Balm Grove Community Development District

Board of Supervisors

Nicholas Dister, Chairman Carlos de la Ossa, Vice Chairperson Kelly Evans, Assistant Secretary Alberto Viera, Assistant Secretary Ryan Motko, Assistant Secretary Bryan Radcliff, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

Public Hearing & Regular Meeting Agenda

Thursday, August 03, 2023, at 3:30 p.m.

The Public Hearing & Regular Meetings of the Balm Grove Community Development District will be held on August 03, 2023, at 3:30 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

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

Zoom: https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0V1ZjhodE4rZz09

Meeting ID: 870 6131 3619

Passcode: 315865

1 (CALL TO ORDER/ROLL CALL
	PUBLIC COMMENTS ON AGENDA ITEMS
	RECESS TO PUBLIC HEARINGS
	UBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET
	A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
	B. Staff Presentations
	C. Public Comments
	D. Consideration of Resolution 2023-07; Adopting Final Fiscal Year 2024 Budget Tab 01
	E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. 1	PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
	A. Open Public Hearing on Levying O&M Assessments
	B. Staff Presentations
	C. Public Comment
	D. Consideration of Resolution 2023-08; Levying O&M Assessments
	E. Consideration of Developer Funding Agreement for FY 2024
	F. Close Public Hearing on Levying O&M Assessments
	RETURN TO REGULAR MEETING
7. l	BUSINESS ITEMS
	A. Consideration of Resolution 2023-09; Setting Fiscal Year 2024 Meeting ScheduleTab 04
	B. General Matters of the District
8.	CONSENT AGENDA
	A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
	June 01, 2023,
	B. Consideration of Operation and Maintenance Expenditures May-June 2023,
	C. Review of Financial Statements Month Ending June 30, 2023,
9.	STAFF REPORTS
	A. District Counsel
	B. District Engineer
	C. District Manager
10	i. Community Inspection Reports
10). ADJOURNMENT

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("Board") of the Balm Grove Community Development District ("District") a proposed budget for the next ensuing budget year ("Proposed Budget"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- **a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Balm Grove Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$1,345,706, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund \$118,425.00

Total Debt Service Funds \$1,227,281

Total All Funds* <u>\$1,345,706</u>

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- **a.** The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- **b.** The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- **c.** Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

^{*}Not inclusive of any collection costs or early payment discounts.

Passed and Adopted on August 3, 2023.

Attested By:	Balm Grove Community Development District		
Print Name:	Print Name:		
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors		

Exhibit A: FY 2023-2024 Adopted Budget

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



August 03, 2023

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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August 03, 2023

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

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

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

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assessments - Off Roll	565,297.00	0.00	51,029.73	51,029.73	514,267.27
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	565,297.00	0.00	51,029.73	51,029.73	514,267.27
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	303,277100	0.00	31,025.70	31,023.70	31-1,207.27
Developer Contributions	0.00	8,175.00	31,785.27	39,960.27	39,960.27
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOUR	0.00	8,175.00	31,785.27	39,960.27	39,960.27
OTHER MISCELLANEOUS REVENUES Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	565,297.00	8,175.00	82,815.00	90,990.00	474,307.00
EXPENDITURES		0,2.000	02,02000		,
SUPERVISOR FEES					
Supervisor Fees	4,800.00	1,000.00	3,800.00	4,800.00	0.00
TOTAL SUPERVISOR FEES	4,800.00	1,000.00	3,800.00	4,800.00	0.00
FINANCIAL & ADMINISTRATIVE			-		
Accounting Services	9,000.00	1,750.00	1,750.00	3,500.00	5,500.00
Administrative Services	0.00	0.00	0.00	0.00	0.00
Assessment Roll	0.00	0.00	0.00	0.00	0.00
Auditing Services	4,600.00	0.00	0.00	0.00	4,600.00
Bank Fees	250.00	160.00	90.00	250.00	0.00
Construction Accounting	0.00	0.00	0.00	0.00	0.00
Disclosure Report	5,000.00	2,500.00	0.00	2,500.00	2,500.00
District Engineer	5,000.00	1,281.00	1,219.00	2,500.00	2,500.00
District Management	36,000.00	12,850.00	23,150.00	36,000.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
Field Services	0.00	0.00	0.00	0.00	0.00
Insurance - Property & Casualty	15,000.00	2,956.00	2,956.00	0.00	15,000.00
Insurance - Public Officials	2,600.00 0.00	2,419.00 0.00	2,419.00 0.00	0.00 0.00	2,600.00 0.00
Insurance Deductible	0.00	0.00	0.00	0.00	0.00
Insurance - General Liability	3,000.00	504.00	996.00	1,500.00	1,500.00
Legal Advertising Meeting Expense/Meeting Setup	0.00	0.00	0.00	0.00	0.00
Office Supplies	100.00	0.00	50.00	50.00	50.00
Onsite Payroll	0.00	0.00	0.00	0.00	0.00
Payroll Taxes & Admin Fees	0.00	0.00	0.00	0.00	0.00
Postage, Phone, Faxes, Copies	750.00	308.00	58.00	250.00	500.00
ProfServ-Expansion Services	0.00	22,500.00	22,500.00	0.00	0.00
Recording Secretary	0.00	0.00	0.00	0.00	0.00
Rentals & Leases	0.00	0.00	0.00	0.00	0.00
Tax Collector	0.00	0.00	0.00	0.00	0.00
Technology Services	0.00	0.00	0.00	0.00	0.00
Trustees Fees	4,040.00	0.00	4,040.00	4,040.00	0.00
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
Website Compliance	2,900.00	0.00	2,900.00	2,900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	89,915.00	48,153.00	7,012.00	55,165.00	34,750.00
LEGAL COUNSEL					
District Counsel	4,000.00	4,153.00	347.00	4,500.00	500.00
TOTAL LEGAL COUNSEL	4,000.00	4,153.00	347.00	4,500.00	500.00
UTILITY SERVICES		0			
Electric Utility Services - Streetlights	13,500.00	0.00	5,000.00	5,000.00	8,500.00
Electric Utility Services - All Others	4,000.00	0.00	750.00	750.00	3,250.00
TOTAL UTILITY SERVICES	17,500.00	0.00	5,750.00	5,750.00	11,750.00
WATER-SEWER COMBINATION SERVICES	0.00	0.00	0.00	0.00	0.00
Water Utility Services TOTAL WATER SEWER COMPINATION SERVICES	0.00	0.00	0.00	0.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	0.00	U.UU	0.00	0.00	v.00

