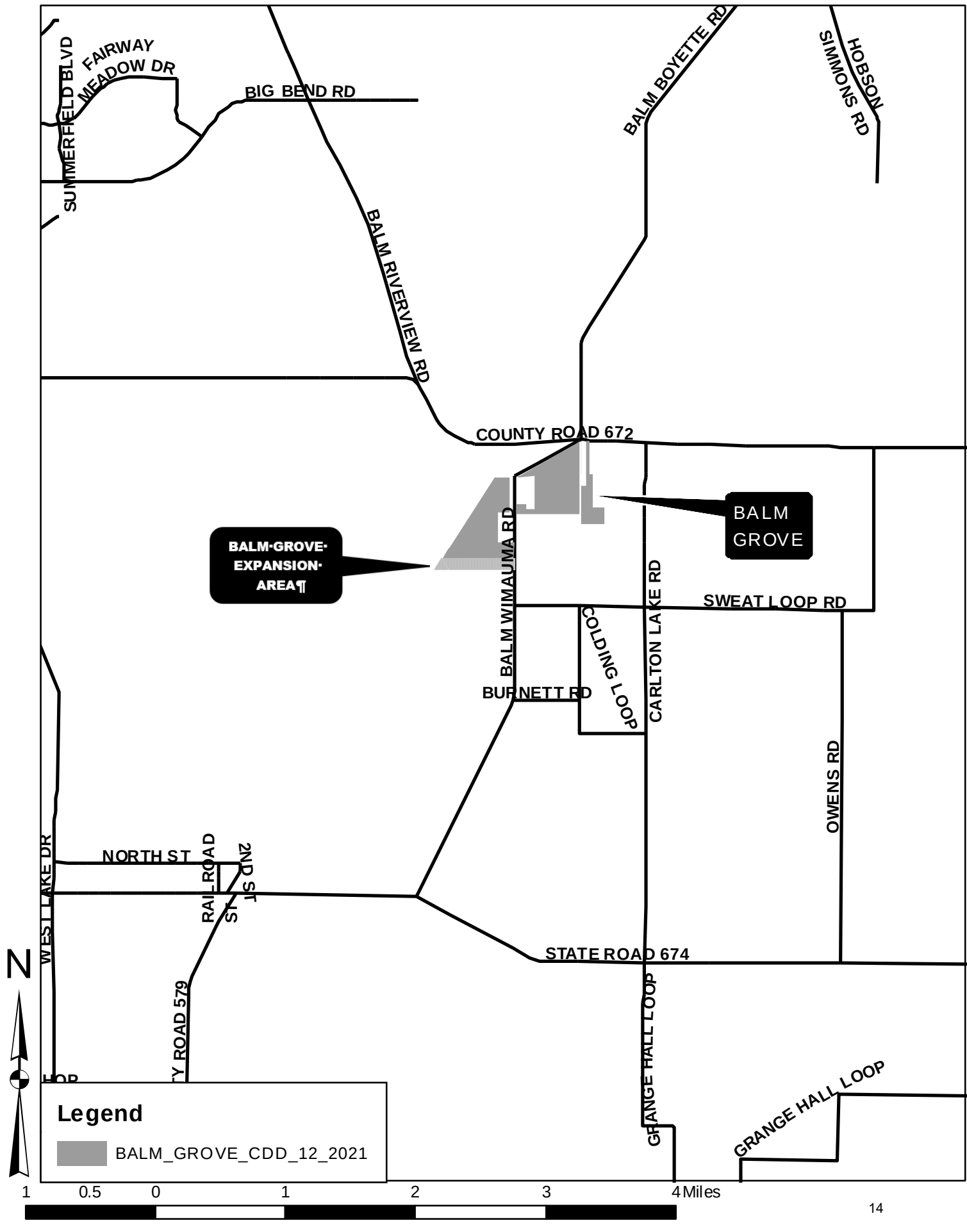
A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a horizontal line.

Tonja L. Stewart, P.E.
Florida License No. 47704



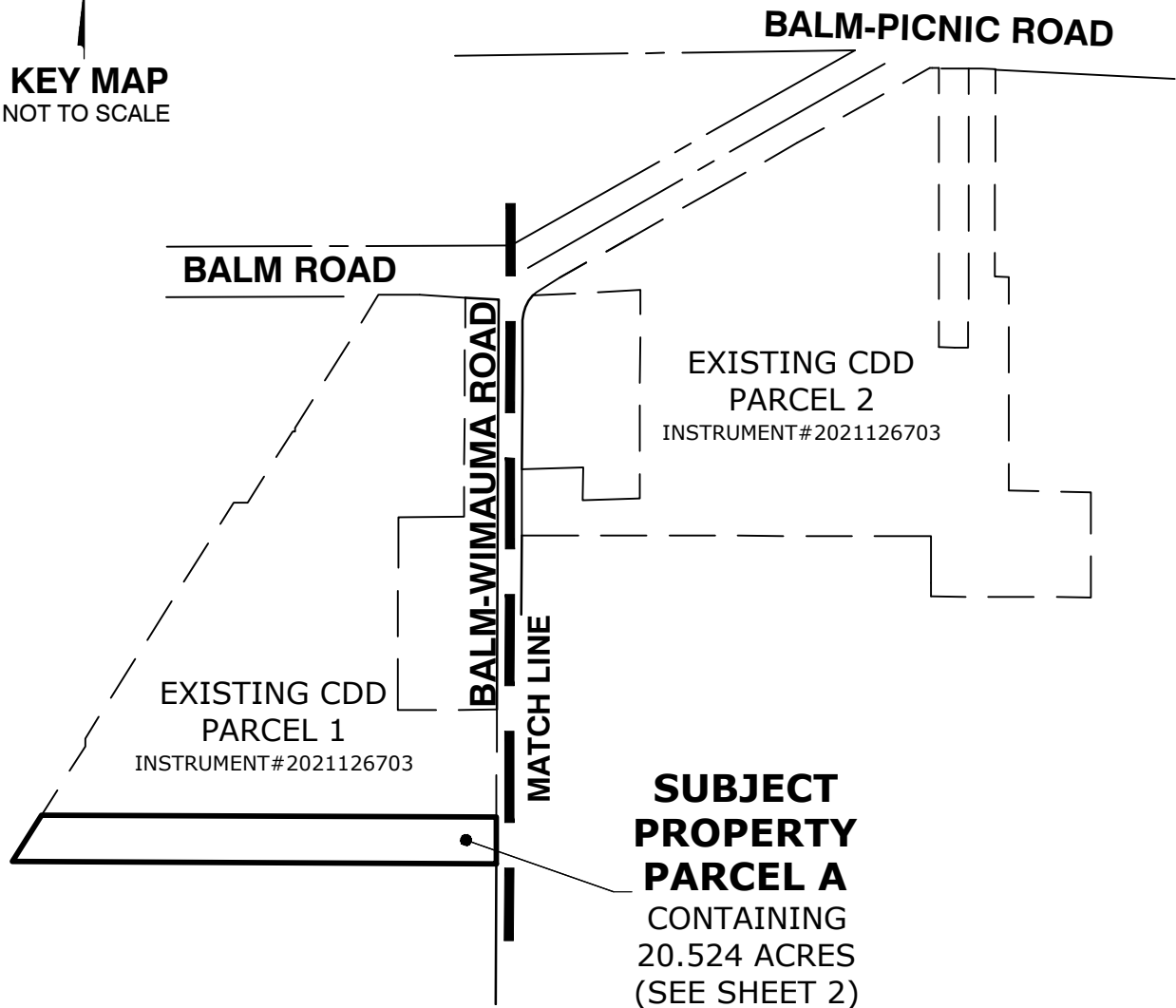
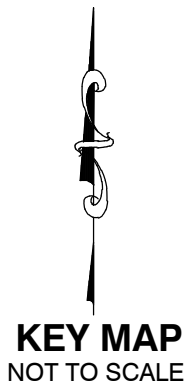
Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

BALM GROVE CDD LOCATION MAP



THIS IS NOT A SURVEY

**SECTIONS 25 & 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



BALM GROVE CDD ADDITION

EISENHOWER MANAGEMENT, INC

SCALE AS SHOWN	DATE 12/10/2021	JOB No. 00078-2020-0522		
DRAWN RBC	CHECKED RBC	SECTION 25 - 26	TOWNSHIP 31S	RANGE 20 E



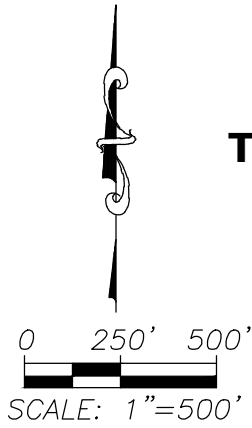
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

15

THIS IS NOT A SURVEY



**TOTAL SUBJECT
PROPERTY**
CONTAINING
38.561 ACRES
OVERALL

S MAINTAINED
R/W OF BALM ROAD

E LINE OF TECO PARCEL

**EXISTING CDD
PARCEL 1**

INSTRUMENT #2021126703

BALM-WIMAUMA ROAD

E LINE OF SECTION 26
W LINE OF SECTION 25

E LINE OF TECO PARCEL

S89°44'21"E
2907.61'

SUBJECT PROPERTY-PARCEL A

CONTAINING 20.524 ACRES

S00°15'48"W
298.01'

N32°13'14"E
351.13'

E LINE
OF TECO PARCEL

POB

(BEARING
BASIS)

POC

SE CORNER OF
SECTION 26

N89°44'14"W
3093.46'

S LINE OF SECTION 25

W R/W LINE

N89°50'21"W 696.49'
S LINE OF SECTION 26

BALM GROVE CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL A

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 21985, PAGE 644 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 25 AND 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26, NORTH 89°50'21" WEST, A DISTANCE OF 696.49 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL, NORTH 32°13'14" EAST, A DISTANCE OF 444.27 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EAST LINE, NORTH 32°13'14" EAST, A DISTANCE OF 351.13 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 89°44'21" EAST, A DISTANCE OF 2,907.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°15'48" WEST, A DISTANCE OF 298.01 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°44'14" WEST, A DISTANCE OF 3,093.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.524 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 26, BEING NORTH 89°50'21" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
TECO = TAMPA ELECTRIC COMPANY

