# BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

**NOVEMBER 02, 2023** 

**AGENDA PACKAGE** 



2005 PAN AM CIRLE SUITE 300 TAMPA FL, 33607

## Balm Grove Community Development District

**Board of Supervisors** 

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

### Regular Meeting Agenda

Thursday, November 02, 2023 at 2:00 p.m.

### Join Zoom Meeting

https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmLGNwEvJbTHO.1

Meeting ID: 869 9208 4254 Passcode: 944104

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

- 1. Call to Order/Roll Call
- 2. Public Comment
- 3. Attorney's Report
- 4. Engineer's Report
- 5. Manager's Report
  - A. Community Inspections Report
- 6. Business Items
  - A. Discussion on website requirements
- 7. Consent Agenda
  - A. Approval of Minutes of the September 07, 2023 Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures August-September 2023
  - C. Acceptance of the Financials and Approval of the Check Register for September 2023
- 8. Supervisors' Requests or Comments
- **9. Public Comments** (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 10. Adjournment

<sup>\*</sup>Next regularly scheduled meeting is December 07, 2023 at 2:00 p.m.

# **5A**



# BALM GROVE. CDD.9/15/23, 7:52 PM

Monthly site inspection report.

Friday, September 15, 2023

Prepared For Board of supervisor.

10 Issues Identified



SR. 672 Assigned To EPG. Entrance.



Assigned To EPG.

New sidewalk.



Assigned To EPG.

Construction progress.



### **WEST OF SHELLEY LANE.**

Assigned To EPG.

New sidewalks and construction progress.



Assigned To EPG.

Construction progress.



### **WEST OF SHELLEY LANE.**

Assigned To EPG.



Assigned To EPG Pond.



### **WEST OF SHELLEY LANE.**

Assigned To EPG



### **SOUTH END OF SHELLEY LANE.**

Assigned To EPG.

Construction entrance.



### **SOUTH END OF SHELLEY LANE.**

Assigned To EPG.



#### Inframark, LLC

Site:	Balm Grove				
Date:	Friday September 15, 2023	<u></u>			
		MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
_ANDS	SCAPE 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
SEASC	ONAL 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:				

Balm Grove 09-23 LMI Page 1

**6A** 

### STRALEY ROBIN VERICKER

1510 W. Cleveland Street Tampa, FL 33606 Phone: 813-223-9400

Website: www.srvlegal.com

### MEMORANDUM

**To:** Angie Grunwald and Bryan Radcliff

From: John Vericker, Straley Robin Vericker

**Date:** October 23, 2023

**Subject:** CDD Statutory Website Content and ADA Accessibility Requirements

A community development district ("CDD"), is local unit of special purpose government created under Chapter 190, Florida Statutes, and is required by law to make certain information available to the public on the CDD website in accordance with the provisions of Chapters 189 and 190, Florida Statutes. This information must be regularly updated and made available on the website in the time frame specified by law. This memo outlines the content to be placed on the CDD website.

The statutory requirements for CDD websites include the following documents:

- 1. The full legal name of the CDD.
- 2. The public purpose of the CDD.
- 3. The name of the entity that established the CDD.
- 4. The date of establishment of the CDD.
- 5. A description of the boundaries and the services provided by the CDD.
- 6. A reference to Chapter 190, Florida Statutes as the charter for the CDD.
- 7. Any grant of special powers under Section 190.012, Florida Statutes.
- 8. A link to the following websites:
  - a. <a href="https://apps.fldfs.com/localgov/reports/AdHoc.aspx">https://apps.fldfs.com/localgov/reports/AdHoc.aspx</a> (the Department of Financial Services' website that publishes the CDD's annual reports).
  - b. <a href="http://www.ethics.state.fl.us/Research/EthicsLaws.aspx">http://www.ethics.state.fl.us/Research/EthicsLaws.aspx</a> (Code of Ethics).
  - c. <a href="https://flauditor.gov/pages/efile\_reports.html">https://flauditor.gov/pages/efile\_reports.html</a> (the link to the Auditor General's website to view the CDD's final audit report).
- 9. CDD Primary Contact Information (District Manager's office) including the mailing address, email address, and telephone number.
- 10. CDD Supervisor information including the name, mailing address, email address, and the term for each member of the governing body of the CDD.
- 11. A listing of the regularly scheduled public meetings and workshops.