OTHER PHYSICAL ENVIRONMENT					
Amenity Center Cleaning & Supplies	10,000.00	0.00	0.00	0.00	10,000.00
Amenity Cameras	0.00	0.00	0.00	0.00	0.00
Aquatic - Other	2,000.00	0.00	0.00	0.00	2,000.00
Aquatic Maintenance - Contract	10,000.00	0.00	5,000.00	5,000.00	5,000.00
Debris Cleanup	0.00	0.00	0.00	0.00	0.00
Entry/Gate/Walls/Sinage Maintenance	1,500.00	0.00	0.00	0.00	1,500.00
Facility Janitorial R&M - Contract	0.00	0.00	0.00	0.00	0.00
Facility Janitorial Supplies/Other	0.00	0.00	0.00	0.00	0.00
Insurance - General Liability	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	5,000.00	0.00	0.00	0.00	5,000.00
Landscape - Annuals	0.00	0.00	0.00	0.00	0.00
Landscape - Mulch	0.00	0.00	0.00	0.00	0.00
Landscape - Other	15,000.00	0.00	0.00	0.00	15,000.00
Plant Replacement Program	1,000.00	0.00	0.00	0.00	1,000.00
Landscape Maintenance - Contract	40,000.00	0.00	5,000.00	5,000.00	35,000.00
Pool - R&M	2,000.00	0.00	0.00	0.00	2,000.00
Security	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	86,500.00	0.00	10,000.00	10,000.00	76,500.00
Parks & Rec					
Access Control Fob Distribution	0.00	0.00	0.00	0.00	0.00
Access Control Maintenance & Fobs	0.00	0.00	0.00	0.00	0.00
Amenity Furniture	0.00	0.00	0.00	0.00	0.00
Amenity R&M	1,500.00	0.00	0.00	0.00	1,500.00
Contingency-Misc	0.00	0.00	0.00	0.00	0.00
Dog Waste Station Service & Supplies	0.00	0.00	0.00	0.00	0.00
Park Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Pest Control - Amenity	1,500.00	0.00	0.00	0.00	1,500.00
Pool - Contract	15,000.00	0.00	0.00	0.00	15,000.00
Pool - Permits	0.00	0.00	0.00	0.00	0.00
Special Events	0.00	0.00	0.00	0.00	0.00
Telephone/Internet Services	0.00	0.00	0.00	0.00	0.00
HVAC	0.00	0.00	0.00	0.00	0.00
Lighting Maintenance	0.00	0.00	0.00	0.00	0.00
Repairs & Maintenance (General)	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & REC	18,000.00	0.00	0.00	0.00	18,000.00
Road & Street Facilities		_			
Sidewalk/Pavement/Drainage Repair	0.00	0.00	0.00	0.00	0.00
TOTAL ROAD & STREET FACILITIES	0.00	0.00	0.00	0.00	0.00
Reserves		_			
Reserve	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVES	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	220,715.00	53,306.00	26,909.00	80,215.00	140,500.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	344,582.00	45,131.00	55,906.00	10,775.00	333,807.00