BALM GROVE CDD ADDITION

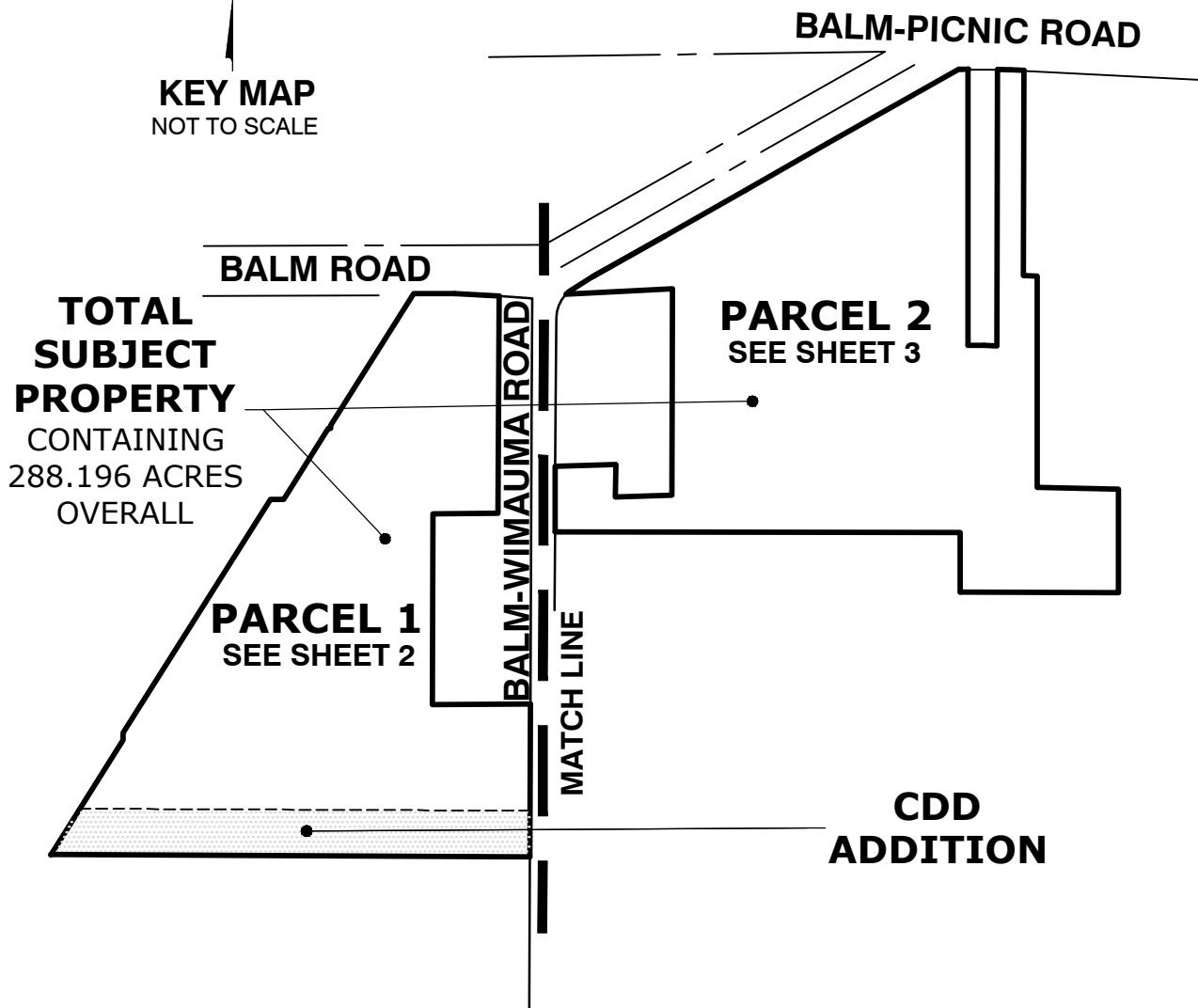
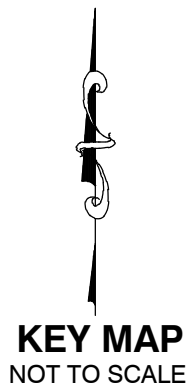
EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

**SECTIONS 25 & 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST
SECTIONS 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA**



BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC

SCALE AS SHOWN	DATE 12/10/2021	JOB No. 00078-2020-0522		
DRAWN RBC	CHECKED RBC	SECTION 25 - 26	TOWNSHIP 31S	RANGE 20 E - 21E



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

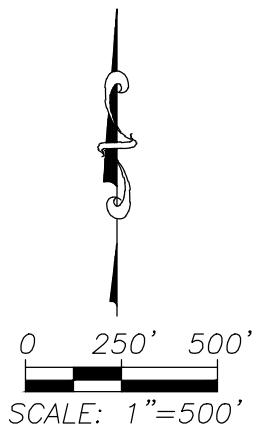
CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

18

Q:\SURVEY\00078\2020\0522\Production\Drawings\BG-CDD S&L-REV5.dwg, December 10, 2021 8:27 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY



S MAINTAINED
R/W OF BALM ROAD

N89°47'21"E
13.59'

E LINE OF TECO PARCEL
N32°12'34"E 1004.81'

N89°57'42"E
264.09'

S86°38'10"E
289.52'

N00°16'02"E
21.66'

S00°15'46"W 1402.77'

N89°42'24"E
89.07'

N32°13'31"E
538.55'

E LINE OF SECTION 26
W LINE OF SECTION 25

E LINE OF TECO PARCEL
N32°13'08"E 1781.49'

**PARCEL 1
SUBJECT PROPERTY**
CONTAINING 137.755 ACRES

S89°51'09"W
420.12'

S00°14'53"W 1233.38'

N89°45'48"E
634.69'

BALM-WIMAUMA ROAD

S00°15'48"W 985.68'

**TOTAL SUBJECT
PROPERTY**
CONTAINING
288.196 ACRES
OVERALL

N00°15'07"E
47.54'

N32°13'14"E
874.98'

E LINE OF TECO PARCEL
N32°13'14"E
444.27'

POB

POC
SE CORNER OF
SECTION 26

N89°44'14"W 3093.46'

S LINE OF SECTION 25
S89°39'20"W 2632.26'

N89°50'21"W 696.49'
S LINE OF SECTION 26

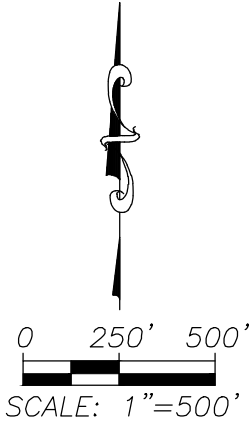
BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY



POC
NW CORNER OF
SECTION 30

POB

BALM-PICNIC ROAD
(STATE ROAD 672)

S R/W PER
FDOT MAPPING,
SECTION 10540-2152

L1

L16

C3
C1

L4

C2

S00°05'04"W 1325.74'

N00°05'08"E 1785.11'

S00°05'23"W 1785.26'

(BEARING BASIS)
S00°05'23"W
2739.18'

L2 L3

S00°05'03"W 1364.60'

S LINE OF THE NW 1/4
OF SECTION 30

S88°51'15"E
526.32'

N LINE OF THE SW 1/4
OF SECTION 30

S00°05'11"W
670.93'

N89°42'24"W 1021.27'

N00°05'16"E
385.69'

N89°54'37"W 2618.52'

S LINE OF THE NE 1/4 OF SECTION 25
N LINE OF THE SE 1/4 OF SECTION 25

E LINE OF THE NE 1/4
OF SECTION 25
W LINE OF THE NW 1/4
OF SECTION 30

**PARCEL 2
SUBJECT PROPERTY**
CONTAINING 150.441 ACRES

**TOTAL SUBJECT
PROPERTY**
CONTAINING
288.196 ACRES
OVERALL

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°05'08"W	48.64'
L2	S89°51'57"E	104.85'
L3	S88°48'03"E	85.13'
L4	S87°43'25"E	88.36'
L5	S88°19'06"E	89.98'
L6	N00°15'49"E	212.37'
L7	N00°15'57"E	210.11'
L8	N88°09'13"E	389.98'
L9	S00°17'54"W	210.14'
L10	N88°09'25"E	363.06'
L11	N48°42'31"E	32.58'
L12	N58°10'44"E	174.64'
L13	N60°29'42"E	538.01'
L14	N60°29'19"E	589.90'
L15	N60°28'08"E	619.18'
L16	N60°27'45"E	970.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	45.30'	5,689.58'	0°27'22"	N89°07'59"E	45.30'
C2	81.63'	5,689.58'	0°49'19"	S88°04'36"E	81.63'
C3	15.62'	5,689.58'	0°09'26"	N88°49'34"E	15.62'

LEGEND:

FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION

OA = OVERALL

ORB = OFFICIAL RECORD BOOK

PG = PAGE OR PAGES

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

R/W = RIGHT-OF-WAY

TECO = TAMPA ELECTRIC COMPANY

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, BEING SOUTH 00°05'23" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Q:\SURVEY\00078\2020\0522\Production\Drawings\BG-CDD S&L-REV5.dwg, December 10, 2021 8:27 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 1

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 21985, PAGE 644 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 25 AND 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26, NORTH 89°50'21" WEST, A DISTANCE OF 696.49 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL NORTH 32°13'14" EAST, A DISTANCE OF 444.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 32°13'14" EAST, A DISTANCE OF 874.98 FEET; THENCE NORTH 00°15'07" EAST, A DISTANCE OF 47.54 FEET; THENCE NORTH 32°13'08" EAST, A DISTANCE OF 1,781.49 FEET; THENCE NORTH 89°42'24" EAST, A DISTANCE OF 89.07 FEET; THENCE NORTH 32°13'31" EAST, A DISTANCE OF 538.55 FEET; THENCE NORTH 89°47'21" EAST, A DISTANCE OF 13.59 FEET; THENCE NORTH 00°16'02" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 32°12'34" EAST, A DISTANCE OF 1,004.81 FEET TO A POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'42" EAST, A DISTANCE OF 264.09 FEET; THENCE SOUTH 86°38'10" EAST, A DISTANCE OF 289.52 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 00°15'46" WEST, A DISTANCE OF 1,402.77 FEET; THENCE SOUTH 89°51'09" WEST, A DISTANCE OF 420.12 FEET; THENCE SOUTH 00°14'53" WEST, A DISTANCE OF 1,233.38 FEET; THENCE NORTH 89°45'48" EAST, A DISTANCE OF 634.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°15'48" WEST, A DISTANCE OF 985.68 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°44'14" WEST, A DISTANCE OF 3,093.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 137.755 ACRES.