- 12. Agendas of any meeting or workshop, excluding confidential and exempt information which must be available at least seven days in advance and must remain on the website for at least one year after the meeting or workshop.
- 13. The current fiscal year of the CDD (always begins on October 1 and concludes on September 30).
- 14. A listing of all assessments and fees imposed and collected by the CDD and the following informational statement "The CDD is authorized to levy, impose, collect, and enforce special assessments and fees pursuant to Chapters 170, 190, and 197 of the Florida Statutes."
- 15. The proposed final budget which must be on the website at least two days prior to the public hearing and must remain on the website for at least forty-five days.
- 16. The adopted budget of the CDD which must be posted within thirty days of adoption and which must remain on the website for at least two years.
- 17. Any budget amendments which must be posted within five days of adoption and which must remain on the website for at least two years.
- 18. The final complete audit reports for the past five fiscal years.

In addition to the statutory content requirements, CDD websites must also meet the Americans with Disabilities Act (the "ADA") technical standards so the website and the documents are fully accessible to all members of the public. Thus, the CDD should retain a qualified website provider that can make the website and the documents properly comply with the ADA accessibility standards.

# **7A**

# MINUTES OF MEETING BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

1		
2	The regular meeting of the Board of	f Supervisors of Balm Grove Community
3	Development District was held on Thursda	y, September 7, 2023, and called to order at 3:12 p.m.
4	at the Offices of Inframark located at 2005	Pan Am Circle, Suite 300, Tampa, FL 33607.
5 6 7	Present and constituting a quorum v	were:
8	Nicholas Dister	Chairperson
9	Carlos de la Ossa	Vice Chairperson
10	Albert Viera	Assistant Secretary
11	Ryan Motko	Assistant Secretary
12 13	Kelly Evans	Assistant Secretary
14 15	Also present were:	
16	Bryan Radcliff	District Manager
17	Angie Grunwald	District Manager
18	John Vericker	District Counsel
19	Michael Broadus	District Counsel
20		
21		
22	The following is a summary of the	discussions and actions taken.
23		
24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
25	Mr. Radcliff called the meeting to order, ar	nd a quorum was established.
26		
27	SECOND ORDER OF BUSINESS	<b>Public Comments on Agenda Items</b>
28	There being no members of the public pres	ent, the next order of business followed.
29	THE COURT OF PARTIES	D 4 V
30	THIRD ORDER OF BUSINESS	Business Items
31	A. Consideration of Resolution	n 2023-10, Redesignating Officers
32	0. 1/07/01/1 1/	1 11 11 11
33		la Ossa seconded by Mr. Dister, with
34		2023-10, Redesignating Officers, was
35		Ossa as Chairperson and Mr. Dister as
36	Vice Chairperson. 5-0	
37		
38	B. Ratification of Developer F	unding Agreement for Fiscal Year 2023/2024
39		
40		la Ossa seconded by Mr. Viera, with
41		Funding Agreement for Fiscal Year
42	2023/2024, was ratified.	5-0
43		
44		tion 2023-11, Encroachment Easement Policy
45	Agreement	