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

	Fiscal Year 202 Final Operatin Budget		Fiscal Year 2024 Proposed Actual Operating Budget	
REVENUES				
SPECIAL ASSESSMENTS - SERVICE CHARGES				
Operations & Maintenance Assessments - Off Roll	\$	565,297.00	\$	-
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$	565,297.00	\$	-
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES				
Developer Contributions	\$	-	\$	118,425.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOUR	\$	-	\$	118,425.00
OTHER MISCELLANEOUS REVENUES				
Miscellaneous	\$	=	\$	-
TOTAL OTHER MISCELLANEOUS REVENUES	\$	-	\$	-
TOTAL REVENUES	\$	565,297.00	\$	118,425.00
EXPENDITURES				
SUPERVISOR FEES				
Supervisor Fees	\$	4,800.00	\$	3,000.00
TOTAL SUPERVISOR FEES	\$	4,800.00	\$	3,000.00
FINANCIAL & ADMINISTRATIVE				
Accounting Services	\$	9,000.00	\$	9,000.00
ADA Website Compliance	\$	2,900.00	\$	1,800.00
Administrative Services	\$	-	\$	4,500.00
Auditing Services	\$	4,600.00	\$	6,000.00
Bank Fees	\$	250.00	\$	200.00
Construction Accounting	\$	-	\$	9,000.00
Disclosure Report	\$	5,000.00	\$	-
Dissemination Services	\$	-	\$	4,200.00
District Engineer	\$	5,000.00	\$	9,500.00
District Management	\$	36,000.00	\$	25,000.00
Dues, Licenses & Fees	\$	175.00	\$	175.00
Financial & Revenue Collections	\$	-	\$	1,200.00
Insurance - Property & Casualty	\$	15,000.00	\$	-
Legal Advertising	\$	3,000.00	\$	3,500.00
Miscellaneous Fees			\$	250.00
Office Supplies	\$	100.00	\$	100.00
Organizational Meeting/Initial Set Up	\$	-	\$	4,000.00
Postage, Phone, Faxes, Copies	\$	750.00	\$	500.00
Public Officials Insurance	\$	2,600.00	\$	2,500.00
Recording Secretary	\$	-	\$	2,400.00
Rentals & Leases	\$	-	\$	600.00
Technology Services	\$	-	\$	600.00
Trustees Fees	\$	4,040.00	\$	6,500.00
Website Administration	\$	1,500.00	\$	1,200.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$	89,915.00	\$	92,725.00
LEGAL COUNSEL				
District Counsel	\$	4,000.00	\$	9,500.00
TOTAL LEGAL COUNSEL	\$	4,000.00	\$	9,500.00
UTILITY SERVICES				
Electric Utility Services - Streetlights	\$	13,500.00	\$	-
Electric Utility Services - All Others	\$	4,000.00	\$	=
TOTAL UTILITY SERVICES	\$	17,500.00	\$	

OTHER PHYSICAL ENVIRONMENT		
Amenity Center Cleaning & Supplies	\$ 10,000.00	\$ -
Amenity Cameras	\$ -	\$ -
Aquatic - Other	\$ 2,000.00	\$ -
Aquatic Maintenance - Contract	\$ 10,000.00	\$ -
Debris Cleanup	\$ -	\$ -
Entry/Gate/Walls/Sinage Maintenance	\$ 1,500.00	\$ -
Facility Janitorial R&M - Contract	\$ · -	\$ -
Facility Janitorial Supplies/Other	\$ -	\$ -
Insurance - General Liability	\$ -	\$ 3,200.00
Irrigation Maintenance	\$ 5,000.00	\$ -
Landscape - Annuals	\$ -	\$ -
Landscape - Mulch	\$ -	\$ -
Landscape - Other	\$ 15,000.00	\$ -
Plant Replacement Program	\$ 1,000.00	\$ -
Landscape Maintenance - Contract	\$ 40,000.00	\$ -
Pool - R&M	\$ 2,000.00	\$ -
Security	\$ -	\$ -
TOTAL OTHER PHYSICAL ENVIRONMENT	\$ 86,500.00	\$ 3,200.00
Parks & Rec		
Access Control Fob Distribution	\$ -	\$ -
Access Control Maintenance & Fobs	\$ -	\$ -
Amenity Furniture	\$ -	\$ -
Amenity R&M	\$ 1,500.00	\$ -
Contingency-Misc	\$ -	\$ 10,000.00
Dog Waste Station Service & Supplies	\$ -	\$ -
Park Maintenance - Contract	\$ -	\$ -
Pest Control - Amenity	\$ 1,500.00	\$ -
Pool - Contract	\$ 15,000.00	\$ -
Pool - Permits	\$ -	\$ -
Special Events	\$ -	\$ -
Telephone/Internet Services	\$ -	\$ -
HVAC	\$ -	\$ -
Lighting Maintenance	\$ -	\$ -
Repairs & Maintenance (General)	\$ -	\$ -
TOTAL PARKS & REC	\$ 18,000.00	\$ 10,000.00
Road & Street Facilities		
Sidewalk/Pavement/Drainage Repair	\$ -	\$ -
TOTAL ROAD & STREET FACILITIES	\$ -	\$
CONTINGENCY		
Miscellaneous	\$ -	\$ -
TOTAL CONTINGENCY	\$ -	\$ 440.40=00
TOTAL EXPENDITURES	\$ 220,715.00	\$ 118,425.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$ 344,582.00	\$

^{***} EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

^{***} EXCLUDES 4% EARLY PAYMENT DISCOUNT

COMMUNITY DEVEL OPMENT 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.