PARCEL 2

A PARCEL OF LAND BEING A PORTION THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 25762, PAGE 830, AND OFFICIAL RECORD BOOK 25963, PAGE 1414, AND ALL OF OFFICIAL RECORD BOOK 19502, PAGE 627, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, SOUTH 00°05'08" WEST, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD (STATE ROAD 672) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152, SAME BEING A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 45.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°27'22", AND A CHORD BEARING AND DISTANCE OF NORTH 89°07'59" EAST 45.30 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°05'23" WEST, A DISTANCE OF 1,785.26 FEET; THENCE SOUTH 89°51'57" EAST, A DISTANCE OF 104.85 FEET; THENCE SOUTH 88°48'03" EAST, A DISTANCE OF 85.13 FEET; THENCE NORTH 00°05'08" EAST, A DISTANCE OF 1,785.11 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 81.63 FEET

(CONTINUED ON NEXT PAGE)

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°49'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°04'36" EAST 81.63 FEET; THENCE SOUTH 87°43'25" EAST, A DISTANCE OF 88.36 FEET; THENCE SOUTH 00°05'04" WEST, A DISTANCE OF 1,325.74 FEET; THENCE SOUTH 88°19'06" EAST, A DISTANCE OF 89.98 FEET; THENCE SOUTH 00°05'03" WEST, A DISTANCE OF 1,364.60 FEET; THENCE SOUTH 88°51'15" EAST, A DISTANCE OF 526.32 FEET; THENCE SOUTH 00°05'11" WEST, A DISTANCE OF 670.93 FEET; THENCE NORTH 89°42'24" WEST, A DISTANCE OF 1,021.17 FEET; THENCE NORTH 00°05'16" EAST, A DISTANCE OF 385.69 FEET; THENCE NORTH 89°54'37" WEST, A DISTANCE OF 2,618.52 FEET TO THE MONUMENTED EAST RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°15'49" EAST, A DISTANCE OF 212.37 FEET; THENCE CONTINUE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°15'57" EAST, A DISTANCE OF 210.11 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°09'13" EAST, A DISTANCE OF 389.98 FEET; THENCE SOUTH 00°17'54" WEST, A DISTANCE OF 210.14 FEET; THENCE NORTH 88°09'25" EAST, A DISTANCE OF 363.06 FEET; THENCE NORTH 00°15'50" EAST, A DISTANCE OF 1,333.57 FEET; THENCE SOUTH 87°00'30" WEST, A DISTANCE OF 690.76 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF SAID BALM-WIMAUMA ROAD; THENCE, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE AND SAID SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD, RESPECTIVELY, THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 48°42'31" EAST, A DISTANCE OF 32.58 FEET; 2) NORTH 58°10'44" EAST, A DISTANCE OF 174.64 FEET; 3) NORTH 60°29'42" EAST, A DISTANCE OF 538.01 FEET; 4) NORTH 60°29'19" EAST, A DISTANCE OF 589.90 FEET; 5) NORTH 60°28'08" EAST, A DISTANCE OF 619.18 FEET; 6) NORTH 60°27'45" EAST, A DISTANCE OF 970.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 7) EASTERLY 15.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°09'26", AND A CHORD BEARING AND DISTANCE OF NORTH 88°49'34" EAST 15.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 150.441 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 288.196 ACRES OVERALL.

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610



Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Balm Grove Community Development District
Public Improvements and Community Facilities Construction Cost Estimate
November 12, 2021

Description	Master Infrastructure (Offsite Improvements)*	Balm Grove West	Balm Grove East	Balm Grove Expansion Area	Total
Unit Count	703	269	346	88	703
Water Management and Control	\$1,833,766	\$4,321,046	\$5,477,750	\$331,650	\$11,964,212
Water Supply	\$7,903,619	\$1,243,971	\$1,337,289	\$52,500	\$10,537,379
Sewer and Wastewater Management	\$3,277,247	\$2,380,580	\$2,265,445	\$233,419	\$8,156,691
Roads	\$3,987,669	\$1,876,078	\$1,595,116	\$159,825	\$7,618,688
Amenity Facility, Landscaping,/Hardscaping, and Irrigation		\$750,000	\$2,000,000		\$2,750,000
Undergrounding of Electric		\$260,000	\$333,540		\$593,540
Professional and Permitting Fees	\$31,225	\$245,300	\$247,300	\$75,866	\$599,691
Environmental Mitigation		\$39,000	\$45,000		\$84,000
Development Total	\$17,033,526	\$11,115,975	\$13,301,440	\$853,260	\$42,304,201

Total Development Cost \$42,304,201

* Some construction items are currently being reviewed by Hillsborough County for a Design Exception/s resulting in value engineering and a cost estimate may adjustment.

BALM GROVE
COMMUNITY
DEVELOPMENT
DISTRICT

FINAL SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT
– EXPANSION PARCEL

Report Date:

September 22nd, 2022

TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District & Assessment Area Project	2
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	4
VIII.	Assignment of Series 2022 Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Finance Information – Series 2022 Bonds	9
4	Assessment Allocation Detail – Series 2022 Assessments	10

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	11

I. INTRODUCTION

This *Final Supplemental Assessment Methodology Report Expansion Parcel* (the “Second 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 267.672 gross acres and the expansion area containing 20.524 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 703 Platted Units within this project area.

“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 288.196 gross acres.

“Engineer’s Report” – *Report of the District Engineer* dated November 4th, 2021 and *Report of the District Engineer* dated August 4th 2022.

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

“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 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 Final 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 Second 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 288.196 +/- 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 703 single family lots. 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 \$42,304,201, approximately \$20,203,413 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. 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 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 945.25 EAUs.

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. 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."

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
Single Family	50	South	88	1.25	110.00
TOTAL			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.

TABLE 2

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS					
DESCRIPTION	MASTER OFF SITE	BALM WEST	BALM EAST	BALM SOUTH/EAST	TOTAL PROJECT COSTS
Water Management & Control	\$1,833,766	\$4,321,046	\$5,477,750	\$331,650	\$11,964,212
Water Supply	\$7,903,619	\$1,243,971	\$1,337,289	\$52,500	\$10,537,379
Sewer & Wastewater Management	\$3,277,247	\$2,380,580	\$2,265,445	\$233,419	\$8,156,691
Roads	\$3,987,669	\$1,876,078	\$1,595,116	\$159,825	\$7,618,688
Amenity Facility, Landscaping, Irrigation & Hardscape	\$0	\$750,000	\$2,000,000	\$0	\$2,750,000
Undergrounding of Electric	\$0	\$260,000	\$333,540	\$0	\$593,540
Professional and Permitting Fees	\$31,225	\$245,300	\$247,300	\$75,866	\$599,691
Environmental Mitigation	\$0	\$39,000	\$45,000	\$0	\$84,000
TOTAL	\$17,033,526	\$11,115,975	\$13,301,440	\$853,260	\$42,304,201
Funded by Series 2022 Bonds					\$20,203,413
Funded by Private Sources					\$22,100,789

(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								
ALLOCATION METHODOLOGY - SERIES 2022 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 50' - West	1.25	57.50	6.08%	46	\$1,303,901	\$79,515	\$28,345.68	\$1,728.58
Single Family 60' - West	1.50	334.50	35.39%	223	\$7,585,303	\$462,569	\$34,014.81	\$2,074.30
Single Family 40' - East	1.00	39.00	4.13%	39	\$884,385	\$53,932	\$22,676.54	\$1,382.87
Single Family 50' - East	1.25	281.25	29.75%	225	\$6,377,777	\$388,931	\$28,345.68	\$1,728.58
Single Family 60' - East	1.50	123.00	13.01%	82	\$2,789,214	\$170,093	\$34,014.81	\$2,074.30
Single Family 50' - South	1.25	110.00	11.64%	88	\$2,494,419	\$152,115	\$28,345.68	\$1,728.58
TOTAL		945.25	100.00%	703	\$21,435,000	\$1,307,154		
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, collection costs and early prepayment 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 \$4,263.50 per gross acre. The par debt is \$74,376.47 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 +/-:	288.20		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$74,376.47		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$4,263.50	(30 Installments)	
		PER PARCEL ASSESSMENTS	
	Gross Unplatted	Total	Total Annual
<u>Landowner Name, Hillsborough County Folio ID & Address</u>	<u>Assessable Acres</u>	<u>PAR Debt</u>	<u>Before Gross Up</u>
Balm Grove Development, LLC Balm Grove, LLC Folio ID: 077848.0000 & 077850.0000 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	113.80	\$8,464,041.83	\$485,186.83
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	63.70	\$4,737,483.38	\$271,568.20
AG EHC II Len Multi State I LLC Folio ID: 077876.0050 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ 85255	110.70	\$8,233,474.79	\$471,969.97
Totals:	288.20	\$21,435,000.00	\$1,228,725.00
Notations:			
(1) Assessments are net of collection cost and discounts.			

EXHIBIT B

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 1

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 21985, PAGE 644 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 25 AND 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26, NORTH 89°50'21" WEST, A DISTANCE OF 696.49 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL NORTH 32°13'14" EAST, A DISTANCE OF 444.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 32°13'14" EAST, A DISTANCE OF 874.98 FEET; THENCE NORTH 00°15'07" EAST, A DISTANCE OF 47.54 FEET; THENCE NORTH 32°13'08" EAST, A DISTANCE OF 1,781.49 FEET; THENCE NORTH 89°42'24" EAST, A DISTANCE OF 89.07 FEET; THENCE NORTH 32°13'31" EAST, A DISTANCE OF 538.55 FEET; THENCE NORTH 89°47'21" EAST, A DISTANCE OF 13.59 FEET; THENCE NORTH 00°16'02" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 32°12'34" EAST, A DISTANCE OF 1,004.81 FEET TO A POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'42" EAST, A DISTANCE OF 264.09 FEET; THENCE SOUTH 86°38'10" EAST, A DISTANCE OF 289.52 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 00°15'46" WEST, A DISTANCE OF 1,402.77 FEET; THENCE SOUTH 89°51'09" WEST, A DISTANCE OF 420.12 FEET; THENCE SOUTH 00°14'53" WEST, A DISTANCE OF 1,233.38 FEET; THENCE NORTH 89°45'48" EAST, A DISTANCE OF 634.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°15'48" WEST, A DISTANCE OF 985.68 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°44'14" WEST, A DISTANCE OF 3,093.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 137.755 ACRES.

PARCEL 2

A PARCEL OF LAND BEING A PORTION THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 25762, PAGE 830, AND OFFICIAL RECORD BOOK 25963, PAGE 1414, AND ALL OF OFFICIAL RECORD BOOK 19502, PAGE 627, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, SOUTH 00°05'08" WEST, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD (STATE ROAD 672) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152, SAME BEING A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 45.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°27'22", AND A CHORD BEARING AND DISTANCE OF NORTH 89°07'59" EAST 45.30 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°05'23" WEST, A DISTANCE OF 1,785.26 FEET; THENCE SOUTH 89°51'57" EAST, A DISTANCE OF 104.85 FEET; THENCE SOUTH 88°48'03" EAST, A DISTANCE OF 85.13 FEET; THENCE NORTH 00°05'08" EAST, A DISTANCE OF 1,785.11 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 81.63 FEET

(CONTINUED ON NEXT PAGE)

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°49'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°04'36" EAST 81.63 FEET; THENCE SOUTH 87°43'25" EAST, A DISTANCE OF 88.36 FEET; THENCE SOUTH 00°05'04" WEST, A DISTANCE OF 1,325.74 FEET; THENCE SOUTH 88°19'06" EAST, A DISTANCE OF 89.98 FEET; THENCE SOUTH 00°05'03" WEST, A DISTANCE OF 1,364.60 FEET; THENCE SOUTH 88°51'15" EAST, A DISTANCE OF 526.32 FEET; THENCE SOUTH 00°05'11" WEST, A DISTANCE OF 670.93 FEET; THENCE NORTH 89°42'24" WEST, A DISTANCE OF 1,021.17 FEET; THENCE NORTH 00°05'16" EAST, A DISTANCE OF 385.69 FEET; THENCE NORTH 89°54'37" WEST, A DISTANCE OF 2,618.52 FEET TO THE MONUMENTED EAST RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°15'49" EAST, A DISTANCE OF 212.37 FEET; THENCE CONTINUE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°15'57" EAST, A DISTANCE OF 210.11 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°09'13" EAST, A DISTANCE OF 389.98 FEET; THENCE SOUTH 00°17'54" WEST, A DISTANCE OF 210.14 FEET; THENCE NORTH 88°09'25" EAST, A DISTANCE OF 363.06 FEET; THENCE NORTH 00°15'50" EAST, A DISTANCE OF 1,333.57 FEET; THENCE SOUTH 87°00'30" WEST, A DISTANCE OF 690.76 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF SAID BALM-WIMAUMA ROAD; THENCE, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE AND SAID SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD, RESPECTIVELY, THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 48°42'31" EAST, A DISTANCE OF 32.58 FEET; 2) NORTH 58°10'44" EAST, A DISTANCE OF 174.64 FEET; 3) NORTH 60°29'42" EAST, A DISTANCE OF 538.01 FEET; 4) NORTH 60°29'19" EAST, A DISTANCE OF 589.90 FEET; 5) NORTH 60°28'08" EAST, A DISTANCE OF 619.18 FEET; 6) NORTH 60°27'45" EAST, A DISTANCE OF 970.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 7) EASTERLY 15.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°09'26", AND A CHORD BEARING AND DISTANCE OF NORTH 88°49'34" EAST 15.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 150.441 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 288.196 ACRES OVERALL.