46		
47	On MOTION by Mr. de l	a Ossa seconded by Mr. Viera, with
48	all in favor, Resolution 20	023-11, Encroachment Easement
49	Policy Agreement, was a	dopted. 5-0
50		
51	D. General Matters of the Distr	·ict
52	There being none, the next order	
53	inere comg nene, une nene eraer	
54	FOURTH ORDER OF BUSINESS	Consent Agenda
55		upervisors' Meeting Minutes of the Public
56	Hearings & Regular Meeting	August 03, 2023
57	B. Consideration of Operation	and Maintenance Expenditures July 2023
58	C. Review of Financial Stateme	ents Month Ending July 2023
59		
60	On MOTION by Mr. de l	a Ossa seconded by Ms. Evans with
61	all in favor, the Consent A	Agenda, was approved. 5-0
62		
63	FIFTH ORDER OF BUSINESS	Staff Reports
64	A. District Counsel	is that easy to a
65	B. District Engineer	
66	C. District Manager	
67	There being no reports, the next	order of business followed.
68		
69	SIXTH ORDER OF BUSINESS	<b>Board of Supervisors' Requests and</b>
70		Comments
71	There being none, the next order of business	s followed.
72		
73	SEVENTH ORDER OF BUSINESS	Adjournment
74	There being no further business,	
75		
76	On MOTION by Mr. de la O	ssa seconded by Mr. Viera with all
77	in favor the meeting was adjoin	ourned at 3:14 p.m.
78	<u>.                                      </u>	
79		
80		
81		
82	Bryan Radcliff	Nicholas Dister
83	District Manager	Chairperson
	$\sim$	1

# **7B.**

### **August 2023 Meeting**

### **BALM GROVE CDD**

### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	100140	\$3,212.24		DISTRICT INVOICE AUGUST 2023
Monthly Contract Subtotal		\$3,212.24		
Variable Contract				
ALBERTO VIERA	AV 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
CARLOS DE LA OSSA	CDLO 08032023	\$200.00		SUPERVISOR MEETING 08/03/2023
KELLY A EVANS	KE 08032023	\$200.00		SUPERVISOR MEETING 08/03/2023
NICHOLAS J. DISTER	ND 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
RYAN MOTKO	RM 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
Variable Contract Subtotal		\$1,000.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STANTEC CONSULTING SERVICES INC	2111429	\$114.00		DISTRICT ENGINEER SERVICES
STRALEY ROBIN VERICKER	23481	\$1,435.45		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
Regular Services Subtotal		\$1,549.45		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$5,761.69		

Approved (with any necessary revisions noted):		
Cimpatura		
Signature:		



b/a Mertius Districts 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 **United States** 

2002 West Grand Parkway North **INVOICE#**  INVOICE

Suite 100 Katy, TX 77449

**BILL TO** 

Balm Grove Community Development

District Management Services, LLC d/

**CUSTOMER ID** C2377

#100140

PO#

DATE 8/28/2023 **NET TERMS** Net 30 **DUE DATE** 9/27/2023

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,375.00		1,375.00
Accounting Services	1	Ea	291.67		291.67
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	2	Ea	0.15		0.30
Postage	6	Ea	0.60		3.60
Dissemination Services	1	Ea	416.67		416.67
Subtotal					3,212.24

Subtotal	\$3,212.24
Tax	\$0.00
Total Due	\$3,212.24

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.

MEETING DATE: August 3, 2023
DMS: Syd Grad

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

AVU80323

MEETING DATE: August 3, 2023

DMS: Ingá Graf

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

Cd10 080323

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Nick Dister		Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

KE 080323

MEETING DATE: August 3, 2023
DMS: Significant Special Control of the second sec

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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 080323

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DMS: Ingi Grad

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Nick Dister		Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
kyan Motko		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

Rm 080323



### INVOICE Agenda Pagpadoe 1 of 1

 Invoice Number
 2111429

 Invoice Date
 July 11, 2023

 Purchase Order
 215616373

 Customer Number
 167318

 Project Number
 215616373

**Bill To** 

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

#### Please Remit To

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

Proiect E	Balm Grove	CDD - D	istrict Enainee	ering Services
-----------	------------	---------	-----------------	----------------

Project Manager Stewart, Tonja L For Period Ending **June 28, 2023** 

Current Invoice Total (USD) 114.00

Process requisitions.