COMMUNITY DEVEL OPMENT DISTRICT GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Other Physical Environment

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND SERIES 2022

REVENUES	
CDD Debt Service Assessments	\$ 1,227,281
TOTAL REVENUES	\$ 1,227,281
EXPENDITURES	
Series 2022 May Bond Interest Payment	\$ 401,141
Series 2022 November Bond Principal Payment	\$ 425,000
Series 2022 November Bond Interest Payment	\$ 401,141
TOTAL EXPENDITURES	\$ 1,227,281
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2023	\$ 20,760,000
Principal Payment Applied Toward Series 2022 Bonds	\$ 425,000
Bonds Outstanding - Period Ending 11/1/2024	\$ 20,335,000

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

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

TOTAL 703

Notations:

(1)

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

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT **IMPOSING** ANNUALLY RECURRING **OPERATIONS MAINTENANCE NON-AD** AND VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT **SPECIAL ASSESSMENTS**; **CERTIFYING** ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES: APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT: PROVIDING FOR SEVERABILITY: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2023-2024 attached hereto as Exhibit A ("FY 2023-2024 Budget") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("Uniform Method") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("Property Appraiser") and County Tax Collector ("Tax Collector") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, Balm Grove, LLC, a Florida limited liability company ("Developer"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$1,345,706 of the FY 2023-2024 Budget as shown in the revenues line item of the FY 2023-2024 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments**. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.
- **Section 2. O&M Assessments Imposition**. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. Uniform Method for certain Debt Assessments and certain O&M Assessments. The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2023
 - 2. 25% due no later than February 1, 2024
 - 3. 25% due no later than May 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2023
 - 2. 25% due no later than February 1, 2024
 - 3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of

collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods. The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- **Section 4. Certification of Assessment Roll**. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.
- **Section 5. Assessment Roll Amendment**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- **Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M 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 O&M Assessments, and the levy, collection, and lien of the O&M 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 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.
- Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as Exhibit B is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 3, 2023.

Attested By:	Balm Grove Community Development District	
Print Name:	Print Name:	
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors	

Exhibit A: FY 2023-2024 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

FY 2023-2024 Operations and Maintenance Budget Funding Agreement (Balm Grove Community Development District)

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this "Agreement") is made and entered into as of August 3, 2023, between the **Balm Grove Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Balm Grove, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 200, Tampa, Florida 33609 (collectively, the "**Developer**").

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the "FY 2023-2024 Budget"), which commences on October 1, 2023, and concludes on September 30, 2024;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the "**Property**");

WHEREAS, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Funding Obligations. From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____[Insert Adopted 2023-2024 Budget Amount] in accordance with the FY 2023-2024 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

Page 1 of 3

2. FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments. Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. Right to Lien Property.

- a. The District shall have the right to file a continuing lien ("Lien") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
- b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2023-2024 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
- c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- **4. Default**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
- **6. Governing Law and Venue**. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

- 7. Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- **8. Termination of Agreement**. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 9. Third Parties. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- **10. Amendments**. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- **11. Assignment**. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- **12. Authority**. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- **13. Entire Agreement**. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

	Grove, LLC, ida limited liability company	Balm Grove Community Development District		
By:	Eisenhower Management, Inc. , a Florida corporation, Its Manager Its Manager	Name: Chair/Vice-Chair of the Board of Supervi		
Name	:	- _		
Title:		_		

Exhibit A: FY 2023-2024 Budget

Page 3 of 3

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Balm Grove Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

<u>Section 1</u>. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2023

ATTEST:	BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
SECRETARY/ASSISTANT SECRETARY	CHAIR/VICE-CHAIRMAN

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES BALM GROVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024

FISCAL YEAR 2023/2024

October 05, 2023,	2:00 p.m.
November 02, 2023,	2:00 p.m.
December 07, 2023,	2:00 p.m.
January 04, 2024,	2:00 p.m.
February 01, 2024,	2:00 p.m.
March 07, 2024,	2:00 p.m.
April 04, 2024,	2:00 p.m.
May 02, 2024,	2:00 p.m.
June 06, 2024,	2:00 p.m.
July 04, 2024,	2:00 p.m.
August 01, 2024,	2:00 p.m.
September 05, 2024,	2:00 p.m.

All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

MINUTES OF MEETING BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meetings of the Board of Supervisors for Balm Grove Community Development District was held on Thursday, June 1, 2023, at 3:07 P.M. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Present and constituting a quorum were:

Nicholas Dister Chairman
Carlos de la Ossa Vice-Chairman
Albert Viera Assistant Secretary
Ryan Motko Assistant Secretary

Also present were:

Bryan Radcliff
Angie Grunwald
John Vericker
Gary Schwartz

District Manager
District Counsel
District Field Manager

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-04; Approving FY 2024 Proposed Budget & Setting Public Hearing (FY 2023-2024 Budget)

Ms. Grunwald briefly discussed the FY 2023-2024 Proposed Budget with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor Resolution 2023-04, approving the FY 2024 Proposed Budget and setting the Public Hearing for August 3, 2023 at 2:00 P.M., was adopted. 4-0

B. Consideration of Resolution 2023-05; Redesignation of Officers.

Mr. Radcliff discussed the resolution and suggested adding him as an Assistant Secretary for signatory purposes.

BALM GROVE CDD June 01, 2023

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor Resolution 2023-05, adding Bryan Radcliff as an Assistant Secretary for signatory purposes and keeping the remainder of the slate of Officers the same, was adopted. 4-0

- C. Consideration of Resolution 2023-06; Authorization of Spending Limits
 The Board tabled this business item.
- D. General Matters of the District

There being no additional general matters of the District, the next item followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting May 04, 2023
- B. Consideration of Operations and Maintenance Expenditures April 2023
- C. Review of Financial Statements Month Ending April 30, 2023

The Board reviewed the consent agenda items as presented.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor the consent agenda items A through C, were approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Manager
 - i. Community Inspection Reports
- **B.** District Counsel
- C. District Engineer

The Community inspection report was provided to the Board for review. There being no additional reports, the next item followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor the meeting was adjourned.