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Balm Grove Community Development District (the “**District**”) previously adopted its budget for fiscal year 2022/2023;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2022/2023 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

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

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

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

- a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
- b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2022/2023.
- c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Balm Grove Community Development District for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023”.
- d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.

3. **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.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2022/2023, which remain in full force and effect. This Resolution and the original 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.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 22ND DAY OF SEPTEMBER, 2022.

Attest:

**Balm Grove Community
Development District**

Name: _____
Assistant Secretary

Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022/2023 Amended Budget

2023

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2022 BUDGET ANALYSIS	2
III.	PROPOSED OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

August 4, 2022

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assessments - Off Roll	0.00	51,029.73	0.00	51,029.73	51,029.73
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	0.00	51,029.73	0.00	51,029.73	51,029.73
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	81,475.00	0.00	31,785.27	31,785.27	49,689.73
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	81,475.00	0.00	31,785.27	31,785.27	49,689.73
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	81,475.00	51,029.73	31,785.27	82,815.00	1,340.00
EXPENDITURES					
SUPERVISOR FEES					
Supervisor Fees	0.00	2,400.00	2,400.00	4,800.00	4,800.00
TOTAL SUPERVISOR FEES	0.00	2,400.00	2,400.00	4,800.00	4,800.00
FINANCIAL & ADMINISTRATIVE					
District Management	16,500.00	31,950.00	4,050.00	36,000.00	19,500.00
District Engineer	7,500.00	0.00	2,500.00	2,500.00	5,000.00
Disclosure Report	5,000.00	1,250.01	1,249.99	2,500.00	2,500.00
Trustees Fees	3,800.00	0.00	4,040.00	4,040.00	240.00
Accounting Services	3,500.00	5,250.02	1,750.02	3,500.00	0.00
Auditing Services	4,500.00	0.00	0.00	0.00	4,500.00
Postage, Phone, Faxes, Copies	1,000.00	5.10	244.90	250.00	750.00
Public Officials Insurance	1,500.00	0.00	2,600.00	2,600.00	1,100.00
Legal Advertising	5,000.00	0.00	1,500.00	1,500.00	3,500.00
Bank Fees	500.00	125.79	124.21	250.00	250.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	100.00	0.00	50.00	50.00	50.00
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
Website Administration	1,500.00	2,250.00	750.00	1,500.00	0.00
ADA Website Fee	2,900.00	0.00	2,900.00	2,900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,475.00	41,005.92	16,759.08	57,765.00	4,290.00
LEGAL COUNSEL					
District Counsel	3,500.00	2,247.45	2,252.55	4,500.00	1,000.00
TOTAL LEGAL COUNSEL	3,500.00	2,247.45	2,252.55	4,500.00	1,000.00
UTILITY SERVICES					
Electric Utility Services - Streetlights	13,500.00	0.00	5,000.00	5,000.00	8,500.00
Electric Utility Services - All Others	1,500.00	0.00	750.00	750.00	750.00
TOTAL UTILITY SERVICES	15,000.00	0.00	5,750.00	5,750.00	9,250.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	0.00	0.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	0.00	0.00	0.00	0.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Contract	0.00	0.00	5,000.00	5,000.00	5,000.00
Waterway Improvements & Repair	0.00	0.00	0.00	0.00	0.00
Entrance, Monument & Wall Maintenance Repair	0.00	0.00	0.00	0.00	0.00
General, Property & Casualty Insurance	2,000.00	0.00	0.00	0.00	2,000.00
Garbage Collection	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	5,000.00	0.00	5,000.00	5,000.00	0.00
Miscellaneous Maintenance & Field Services	2,500.00	0.00	0.00	0.00	2,500.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - other	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - contract	0.00	0.00	0.00	0.00	0.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	9,500.00	0.00	10,000.00	10,000.00	500.00
TOTAL EXPENDITURES	81,475.00	45,653.37	37,161.63	82,815.00	1,340.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	5,376.36	5,376.36	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST
*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assessments - Off Roll	0.00	51,029.73	51,029.73	565,297.20	565,297.20
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	0.00	51,029.73	51,029.73	565,297.20	565,297.20
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	81,475.00	31,785.27	49,689.73	0.00	81,475.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	81,475.00	31,785.27	49,689.73	0.00	81,475.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	81,475.00	82,815.00	1,340.00	565,297.20	483,822.20
EXPENDITURES					
SUPERVISOR FEES					
Supervisor Fees	0.00	4,800.00	4,800.00	4,800.00	4,800.00
TOTAL SUPERVISOR FEES	0.00	4,800.00	4,800.00	4,800.00	4,800.00
FINANCIAL & ADMINISTRATIVE					
District Management	16,500.00	36,000.00	19,500.00	36,000.00	19,500.00
District Engineer	7,500.00	2,500.00	5,000.00	10,000.00	2,500.00
Disclosure Report	5,000.00	2,500.00	2,500.00	5,000.00	0.00
Trustees Fees	3,800.00	4,040.00	240.00	4,040.00	240.00
Accounting Services	3,500.00	3,500.00	0.00	9,000.00	5,500.00
Auditing Services	4,500.00	0.00	4,500.00	4,600.00	100.00
Postage, Phone, Faxes, Copies	1,000.00	250.00	750.00	750.00	250.00
Public Officials Insurance	1,500.00	2,600.00	1,100.00	2,600.00	1,100.00
Legal Advertising	5,000.00	1,500.00	3,500.00	3,000.00	2,000.00
Bank Fees	500.00	250.00	250.00	250.00	250.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	100.00	50.00	50.00	100.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Fee	2,900.00	2,900.00	0.00	2,900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,475.00	57,765.00	4,290.00	79,915.00	26,440.00
LEGAL COUNSEL					
District Counsel	3,500.00	4,500.00	1,000.00	10,000.00	6,500.00
TOTAL LEGAL COUNSEL	3,500.00	4,500.00	1,000.00	10,000.00	6,500.00
UTILITY SERVICES					
Electric Utility Services - Streetlights	13,500.00	5,000.00	8,500.00	125,000.00	111,500.00
Electric Utility Services - All Others	1,500.00	750.00	750.00	25,000.00	23,500.00
TOTAL UTILITY SERVICES	15,000.00	5,750.00	9,250.00	150,000.00	135,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	0.00	0.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	0.00	0.00	0.00	0.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Contract	0.00	5,000.00	5,000.00	17,500.00	17,500.00
Waterway Improvements & Repair	0.00	0.00	0.00	7,500.00	7,500.00
Entrance, Monument & Wall Maintenance Repair	0.00	0.00	0.00	5,000.00	5,000.00
General, Property & Casualty Insurance	2,000.00	0.00	2,000.00	30,000.00	28,000.00
Garbage Collection	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	5,000.00	5,000.00	0.00	175,000.00	170,000.00
Miscellaneous Maintenance & Field Services	2,500.00	0.00	2,500.00	15,000.00	12,500.00
Plant Replacement Program	0.00	0.00	0.00	10,000.00	10,000.00
Irrigation Maintenance	0.00	0.00	0.00	10,000.00	10,000.00
Pool Maintenance - other	0.00	0.00	0.00	3,082.20	3,082.20
Pool Maintenance - contract	0.00	0.00	0.00	25,000.00	25,000.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	15,000.00	15,000.00
Amenity Center Pest Control	0.00	0.00	0.00	2,500.00	2,500.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	5,000.00	5,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	9,500.00	10,000.00	500.00	320,582.20	311,082.20
TOTAL EXPENDITURES	81,475.00	82,815.00	1,340.00	565,297.20	483,822.20
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

**FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET**

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

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

Website Administration

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

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2022

REVENUES

CDD Debt Service Assessments	\$	1,225,606
TOTAL REVENUES	\$	1,225,606

EXPENDITURES

Series 2022 May Bond Interest Payment	\$	407,803
Series 2022 November Bond Principal Payment	\$	410,000
Series 2022 November Bond Interest Payment	\$	407,803
TOTAL EXPENDITURES	\$	1,225,606
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	20,760,000
Principal Payment Applied Toward Series 2022 Bonds	\$	410,000
Bonds Outstanding - Period Ending 11/1/2023	\$	20,350,000

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2022 - WEST									
Single Family 50'	1.25	46	\$0.00	\$114.62	\$114.62	\$1,624.87	\$900.00	\$2,524.87	\$2,410.25
Single Family 60'	1.50	223	\$0.00	\$137.54	\$137.54	\$1,949.84	\$1,080.00	\$3,029.84	\$2,892.30
SERIES 2022 - EAST									
Single Family 40'	1.00	39	\$0.00	\$91.70	\$91.70	\$1,622.48	\$720.00	\$2,342.48	\$2,250.78
Single Family 50'	1.25	225	\$0.00	\$114.62	\$114.62	\$2,028.11	\$900.00	\$2,928.11	\$2,813.49
Single Family 60'	1.50	82	\$0.00	\$137.54	\$137.54	\$2,433.73	\$1,080.00	\$3,513.73	\$3,376.19
SERIES 2022 - FUTURE EXPANSION AREA									
Single Family 50'	1.25	88	\$0.00	\$114.62	\$114.62	\$0.00	\$0.00	\$0.00	-\$114.62
TOTAL		703							

Notations:

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

**Balm Grove Community
Development District**

Report of the District Engineer



Prepared for:
Board of Supervisors
Balm Grove Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

August 4, 2022



1.0 INTRODUCTION

The Balm Grove Community Development District ("the District") previously encompassed approximately 267.694 acres and the expansion area encompasses approximately 20.524 acres, totaling 288.196 acres within Hillsborough County, Florida. The District is located within Sections 25, 26, 30, 31 and 36, Township 31 South, Ranges 20 East and 21 East and is generally located between Balm Wimauma Road and Carlton Lake Road and South of County Road 672 and North of State Road 674 in Wimauma, Florida.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was originally established by Hillsborough County Ordinance 21-8, effective on March 9, 2021, which was then amended to expand the boundary per Hillsborough County Ordinance 22-20, effective on July 27, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Boundary Expansion the District.