Bryan Radcliff	Nicholas Dister
Assistant Secretary	Chairperson

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	93745	\$3,210.74		DISTRICT INVOICE APRIL 2023
Monthly Contract Subtotal		\$3,210.74		
Variable Contract				
ALBERTO VIERA	AV 050423	\$200.00		SUPERVISOR FEE 05/04/23
CARLOS DE LA OSSA	CDLO 050423	\$200.00		SUPERVISOR FEE 05/04/23
GRAU & COMPANY	24005	\$500.00		AUDIT FYE 09/30/22
KELLY A EVANS	KE 050423	\$200.00		SUPERVISOR FEE 05/04/23
NICHOLAS J. DISTER	ND 050423	\$200.00		SUPERVISOR FEE 05/04/23
RYAN MOTKO	RM 050423	\$200.00		SUPERVISOR FEE 05/04/23
Variable Contract Subtotal		\$1,500.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STANTEC CONSULTING SERVICES INC	2077362	\$523.00		DISTRICT ENGINEER SERVICES THRU - 04/21/23
STRALEY ROBIN VERICKER	23054	\$427.70		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
U.S. BANK	6868609	\$4,040.63		ADMIN FEES 03/01/23 - 02/29/24 SERIES 2022
Regular Services Subtotal		\$4,991.33		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$9,702.07		

Approved (with any necessary revisions noted):		
Signature:		

Title (Check one):



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Balm Grove Community Development District District Management Services, LLC d/ b/a Mertius Districts 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States #93745

CUSTOMER ID

C2377

PO#

DATE
4/28/2023
NET TERMS
Net 30
DUE DATE
5/28/2023

Services provided for the Month of: April 2023

1,375.00 291.67
291.67
1,000.00
125.00
2.40
416.67
3,210.74

Subtotal	\$3,210.74
Tax	\$0.00
Total Due	\$3,210.74

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.

Albert Viera

BALM GROVE CDD MEETING DATE: May 04, 2023 DMS: BYN KANCI299					
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT		
Carlos de la Ossa		Salary accepted	\$200.00		
Nick Dister		Salary Accepted	\$200.00		
Kelly Evans		Salary Accepted	\$200.00		
Ryan Motko		Salary Accepted	\$200.00		

AV USU423

Salary Accepted

\$200.00

BALM GROVE CDD MEETING DATE: May 04, 2023

DMS:

BIN	RADCI279

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

Cd10 050423

Grau and Associates

951 W. Yamato Road, Suite 280 Boca Raton, FL 33431www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

Balm Grove Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Invoice No. 24005 Date 05/02/2023

 SERVICE
 AMOUNT

 Audit FYE 09/30/2022
 \$ 500.00

 Current Amount Due
 \$ 500.00

ľ							
	500.00	0.00	0.00	0.00	0.00	500.00	
	0 - 30	31-60	61 - 90	91 - 120	Over 120	Balance	

BALM GROVE CDD MEETING DATE: May 04, 2023

DMS:

BIN	AMICI279

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

KE 050493

BALM GROVE CDD

SUPERVISORS

Carlos de la Ossa

Nick Dister

Kelly Evans

Ryan Motko

Albert Viera

MEETING DATE May 04, 2023

DMS:

BYN ADCUZTY

CHECK IF IN	STATUS	PAYMENT	_
ATTENDANCE		AMOUNT	
	Salary accepted	\$200.00	
	Salary Accented	\$200.00	

Salary Accepted	\$200.00
Salary Accepted	\$200.00
Salary Accepted	\$200.00

ND 050423

BALM GROVE CDD MEETING DATE: May 04, 2023

DMS:

Ben	AADC1279
-----	----------

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

Rm 050423



INVOICE Page 1 of 1

Invoice Number2077362Invoice DateMay 4, 2023Purchase Order215616373Customer Number167318Project Number215616373

Bill To

Balm Grove Community Development District Accounts Payable c/o Inframark 210 North University Drive, Suite 702 Coral Springs FL 33071 United States

Please Remit To

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

Project Balm Grove CDD - District Engineering Services

Project Manager Stewart, Tonja L For Period Ending April 21, 2023

Current Invoice Total (USD) 523.00

Process requisitions

Top Task 2022 2022 FY General Consulting

Professional Services

Current Current Category/Employee Hours Rate Amount Nurse, Vanessa M 2.00 152.00 304.00 Stewart, Tonja L 1.00 219.00 219.00 **Subtotal Professional Services** 3.00 523.00

Top Task Subtotal 2022 FY General Consulting 523.00

Total Fees & Disbursements523.00INVOICE TOTAL (USD)523.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 <u>E-mail: Summer.Fillinger@Stantec.com</u>
** PLEASE SEND AN INVOICE # WITH PAYMENT **

PLEASE SEIND AIN INVOICE # WITH PATIVIENT

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

May 03, 2023

Client: Matter:

001541 000001

Invoice #:

000001 23054

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
3/30/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/9/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$112.50
4/12/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
		Total Professional Services	1.4	\$425.00

DISBURSEMENTS

Date	Description of Disbursements		Amount
4/15/2023	Photocopies		\$2.70
		Total Disbursements	\$2.70

May 03, 2023

Client: 001541 Matter: 000001 Invoice #: 23054

Page: 2

Total Services \$425.00 Total Disbursements \$2.70

 Total Current Charges
 \$427.70

 Previous Balance
 \$5,328.00

 Less Payments
 (\$5,188.00)

 PAY THIS AMOUNT
 \$567.70

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
22961	March 30, 2023	\$140.00	\$0.00	\$0.00	\$0.00	\$567.70
			Total	Remaining Bala	ance Due	\$567.70

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$427.70	\$140.00	\$0.00	\$0.00



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 6868609 250168000 03/24/2023 LEANNE DUFFY 407-835-3807

BALM GROVE COMMUNITY DEVELOPMENT DIS ATTN BRIAN LAMB DISTRICT MANAGER 2005 PAN AM CIRCLE SUITE 300 TAMPA FL 33607

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2022 (SERIES 2022 PROJECT) REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2022 (SERIES 2022 PROJECT) REVENUE ACCOUNT

 Invoice Number:
 6868609

 Account Number:
 250168000

 Current Due:
 \$4,040.63

Direct Inquiries To: LEANNE DUFFY Phone: 407-835-3807

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 250168000 Invoice # 6868609 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: 6868609
Invoice Date: 03/24/2023
Account Number: 250168000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2022 (SERIES 2022 PROJECT) REVENUE ACCOUNT

Accounts Included 250168000 250168001 250168002 250168003 250168004 250168005

In This Relationship: 250168006 250168007 250168008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP							
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees			
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00			
Subtotal Administration Fees - In Advance 03	/01/2023 - 02/29/2024	L .		\$3,750.00			
Incidental Expenses 03/01/2023 to 02/29/2024	3,750.00	0.0775		\$290. 6 3			
Subtotal Incidental Expenses				\$290.63			
TOTAL AMOUNT DUE				\$4,040.63			



Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
ALBERTO VIERA	AV 060123	\$200.00		SUPERVISOR FEE 06/01/23
CARLOS DE LA OSSA	CDLO 060123	\$200.00		SUPERVISOR FEE 06/01/23
NICHOLAS J. DISTER	ND 060123	\$200.00		SUPERVISOR FEE 06/01/23
RYAN MOTKO	RM 060123	\$200.00		SUPERVISOR FEE 06/01/23
Variable Contract Subtotal		\$800.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STANTEC CONSULTING SERVICES INC	2091006	\$979.00		PROJECT MANAGER - THRU 05/26/23
STRALEY ROBIN VERICKER	23185	\$777.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
Regular Services Subtotal		\$1,756.50		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,556.50		

Approved (with any necessary revisions noted):						
Signature:						
Title (Check and)						
Title (Check one):						
[] Chariman [] Vice Chariman [] Assistant Secretary						

MEETING DATE: June 01, 2023

DMS: Bryon (A) CL177



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

AV 060123

MEETING DATE: June 01, 2023

DMS: Skyw (a) CL177

Albert Viera

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

Cd10 060123

\$200.00

Salary Accepted

MEETING DATE: June 01, 2023

DMS: Say (a) CLIFF



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

ND 060123

MEETING DATE: June 01, 2023

DMS: Super Rad CL177



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

7m060123.



INVOICE Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2091006 June 12, 2023 215616373 167318 215616373

Bill To

Balm Grove Community Development District Accounts Payable c/o Inframark 210 North University Drive, Suite 702 Coral Springs FL 33071 United States

Please Remit To

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

Project Balm Grove CDD - District Engineering Services

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L 979.00 For Period Ending

May 26, 2023

Currant

Process requisitions

Top Task 2022 2022 FY General Consulting

Professional Services

		Conem		Conein
Category/Employee		Hours	Rate	Amount
	Nurse, Vanessa M	5.00	152.00	760.00
	Stewart, Tonja L	1.00	219.00	219.00
	Subtotal Professional Services	4 00	_	979 00

Top Task Subtotal 2022	2 FY General Consulting	979.00
------------------------	-------------------------	--------

Total Fees & Disbursements 979.00
INVOICE TOTAL (USD) 979.00

Current

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 <u>E-mail: Summer.Fillinger@Stantec.com</u>
** 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

June 05, 2023

Client: Matter: 001541 000001

Invoice #:

23185

1

Page:

RE: General

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/21/2023	LB	REVIEW SUPERVISOR OF ELECTIONS CORRESPONDENCE RE QUALIFIED NUMBER OF ELECTORS IN THE DISTRICT; REVIEW DISTRICT'S CURRENT BOARD SUPERVISORS; UPDATE 2024 ELECTION SPREADSHEET TO UPDATE QUALIFIED ELECTORS AND BOARD SUPERVISORS INFORMATION.	0.3	\$52.50
5/3/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/4/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
5/4/2023	KCH	REVIEW AGENDA AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
5/14/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$300.00
		Total Professional Services	2.3	\$777.50

June 05, 2023

Client: 001541 Matter: 000001 Invoice #: 23185

Page: 2

Total Services \$777.50
Total Disbursements \$0.00

 Total Current Charges
 \$777.50

 Previous Balance
 \$567.70

 Less Payments
 (\$140.00)

 PAY THIS AMOUNT
 \$1,205.20

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
23054	May 03, 2023	\$425.00	\$2.70	\$0.00	\$0.00	\$1,205.20
			Total	Remaining Bala	ance Due	\$1,205.20