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

3.0 SUMMARY AND CONCLUSION

The planning and design of the public improvements and community facilities within the District will be done in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on information provided by the Developer, based on a contractor proposal. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

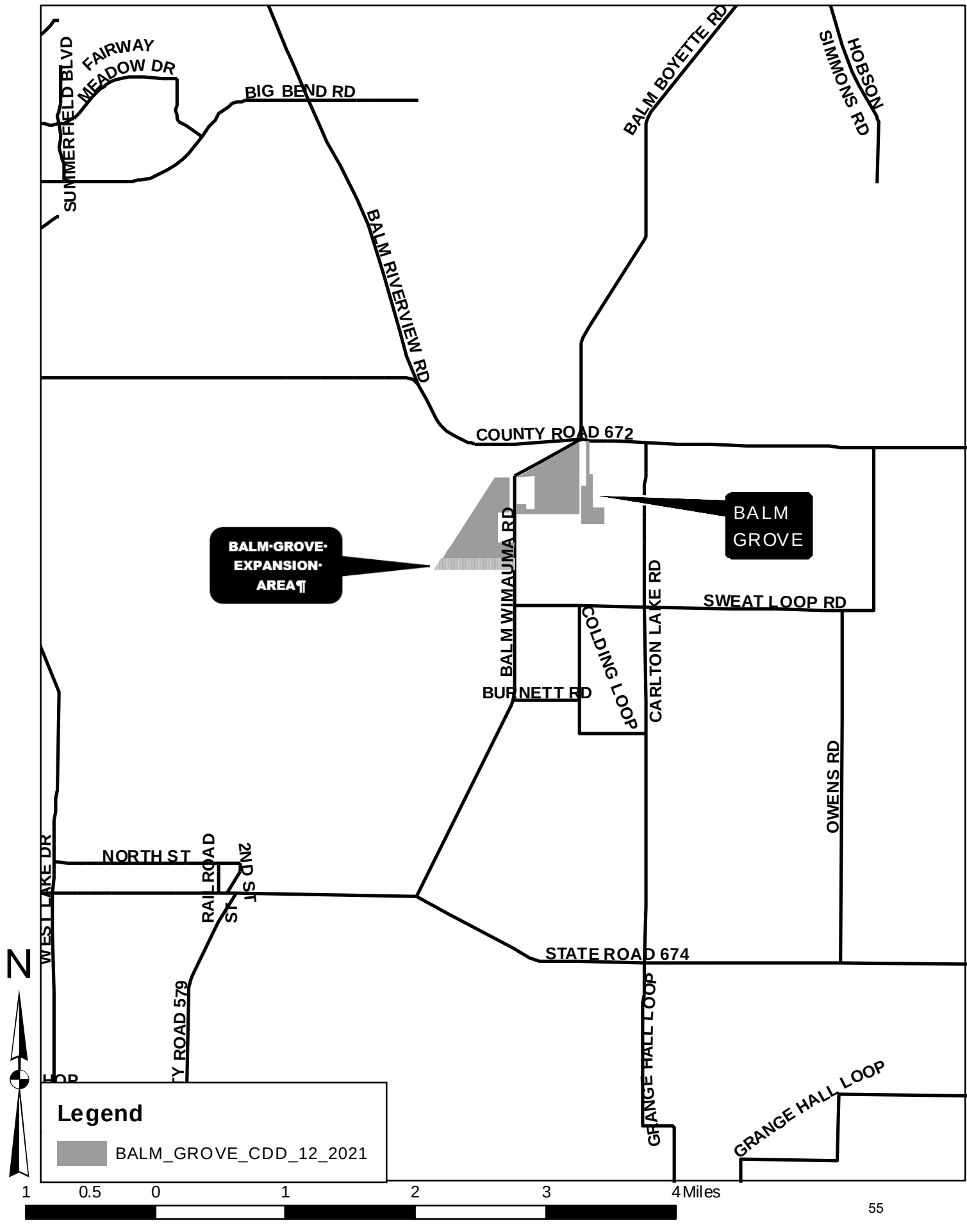
A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a horizontal line.

Tonja L. Stewart, P.E.
Florida License No. 47704



Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

BALM GROVE CDD LOCATION MAP

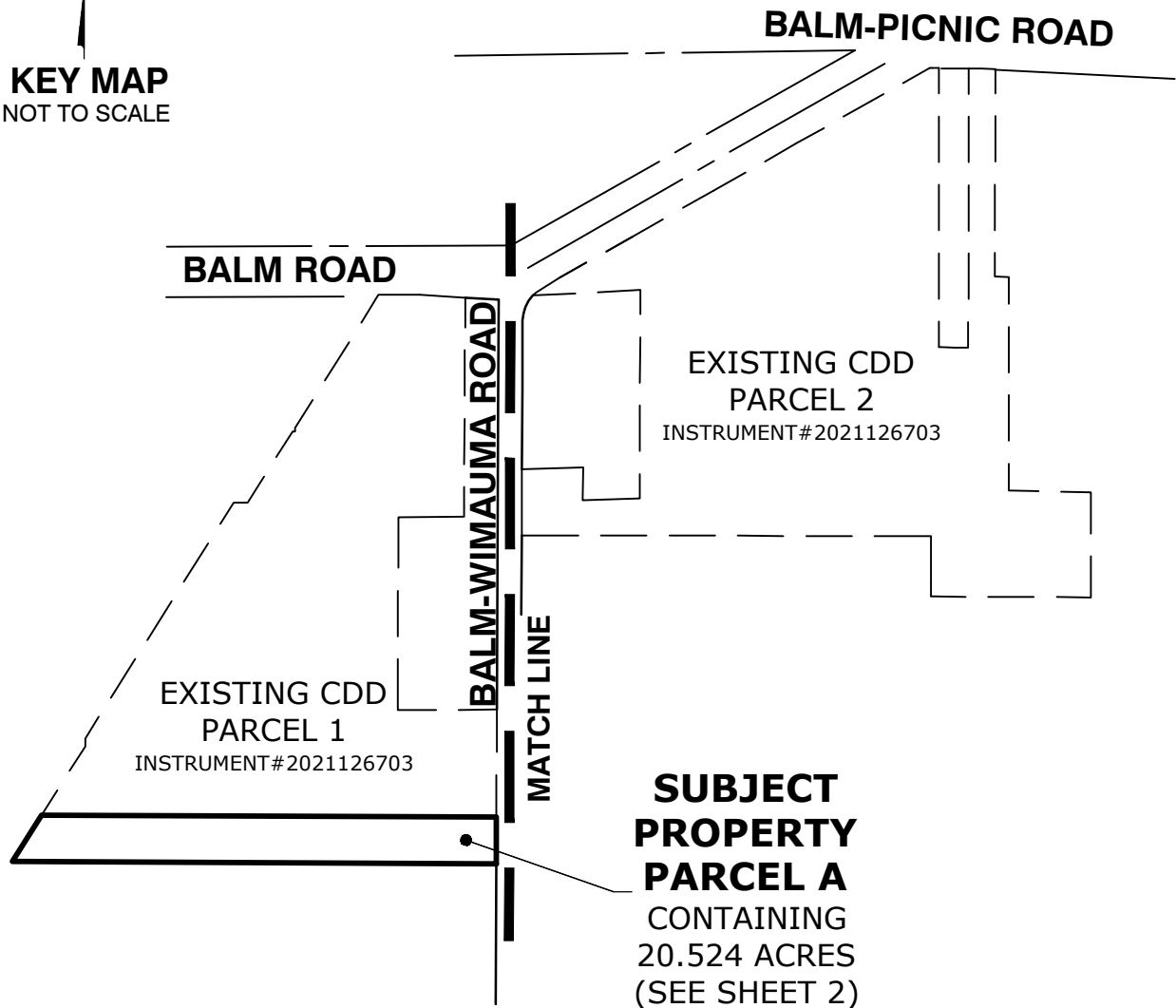


THIS IS NOT A SURVEY

**SECTIONS 25 & 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



KEY MAP
NOT TO SCALE



BALM GROVE CDD ADDITION

EISENHOWER MANAGEMENT, INC

SCALE AS SHOWN	DATE 12/10/2021	JOB No. 00078-2020-0522		
DRAWN RBC	CHECKED RBC	SECTION 25 - 26	TOWNSHIP 31S	RANGE 20 E



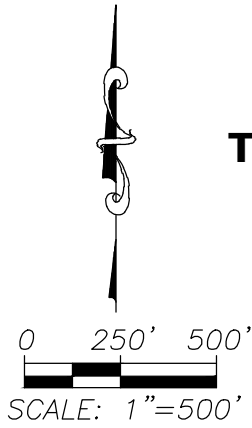
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

56

THIS IS NOT A SURVEY



**TOTAL SUBJECT
PROPERTY
CONTAINING
38.561 ACRES
OVERALL**

S MAINTAINED
R/W OF BALM ROAD

E LINE OF TECO PARCEL

**EXISTING CDD
PARCEL 1**

INSTRUMENT#2021126703

BALM-WIMAUMA ROAD

E LINE OF SECTION 26
W LINE OF SECTION 25

E LINE OF TECO PARCEL

**S89°44'21"E
2907.61'**

SUBJECT PROPERTY-PARCEL A
CONTAINING 20.524 ACRES

**S00°15'48"W
298.01'**

**N89°44'14"W
3093.46'**

S LINE OF SECTION 25

W R/W LINE

**N32°13'14"E
351.13'**

E LINE
OF TECO PARCEL

POB

(BEARING
BASIS)

POC

SE CORNER OF
SECTION 26

N89°50'21"W 696.49'
S LINE OF SECTION 26

BALM GROVE CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL A

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 21985, PAGE 644 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 25 AND 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26, NORTH 89°50'21" WEST, A DISTANCE OF 696.49 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL, NORTH 32°13'14" EAST, A DISTANCE OF 444.27 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EAST LINE, NORTH 32°13'14" EAST, A DISTANCE OF 351.13 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 89°44'21" EAST, A DISTANCE OF 2,907.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°15'48" WEST, A DISTANCE OF 298.01 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°44'14" WEST, A DISTANCE OF 3,093.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.524 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 26, BEING NORTH 89°50'21" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
TECO = TAMPA ELECTRIC COMPANY

BALM GROVE CDD ADDITION

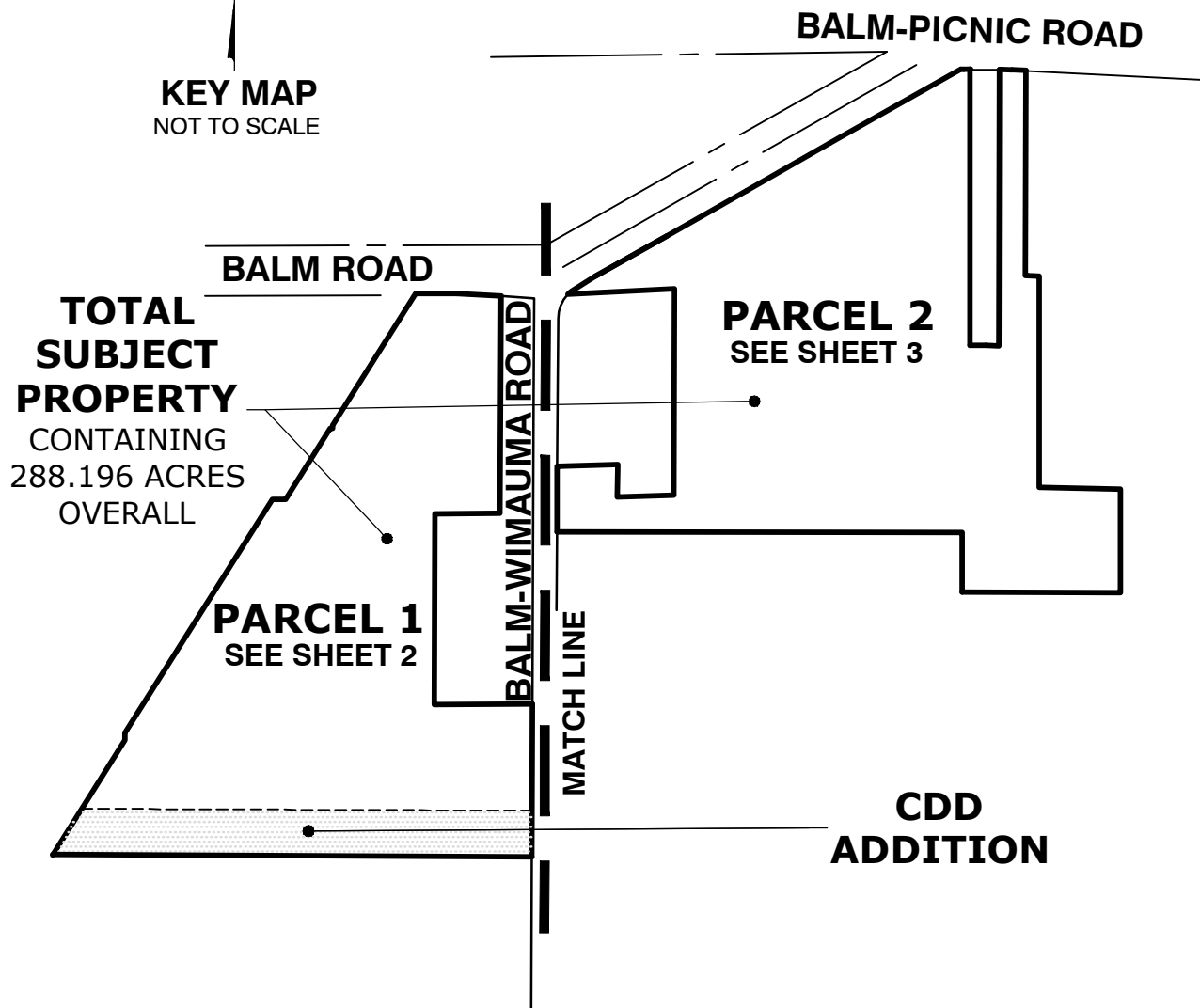
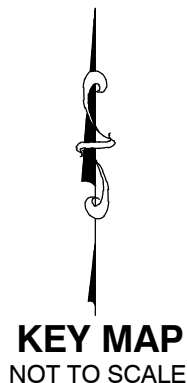
EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

**SECTIONS 25 & 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST
SECTIONS 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA**



BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC

SCALE AS SHOWN	DATE 12/10/2021	JOB No. 00078-2020-0522		
DRAWN RBC	CHECKED RBC	SECTION 25 - 26	TOWNSHIP 31S	RANGE 20 E - 21E



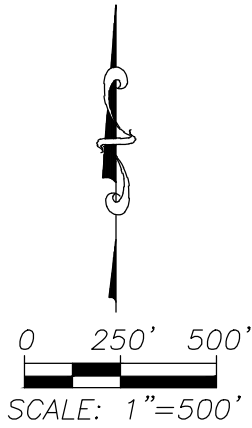
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610 59

Q:\SURVEY\00078\2020\0522\Production\Drawings\BG-CDD S&L-REV5.dwg, December 10, 2021 8:27 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY



S MAINTAINED
R/W OF BALM ROAD

N89°47'21"E
13.59'

E LINE OF TECO PARCEL
N32°12'34"E 1004.81'

N89°57'42"E
264.09'
S86°38'10"E
289.52'

N00°16'02"E
21.66'

S00°15'46"W 1402.77'

N89°42'24"E
89.07'

N32°13'31"E
538.55'

E LINE OF SECTION 26
W LINE OF SECTION 25

E LINE OF TECO PARCEL
N32°13'08"E 1781.49'

**PARCEL 1
SUBJECT PROPERTY**
CONTAINING 137.755 ACRES

S89°51'09"W
420.12'

S00°14'53"W 1233.38'

N89°45'48"E
634.69'

BALM-WIMAUMA ROAD

N00°15'07"E
47.54'

N32°13'14"E
874.98'

**TOTAL SUBJECT
PROPERTY**
CONTAINING
288.196 ACRES
OVERALL

S00°15'48"W 985.68'

N89°44'14"W 3093.46'

POB

POC
SE CORNER OF
SECTION 26

W R/W LINE

N89°50'21"W 696.49'
S LINE OF SECTION 26

S LINE OF SECTION 25
S89°39'20"W 2632.26'

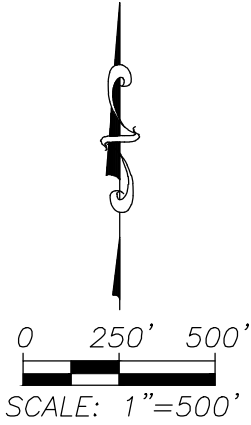
BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY



POC
NW CORNER OF
SECTION 30

POB

BALM-PICNIC ROAD
(STATE ROAD 672)

S R/W PER
FDOT MAPPING,
SECTION 10540-2152

L1

L16

C3
C1

C2

S00°05'04"W 1325.74'

N00°05'08"E 1785.11'

S00°05'23"W 1785.26'

(BEARING BASIS)
S00°05'23"W
2739.18'

L2 L3

S00°05'03"W 1364.60'

S LINE OF THE NW 1/4
OF SECTION 30

S88°51'15"E
526.32'

N LINE OF THE SW 1/4
OF SECTION 30

S00°05'11"W
670.93'

N89°42'24"W 1021.27'

N00°05'16"E
385.69'

N89°54'37"W 2618.52'

S LINE OF THE NE 1/4 OF SECTION 25
N LINE OF THE SE 1/4 OF SECTION 25

E LINE OF THE NE 1/4
OF SECTION 25
W LINE OF THE NW 1/4
OF SECTION 30

**PARCEL 2
SUBJECT PROPERTY**
CONTAINING 150.441 ACRES

**TOTAL SUBJECT
PROPERTY**
CONTAINING
288.196 ACRES
OVERALL

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Q:\SURVEY\00078\2020\0522\Production\Drawings\BG-CDD S&L-REV5.dwg, December 10, 2021 8:27 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°05'08"W	48.64'
L2	S89°51'57"E	104.85'
L3	S88°48'03"E	85.13'
L4	S87°43'25"E	88.36'
L5	S88°19'06"E	89.98'
L6	N00°15'49"E	212.37'
L7	N00°15'57"E	210.11'
L8	N88°09'13"E	389.98'
L9	S00°17'54"W	210.14'
L10	N88°09'25"E	363.06'
L11	N48°42'31"E	32.58'
L12	N58°10'44"E	174.64'
L13	N60°29'42"E	538.01'
L14	N60°29'19"E	589.90'
L15	N60°28'08"E	619.18'
L16	N60°27'45"E	970.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	45.30'	5,689.58'	0°27'22"	N89°07'59"E	45.30'
C2	81.63'	5,689.58'	0°49'19"	S88°04'36"E	81.63'
C3	15.62'	5,689.58'	0°09'26"	N88°49'34"E	15.62'

LEGEND:

FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION

OA = OVERALL

ORB = OFFICIAL RECORD BOOK

PG = PAGE OR PAGES

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

R/W = RIGHT-OF-WAY

TECO = TAMPA ELECTRIC COMPANY

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, BEING SOUTH 00°05'23" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 1

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 21985, PAGE 644 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 25 AND 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26, NORTH 89°50'21" WEST, A DISTANCE OF 696.49 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL NORTH 32°13'14" EAST, A DISTANCE OF 444.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 32°13'14" EAST, A DISTANCE OF 874.98 FEET; THENCE NORTH 00°15'07" EAST, A DISTANCE OF 47.54 FEET; THENCE NORTH 32°13'08" EAST, A DISTANCE OF 1,781.49 FEET; THENCE NORTH 89°42'24" EAST, A DISTANCE OF 89.07 FEET; THENCE NORTH 32°13'31" EAST, A DISTANCE OF 538.55 FEET; THENCE NORTH 89°47'21" EAST, A DISTANCE OF 13.59 FEET; THENCE NORTH 00°16'02" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 32°12'34" EAST, A DISTANCE OF 1,004.81 FEET TO A POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'42" EAST, A DISTANCE OF 264.09 FEET; THENCE SOUTH 86°38'10" EAST, A DISTANCE OF 289.52 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 00°15'46" WEST, A DISTANCE OF 1,402.77 FEET; THENCE SOUTH 89°51'09" WEST, A DISTANCE OF 420.12 FEET; THENCE SOUTH 00°14'53" WEST, A DISTANCE OF 1,233.38 FEET; THENCE NORTH 89°45'48" EAST, A DISTANCE OF 634.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°15'48" WEST, A DISTANCE OF 985.68 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°44'14" WEST, A DISTANCE OF 3,093.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 137.755 ACRES.