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$777.50	\$427.70	\$0.00	\$0.00

Balm Grove Community Development District

Financial Statements (Unaudited)

Period Ending June 30, 2023

Prepared by:



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

Balance Sheet

As of June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL FUND	ERIES 2022 EBT SERVICE FUND	ERIES 2022 CAPITAL PROJECTS FUND	GENERAL (ED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 7,241	\$ -	\$ -	\$ -	\$ -	\$ 7,241
Due From Other Funds	-	702,979	-	-	-	702,979
Investments:						
Acq. & Const. (Offsite Project)	-	-	5,131,307	-	-	5,131,307
Acq. & Construction - Amenity	-	-	656,187	-	-	656,187
Acquisition & Construction Account	-	-	1	-	-	1
Other	-	-	227,885	-	-	227,885
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	7,103	-	-	-	7,103
Sinking fund	-	50	-	-	-	50
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 7,241	\$ 1,324,495	\$ 6,015,380	\$ 8,665,160	\$ 21,435,000	\$ 37,447,276
<u>LIABILITIES</u>						
Accounts Payable	\$ 156,731	\$ -	\$ -	\$ -	\$ -	\$ 156,731
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	702,980	-	-	702,980
TOTAL LIABILITIES	156,731	-	702,980	-	21,435,000	22,294,711

Balance Sheet

As of June 30, 2023

(In Whole Numbers)

AGGGUNT DEGGRIPTION	GENERAL	SERIES 2022 DEBT SERVICE	SERIES 2022 CAPITAL PROJECTS	GENERAL FIXED ASSETS	GENERAL LONG-TERM	TOTAL
ACCOUNT DESCRIPTION	FUND	FUND	FUND	<u>FUND</u>	DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	1,324,495	-	-	-	1,324,495
Capital Projects	-	-	5,312,400	-	-	5,312,400
Unassigned:	(149,490)	-	-	8,665,160	-	8,515,670
TOTAL FUND BALANCES	(149,490)	1,324,495	5,312,400	8,665,160	-	15,152,565
TOTAL LIABILITIES & FUND BALANCES	\$ 7,241	\$ 1,324,495	\$ 6,015,380	\$ 8,665,160	\$ 21,435,000	\$ 37,447,276

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	A			IR TO DATE	RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Special Assmnts- CDD Collected	\$	565,297	\$	-	\$ (565,297)	0.00%
Developer Contribution		-		83,643	83,643	0.00%
TOTAL REVENUES		565,297		83,643	(481,654)	14.80%
<u>EXPENDITURES</u>						
<u>Administration</u>						
Supervisor Fees		4,800		3,800	1,000	79.17%
ProfServ-Trustee Fees		4,040		4,041	(1)	100.02%
Disclosure Report		5,000		4,167	833	83.34%
District Counsel		4,000		6,533	(2,533)	163.33%
District Engineer		5,000		5,608	(608)	112.16%
District Management		36,000		22,350	13,650	62.08%
ProfServ-Expansion Services		-		22,500	(22,500)	0.00%
Accounting Services		9,000		2,917	6,083	32.41%
Auditing Services		4,600		500	4,100	10.87%
Website Compliance		2,900		1,500	1,400	51.72%
Postage, Phone, Faxes, Copies		750		327	423	43.60%
Public Officials Insurance		2,600		2,419	181	93.04%
Legal Advertising		3,000		3,255	(255)	108.50%
Bank Fees		250		249	1	99.60%
Website Administration		1,500		1,250	250	83.33%
Miscellaneous Expenses		100		-	100	0.00%
Dues, Licenses, Subscriptions		175		175	 <u>-</u>	100.00%
Total Administration		83,715		81,591	2,124	97.46%
<u>Utility Services</u>						
Utility - Electric		4,000		-	4,000	0.00%
Utility - StreetLights		13,500		<u>-</u>	 13,500	0.00%
Total Utility Services		17,500			17,500	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Pool Maintenance	2,000	-	2,000	0.00%
Waterway Management	10,000	-	10,000	0.00%
Amenity Center Cleaning & Supplies	10,000	-	10,000	0.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	40,000	-	40,000	0.00%
Amenity Center Pest Control	1,500	-	1,500	0.00%
Insurance -Property & Casualty	15,000	2,956	12,044	19.71%
R&M-Other Landscape	15,000	-	15,000	0.00%
Amenity Maintenance & Repairs	1,500	-	1,500	0.00%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Waterway Improvements & Repairs	2,000	-	2,000	0.00%
Plant Replacement Program	1,000	-	1,000	0.00%
Irrigation Maintenance	5,000		5,000	0.00%
Total Other Physical Environment	119,500	2,956	116,544	2.47%
Construction In Progress				
Construction in Progress		145,769	(145,769)	0.00%
Total Construction In Progress		145,769	(145,769)	0.00%
TOTAL EXPENDITURES	220,715	230,316	(9,601)	104.35%
Excess (deficiency) of revenues				
Over (under) expenditures	344,582	(146,673)	(491,255)	-42.57%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	344,582	-	(344,582)	0.00%
TOTAL FINANCING SOURCES (USES)	344,582	-	(344,582)	0.00%
Net change in fund balance	\$ 344,582	\$ (146,673)	\$ (1,180,419)	-42.57%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,817)		
FUND BALANCE, ENDING		\$ (149,490)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023 Series 2022 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$	194,136	\$ 194,136	0.00%
Special Assmnts- Debt Service	1,225,606		967,491	(258,115)	78.94%
TOTAL REVENUES	1,225,606		1,161,627	(63,979)	94.78%
EXPENDITURES Debt Service					
Principal Debt Retirement	410,000		675,000	(265,000)	164.63%
Interest Expense	815,606		961,513	(145,907)	117.89%
Total Debt Service	1,225,606		1,636,513	 (410,907)	133.53%
TOTAL EXPENDITURES	1,225,606		1,636,513	(410,907)	133.53%
Excess (deficiency) of revenues Over (under) expenditures			(474,886)	(474,886)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)			1,799,381		
FUND BALANCE, ENDING		\$	1,324,495		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ADO	IUAL PTED OGET	YE	EAR TO DATE ACTUAL	VARIANCE FAV(UNF	• • •	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	85,117	\$ 85	,117	0.00%
TOTAL REVENUES		-		85,117	85	,117	0.00%
EXPENDITURES							
Construction In Progress							
Construction in Progress		-		6,434,155	(6,434	,155)	0.00%
Total Construction In Progress		-		6,434,155	(6,434	,155)	0.00%
TOTAL EXPENDITURES		-		6,434,155	(6,434	,155)	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures		-		(6,349,038)	(6,349	,038)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)				11,661,438			
FUND BALANCE, ENDING			\$	5,312,400			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		8,665,160		
FUND BALANCE, ENDING		\$ 8,665,160		

Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating

 Statement No.
 6-30

 Statement Date
 6/30/2023

2,428.24	Statement Balance	7,241.20	G/L Balance (LCY)
4,812.96	Outstanding Deposits	7,241.20	G/L Balance
	-	0.00	Positive Adjustments
7,241.20	Subtotal		
0.00	Outstanding Checks	7,241.20	Subtotal
0.00	Differences	0.00	Negative Adjustments
	-		
7,241.20	Ending Balance	7,241.20	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference	
Checks								
3/30/2023 5/25/2023 5/25/2023 5/25/2023 5/25/2023	Payment Payment Payment Payment Payment	1059 1075 1077 1080 1081	TIMES PUBLISHING COMPANY INFRAMARK LLC NICHOLAS J. DISTER STRALEY ROBIN VERICKER U.S. BANK		0 6422.23 400 427.7 4040.63	0.00 6,422.23 400.00 427.70 4,040.63	0.00 0.00 0.00 0.00 0.00	
6/22/2023 6/30/2023	Payment	1082 JE000206	STRALEY ROBIN VERICKER Service Charges - Prior Periods		777.5 24.65	777.50 24.65	0.00	
Total Checks					12,092.71	12,092.71	0.00	
Outstanding Deposits								
6/30/2023		JE000205	CK#2048189###### - Dev Funding	G/L	4,812.96	0.00	4,812.96	
Total Outstanding Deposits					4,812.96		4,812.96	



Inframark, LLC

ite: Balm Grove				
ate: Friday July 21, 2023	<u></u>			
	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
ANDSCAPE MAINTENANCE				
TURF	5	5	0	NA Under site development
TURF FERTILITY	10	10	0	NA
TURF EDGING	5	5	0	NA
WEED CONTROL - TURF AREAS	5	5	0	NA
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	5	0	NA
WEED CONTROL - BED AREAS	5	5	0	NA
PLANT INSECT/DISEASE CONTROL	5	5	0	NA
PRUNING	10	10	0	NA
CLEANLINESS	5	5	0	NA
MULCHING	5	5	0	NA
WATER/IRRIGATION MGMT	8	8	0	NA
CARRYOVERS	5	5	0	NA
EASONAL COLOR/PERENNIAL MAINTEN	ANCE			
VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA
SCORE	100	100	0	100%
Contractor Signature:				
Manager's Signature:	Gary Schwatz			



BALM GROVE. CDD. 7/6/23, 1:35 PM

Thursday, July 6, 2023

Prepared For Board Of Supervisors.

11 Issues Identified



CR 672.
Assigned To Bryan
Entrance.



SHELLEY LANE.

Assigned To Bryan.

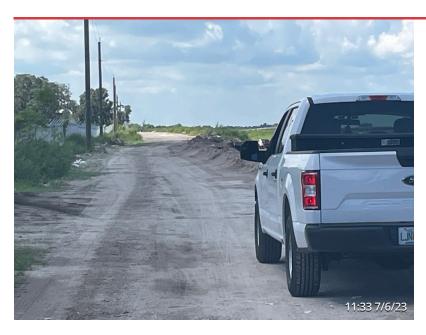
New road development.



SHELLEY LANE.

Assigned To Bryan.

New road build next to Shelly Lane.



SHELLEY LANE.

Assigned To Bryan.

Heading South from CR 672.



SHELLEY LANE.

Assigned To Bryan.

West road build.



SHELLEY LANE.

Assigned To Bryan.

West construction development.



SHELLEY LANE.

Assigned To Bryan. West view.



SHELLEY LANE.

Assigned To Bryan. West pond.



SHELLEY LANE.
Assigned To Bryan.
West view.



SHELLY LANE.
Assigned To Bryan.
West view.



SHELLEY LANE.

Assigned To Bryan.

West view.