PARCEL 2

A PARCEL OF LAND BEING A PORTION THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 25762, PAGE 830, AND OFFICIAL RECORD BOOK 25963, PAGE 1414, AND ALL OF OFFICIAL RECORD BOOK 19502, PAGE 627, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, SOUTH 00°05'08" WEST, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD (STATE ROAD 672) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152, SAME BEING A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 45.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°27'22", AND A CHORD BEARING AND DISTANCE OF NORTH 89°07'59" EAST 45.30 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°05'23" WEST, A DISTANCE OF 1,785.26 FEET; THENCE SOUTH 89°51'57" EAST, A DISTANCE OF 104.85 FEET; THENCE SOUTH 88°48'03" EAST, A DISTANCE OF 85.13 FEET; THENCE NORTH 00°05'08" EAST, A DISTANCE OF 1,785.11 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 81.63 FEET

(CONTINUED ON NEXT PAGE)

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°49'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°04'36" EAST 81.63 FEET; THENCE SOUTH 87°43'25" EAST, A DISTANCE OF 88.36 FEET; THENCE SOUTH 00°05'04" WEST, A DISTANCE OF 1,325.74 FEET; THENCE SOUTH 88°19'06" EAST, A DISTANCE OF 89.98 FEET; THENCE SOUTH 00°05'03" WEST, A DISTANCE OF 1,364.60 FEET; THENCE SOUTH 88°51'15" EAST, A DISTANCE OF 526.32 FEET; THENCE SOUTH 00°05'11" WEST, A DISTANCE OF 670.93 FEET; THENCE NORTH 89°42'24" WEST, A DISTANCE OF 1,021.17 FEET; THENCE NORTH 00°05'16" EAST, A DISTANCE OF 385.69 FEET; THENCE NORTH 89°54'37" WEST, A DISTANCE OF 2,618.52 FEET TO THE MONUMENTED EAST RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°15'49" EAST, A DISTANCE OF 212.37 FEET; THENCE CONTINUE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°15'57" EAST, A DISTANCE OF 210.11 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°09'13" EAST, A DISTANCE OF 389.98 FEET; THENCE SOUTH 00°17'54" WEST, A DISTANCE OF 210.14 FEET; THENCE NORTH 88°09'25" EAST, A DISTANCE OF 363.06 FEET; THENCE NORTH 00°15'50" EAST, A DISTANCE OF 1,333.57 FEET; THENCE SOUTH 87°00'30" WEST, A DISTANCE OF 690.76 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF SAID BALM-WIMAUMA ROAD; THENCE, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE AND SAID SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD, RESPECTIVELY, THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 48°42'31" EAST, A DISTANCE OF 32.58 FEET; 2) NORTH 58°10'44" EAST, A DISTANCE OF 174.64 FEET; 3) NORTH 60°29'42" EAST, A DISTANCE OF 538.01 FEET; 4) NORTH 60°29'19" EAST, A DISTANCE OF 589.90 FEET; 5) NORTH 60°28'08" EAST, A DISTANCE OF 619.18 FEET; 6) NORTH 60°27'45" EAST, A DISTANCE OF 970.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 7) EASTERLY 15.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°09'26", AND A CHORD BEARING AND DISTANCE OF NORTH 88°49'34" EAST 15.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 150.441 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 288.196 ACRES OVERALL.

BALM GROVE CDD AND CDD ADDITION

EISENHOWER MANAGEMENT, INC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610



Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Balm Grove Community Development District
Public Improvements and Community Facilities Construction Cost Estimate
November 12, 2021

Description	Master Infrastructure (Offsite Improvements)*	Balm Grove West	Balm Grove East	Balm Grove Expansion Area	Total
Unit Count	703	269	346	88	703
Water Management and Control	\$1,833,766	\$4,321,046	\$5,477,750	\$331,650	\$11,964,212
Water Supply	\$7,903,619	\$1,243,971	\$1,337,289	\$52,500	\$10,537,379
Sewer and Wastewater Management	\$3,277,247	\$2,380,580	\$2,265,445	\$233,419	\$8,156,691
Roads	\$3,987,669	\$1,876,078	\$1,595,116	\$159,825	\$7,618,688
Amenity Facility, Landscaping,/Hardscaping, and Irrigation		\$750,000	\$2,000,000		\$2,750,000
Undergrounding of Electric		\$260,000	\$333,540		\$593,540
Professional and Permitting Fees	\$31,225	\$245,300	\$247,300	\$75,866	\$599,691
Environmental Mitigation		\$39,000	\$45,000		\$84,000
Development Total	\$17,033,526	\$11,115,975	\$13,301,440	\$853,260	\$42,304,201

Total Development Cost \$42,304,201

* Some construction items are currently being reviewed by Hillsborough County for a Design Exception/s resulting in value engineering and a cost estimate may adjustment.

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2022, Minutes of the Public Hearing and Regular Meeting

Minutes of the Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for the Balm Grove Community Development District was held on **Monday, August 22, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Balm Grove Community Development District to order on **Monday, August 22, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice-Chair
Nick Dister	Supervisor
Kelly Evans	Supervisor
Steve Luce	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. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-08; Adopting Final Fiscal Year 2023 Budget

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Ryan
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-09; Levying O&M Assessments

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-09.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

6. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to proceed to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2022-10; Setting FY 2023 Meeting Schedule

Mr. Lamb discussed the meeting schedule and set dates for Fiscal year 2023 along with a revision for October 3rd meeting with the Board.

MOTION TO: Approve Resolution 2022-10.
MADE BY: Supervisor Dister
SECONDED BY: Supervisor Motko
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. General Matters of the District.

Mr. Lamb mentioned the proceeding with expansion of the district assessment and coordinate with the trustee after the September 22nd meeting.

8. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular Meeting August 04, 2022

B. Consideration of Operations and Maintenance Expenditures July 2022

C. Review of Financial Statements for Month Ending July 31, 2022

The Board reviewed the Consent Agenda items and financial statements.

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

9. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

10. PUBLIC COMMENTS

There were no audience comments.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	80912	\$ 3,447.09		District Invoices - July
Monthly Contract Sub-Total		\$ 3,447.09		

Variable Contract				
Supervisor: Albert Viero	AV 080422	\$ 200.00		Supervisor Fee - 08/04/22
Supervisor: Kelly Evans	KE 080422	200.00		Supervisor Fee - 08/04/22
Supervisor: Nick Dister	ND 080422	200.00		Supervisor Fee - 08/04/22
Supervisor: Nick Dister	ND 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Ryan Motko	RM 080422	200.00		Supervisor Fee - 08/04/22
Supervisor: Ryan Motko	RM 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Steve Luce	SL 082222	200.00		Supervisor Fee - 08/22/22
Variable Contract Sub-Total		\$ 1,400.00		

Utilities				
Utilities Sub-Total		\$ 0.00		

Regular Services				
Stantec	1966000	\$ 124.00		Professional Service - Thru 07/29/22
Straley Robin Vericker	21969	1,672.50		Professional Service - Thru 08/15/22
Tampa Bay Times	314445 071722	1,722.00		Expansion - 07/17/22
Tampa Bay Times	314445 072722	2,749.00		O&M Assessment - 07/27/22
Tampa Bay Times	314445 080322	418.50	\$ 4,889.50	Budget Hearing - 08/03/22
Regular Services Sub-Total		\$ 6,686.00		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 11,533.09		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#80912

DATE

7/31/2022

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

8/30/2022

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: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	7	Ea	0.15		1.05
Postage- June	13	Ea	2.90		37.70
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,447.09

Subtotal \$3,447.09

Tax \$0.00

Total Due \$3,447.09

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

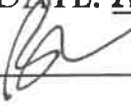
Please include the Customer ID and the Invoice Number on your form of payment.

BALM GROVE CDDMEETING DATE: August 4, 2022DMS: 

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



AV 080422

BALM GROVE CDDMEETING DATE: August 4, 2022DMS: 

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



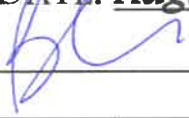
KE 080422

BALM GROVE CDDMEETING DATE: August 4, 2022DMS: 

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



ND 080422

BALM GROVE CDDMEETING DATE: August 22, 2022DMS: 

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

ND 082222

BALM GROVE CDD

MEETING DATE: August 4, 2022

DMS: 

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

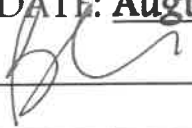


Rm080422

BALM GROVE CDDMEETING DATE: August 22, 2022DMS: 

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

RM 082222

BALM GROVE CDDMEETING DATE: August 22, 2022DMS: 

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

SL082222

**INVOICE**

Page 1 of 1

Invoice Number	1966000
Invoice Date	August 15, 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
Current Invoice Total (USD)	124.00	

July 29, 2022

Process requisitions

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	3103			
	Nurse, Vanessa M	0.50	144.00	72.00
	Stewart, Tonja L	0.25	208.00	52.00
	51300			
	Subtotal Professional Services	0.75		124.00

Top Task Subtotal	2022 FY General Consulting	124.00
-------------------	----------------------------	--------

Total Fees & Disbursements**124.00****INVOICE TOTAL (USD)****124.00****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

Federal Tax Id. - 20-1778458

Balm Grove Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

August 24, 2022

Client: 001541

Matter: 000001

Invoice #: 21969

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

51400
3107

SERVICES

Date	Person	Description of Services	Hours	Amount
7/19/2022	LB	PREPARE DRAFT RESOLUTION AMENDING RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 BUDGET.	0.3	\$49.50
7/20/2022	DCC	CONFER WITH B. LAMB REGARDING UPCOMING BOARD OF COUNTY COMMISSIONER'S (BCC) MEETING; REVIEW BACK UP FROM WEBSITE; PREPARE FOR UPCOMING PUBLIC HEARING AT THE BCC.	0.5	\$152.50
7/20/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT; FINALIZE RESOLUTION AMENDING BUDGET PUBLIC HEARING DATE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.3	\$49.50
7/21/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.4	\$142.00
7/21/2022	LB	REVISE RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET, AND BUDGET FUNDING AGREEMENT.	0.2	\$33.00
7/25/2022	DCC	PREPARE FOR UPCOMING PUBLIC HEARING.	0.6	\$183.00
7/26/2022	DCC	ATTEND PUBLIC HEARING; FOLLOW UP FROM HEARING WITH B. LAMB.	0.8	\$244.00
7/26/2022	LB	FINALIZE RESOLUTIONS RELATING TO FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME FOR AUGUST 22ND BOARD MEETING AND PUBLIC HEARING.	0.2	\$33.00
8/1/2022	DCC	PREPARE AMENDED NOTICE OF ESTABLISHMENT.	0.9	\$274.50

August 24, 2022

Client: 001541

Matter: 000001

Invoice #: 21969

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2022	LB	RECEIPT OF ORDINANCE EXPANDING THE DISTRICT; PREPARE CORRESPONDENCE TO A. WOLFE TRANSMITTING SAME.	0.2	\$33.00
8/2/2022	LB	UPLOAD AND E-RECORD AMENDED NOTICE OF ESTABLISHMENT; REVIEW RECORDED AMENDED NOTICE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING COPY OF SAME.	0.3	\$49.50
8/4/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	\$142.00
8/4/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$183.00
8/12/2022	LB	PREPARE CORRESPONDENCE TO J. GASKINS, DEO TRANSMITTING ORDINANCE EXPANDING THE BOUNDARIES OF THE DISTRICT AND CURRENT LOCATION MAP.	0.2	\$33.00
8/15/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
Total Professional Services			6.1	\$1,672.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2022	Photocopies	\$0.30
Total Disbursements		\$0.30

August 24, 2022

Client: 001541

Matter: 000001

Invoice #: 21969

Page: 3

Total Services	\$1,672.50
Total Disbursements	\$0.30
Total Current Charges	\$1,672.80
Previous Balance	\$798.00
Less Payments	(\$798.00)
PAY THIS AMOUNT	\$1,672.80

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/17/22	BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account
07/17/2022	Deirdre Bonett	314445
Total Amount Due	Ad Number	
\$1,722.00	0000233355	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/17/22	07/17/22	0000233355	Times	Main A/B	Expansion	1	2x21.00 IN	\$1,722.00
07/17/22	07/17/22	0000233355	Tampabay.com	Marketplace	Expansion	1	2x21.00 IN	\$0.00

4 of 4

134
4/801
31320

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/17/22	BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account
07/17/2022	Deirdre Bonett	314445
Total Amount Due	Ad Number	
\$1,722.00	0000233355	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

BALM GROVE CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA

**COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus**

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: **Expansion** was published in said newspaper by print in the issues of: **6/26/22, 7/3/22, 7/10/22, 7/17/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando** Citrus County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando** Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando** Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

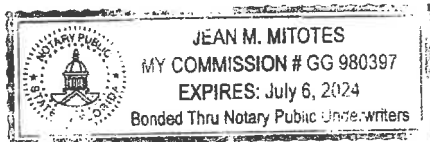
Signature Affidavit

Sworn to and subscribed before me this 07/17/2022

Signature of Notary Public

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced



NOTICE OF PUBLIC HEARING

**Hillsborough County Board of County Commissioners
To Consider the Establishment of the
Balm Grove Community Development District**

DATE: July 26, 2022
TIME: 9:00 a.m.

1992

LOCATION: A public hearing before the Board of County Commissioners on the application will be held on July 26, 2022 at 9:00 a.m. at the Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room, 1505 N Nebraska Ave., Tampa, FL 33602. Participation in this public hearing is available in person at the Robert W. Saunders, Sr. Public Library or through communications media technology, as described in the "About the Hearing" section, below.



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., July 26, 2022, at the Robert W. Saunders, Sr. Public Library, Ad. Payne Community Room, 1505 N. Nebraska Ave., Tampa, Florida 33602, to consider an Ordinance to grant a petition to expand the boundaries of the Balm Grove Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 21-8 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 21-8 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Palm Grove Community Development District is comprised of approximately 265 acres, located in unincorporated Hillsborough County, west of Carlton Lake Road, with property abutting the east and west side of Palm-Windward Road and south of County Road 672 and north of State Road 674. The boundaries of the Palm Grove Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to, streets, sidewalks, drainage, water, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with the provisions of the Florida Community Development District Act. The District will be comprised of approximately 268 acres.

ABOUT THE HEARING

You may attend this public hearing in person at the Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room, 1505 N. Nebraska Ave., Tampa, FL 33602.

You may also participate in this public hearing virtually, by means of communications media technology. Anyone who wishes to speak at this public hearing virtually will be able to do so by completing the online Public Comment Signup Form found at HillsboroughCounty.org/SpeakUp.

You will be required to provide your name and telephone number on the sign-in form. This information is being requested to facilitate the audio-conferencing process. The Chair will call out speakers by name in the order in which they have completed the online Public Comment Sign-up Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after 5:00 p.m. is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Up to three (3) minutes will be allowed for each speaker. Sign-ups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.

You may also submit comments or any documents prior to the meeting by sending them to hccrec@hillclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, HCR.Govnet.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The [HCFL.Gov.net](https://www.hcfl.gov.net) website by going to [HCFL.Gov.net/newsroom](https://www.hcfl.gov.net/newsroom) and selecting the "Live Meeting" button
- Listening to the public hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may call (813) 272-5600.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the ADA Coordinator at telephone number (813) 276-8401 or call TTY Relay: 711 no later than 72 hours prior to the proceedings. This meeting is closed captioned for the deaf and hard of hearing.

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/27/22		BALM GROVE CDD	
Billing Date		Sales Rep	Customer Account
07/27/2022		Deirdre Bonett	314445
Total Amount Due			Ad Number
\$2,749.00			0000237618

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000237618	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$2,747.00
07/27/22	07/27/22	0000237618	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/27/22		BALM GROVE CDD	
Billing Date		Sales Rep	Customer Account
07/27/2022		Deirdre Bonett	314445
Total Amount Due			Ad Number
\$2,749.00			0000237618

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

BALM GROVE CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Received
AUG 01 2022

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

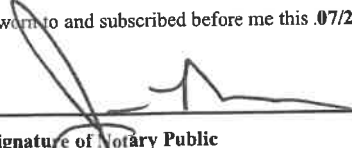
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/27/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

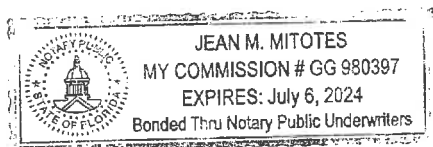
Sworn to and subscribed before me this **07/27/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "**Board**") of the Balm Grove Community Development District (the "**District**") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy,

collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://balmgrovecdd.com>, or may be obtained by contacting the District Manager's office via email at brian.howell@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2022 - WEST									
Single Family 50'	1.25	46	\$0.00	\$114.62	\$114.62	\$1,624.87	\$900.00	\$2,524.87	\$2,410.25
Single Family 60'	1.50	223	\$0.00	\$137.54	\$137.54	\$1,949.84	\$1,080.00	\$3,029.84	\$2,892.30
SERIES 2022 - EAST									
Single Family 40'	1.00	39	\$0.00	\$91.70	\$91.70	\$1,622.48	\$720.00	\$2,342.48	\$2,250.78
Single Family 50'	1.25	225	\$0.00	\$114.62	\$114.62	\$2,028.11	\$900.00	\$2,928.11	\$2,813.49
Single Family 60'	1.50	82	\$0.00	\$137.54	\$137.54	\$2,433.73	\$1,080.00	\$3,513.73	\$3,376.19
SERIES 2022 - FUTURE EXPANSION AREA									
Single Family 50'	1.25	88	\$0.00	\$114.62	\$114.62	\$0.00	\$0.00	\$0.00	-\$114.62
TOTAL		703							

Notations:

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell
District Manager



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 3/22	BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	314445
Total Amount Due		Ad Number
\$418.50		0000237616

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000237616	Times	Legals CLS	Budget Hearing	1	2x50 L	\$416.50
08/03/22	08/03/22	0000237616	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x50 L	\$0.00 \$2.00

15A
4/801
5133

Received
AUG 08 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/ 3/22	BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	314445
Total Amount Due		Ad Number
\$418.50		0000237616

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

BALM GROVE CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2022



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 8/31/2022

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash-Operating Account	6,962.00	6,962.00
Due From Developer	<u>0.00</u>	<u>0.00</u>
Total Assets	<u>6,962.00</u>	<u>6,962.00</u>
Liabilities		
Accounts Payable	<u>4,338.00</u>	<u>4,338.00</u>
Total Liabilities	<u>4,338.00</u>	<u>4,338.00</u>
Fund Equity & Other Credits Contributed Capital		
Retained Earnings-All Other Reserves	0.00	0.00
Other	<u>2,624.00</u>	<u>2,624.00</u>
Total Fund Equity & Other Credits	<u>2,624.00</u>	<u>2,624.00</u>
Contributed Capital		
Total Liabilities & Fund Equity	<u>6,962.00</u>	<u>6,962.00</u>

Balm Grove CDD
Statement of Revenues and Expenditures
From 10/1/2020 Through 8/31/2022

001 - General Fund
(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	0.00	51,030.00	51,030.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>81,475.00</u>	<u>53,443.00</u>	<u>(28,032.00)</u>	<u>(34)%</u>
Total Revenues	<u>81,475.00</u>	<u>104,473.00</u>	<u>22,998.00</u>	<u>28 %</u>
Expenditures				
Legislative				
Supervisor Fees	0.00	7,000.00	(7,000.00)	0 %
Financial & Administrative				
District Management	16,500.00	44,625.00	(28,125.00)	(170)%
District Engineer	7,500.00	1,600.00	5,900.00	79 %
Disclosure Report	5,000.00	3,333.00	1,667.00	33 %
Trustee Fees	3,800.00	0.00	3,800.00	100 %
Accounting Services	3,500.00	6,708.00	(3,208.00)	(92)%
Auditing Services	4,500.00	0.00	4,500.00	100 %
Postage, Phone, Faxes, Copies	1,000.00	180.00	820.00	82 %
Public Officials Insurance	1,500.00	2,250.00	(750.00)	(50)%
Legal Advertising	5,000.00	12,170.00	(7,170.00)	(143)%
Bank Fees	500.00	330.00	170.00	34 %
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Miscellaneous Fees	100.00	584.00	(484.00)	(484)%
Website Administration	1,500.00	2,875.00	(1,375.00)	(92)%
ADA Website Compliance	2,900.00	4,400.00	(1,500.00)	(52)%
Legal Counsel				
District Counsel	3,500.00	10,773.00	(7,273.00)	(208)%
Electric Utility Services				
Electric Utility Services - Streetlights	13,500.00	0.00	13,500.00	100 %
Electric Utility Services-All Others	1,500.00	0.00	1,500.00	100 %
Other Physical Environment				
Property & Casualty Insurance	2,000.00	4,846.00	(2,846.00)	(142)%
Miscellaneous Landscape	2,500.00	0.00	2,500.00	100 %
Landscape Maintenance-Contract	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>100 %</u>
Total Expenditures	<u>81,475.00</u>	<u>101,849.00</u>	<u>(20,374.00)</u>	<u>(25)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>2,624.00</u>	<u>2,624.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>2,624.00</u>	<u>2,624.00</u>	<u>0 %</u>

Balm Grove CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	9,158.39
Less Outstanding Checks/Vouchers	2,196.80
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	6,961.59
Balance Per Books	<u>6,961.59</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Balm Grove CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1046	8/19/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1047	8/19/2022	System Generated Check/Voucher	200.00	Ryan Motko
1049	8/28/2022	System Generated Check/Voucher	124.00	Stantec Consulting Services Inc
1050	8/28/2022	System Generated Check/Voucher	<u>1,672.80</u>	Straley Robin Vericker
Outstanding Checks/Vouchers			<u><u>2,196.80</u></u>	

Balm Grove CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1034	7/7/2022	System Generated Check/Voucher	3,409.47	Inframark LLC
1039	7/27/2022	System Generated Check/Voucher	798.00	Straley Robin Vericker
1040	7/27/2022	System Generated Check/Voucher	1,722.00	Times Publishing Company
1041	8/3/2022	System Generated Check/Voucher	1,722.00	Times Publishing Company
1042	8/11/2022	System Generated Check/Voucher	3,447.09	Inframark LLC
1043	8/11/2022	System Generated Check/Voucher	2,749.00	Times Publishing Company
1044	8/19/2022	System Generated Check/Voucher	200.00	Alberto Viera
1045	8/19/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1048	8/19/2022	System Generated Check/Voucher	418.50	Times Publishing Company
CD015	8/22/2022	Service Charges - August	<u>18.27</u>	
Cleared Checks/Vouchers			<u>14,684.33</u>	