Top Task 2022 2022 FY General Consulting

**Professional Services** 

		Current		Current
Category/Employee		Hours	Rate	Amount
	Nurse, Vanessa M	0.75	152.00	114.00
	Subtotal Professional Services	0.75		114 00

Top Task Subtotal 2022 FY General Consulting 114.00

Total Fees & Disbursements 114.00 INVOICE TOTAL (USD) 114.00

Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.

E-mail: Abbas.Tlais@Stantec.com

\*\* PLEASE INCLUDE 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 28, 2023

Client: 001541 Matter: 000001 Invoice #: 23481

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

### SERVICES

Date	Person	Description of Services	Hours	Amount
7/17/2023	LB	RESEARCH RE PROPERTY OWNED BY THE DEVELOPER AND/OR BUILDER LOTS OWNED IN THE DISTRICT FOR PURPOSES OF LANGUAGE TO USE IN RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET.	0.3	\$52.50
7/26/2023	LB	PREPARE RESOLUTION ADOPTING FY 2023-2024 BUDGET, RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME AND BUDGET FUNDING AGREEMENT.	1.7	\$297.50
7/27/2023	TJR	REVIEW AND FINALIZE BUDGET FUNDING AGREEMENT AND RESOLUTIONS ADOPTING ANNUAL BUDGET AND LEVYING FY 2023-24 SPECIAL ASSESSMENTS.	0.6	\$225.00
7/27/2023	LB	FINALIZE RESOLUTION ADOPTING FY 2023-2024 BUDGET, RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME AND DEVELOPER FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
8/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
8/3/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
8/3/2023	KCH	REVIEW AGENDA; PREPARE FOR AND ATTEND BOS MEETING.	0.4	\$130.00
8/6/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$112.50

Auguatg28da2102g3 27				
Client:	001541			
Matter:	000001			
Invoice #:	23481			

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Date	Person	Description of Services	Hours	Amount
8/9/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
		Total Professional Services	4.9	\$1,317.50

DISBURSEN	IENTS			
Date	Description of Disbursements		Amou	nt
7/12/2023	Simplefile E-Recording- Filing Fee- F	Filing fees	\$117.9	<del>)</del> 5
		Total Disbursements	\$117.9	<b>)</b> 5
		Total Services Total Disbursements	\$1,317.50 \$117.95	
		Total Current Charges	\$1,435.4	
		Previous Balance	\$3,550.0	
		PAY THIS AMOUNT	\$4,985.4	<b>45</b>

Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 28

<b>Invoice Numbe</b>	r Invoice Date	Services	Disbursements	Interest	Tax	Total
23300	July 17, 2023	\$3,550.00	\$0.00	\$0.00	\$0.00	\$4,985.45
			Total	Remaining Bal	ance Due	\$4,985.45

### AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,435.45	\$3,550.00	\$0.00	\$0.00

## **Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	101129	\$3,208.34		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101679	\$4.28	\$3,212.62	DISRICT SERVICES SEPTEMBER 2023
Monthly Contract Subtotal		\$3,212.62		
Variable Contract				
ALBERTO VIERA	AV 090723	\$200.00		SUPERVISOR FEE 09/07/23
CARLOS DE LA OSSA	CDLO 090723	\$200.00		SUPERVISOR FEE 09/07/23
GRAU & COMPANY	24644	\$4,100.00		AUDI FYE 09/30/2022
KELLY A EVANS	KE 090723	\$200.00		SUPERVISOR FEE 09/07/23
NICHOLAS J. DISTER	ND 090723	\$200.00		SUPERVISOR FEE 09/07/23
RYAN MOTKO	RM 090723	\$200.00		SUPERVISOR FEE 09/07/23
Variable Contract Subtotal		\$5,100.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services				
RINKER MATERIALS	2022-55	\$4,660.00		CONSTRUCTION
Additional Services Subtotal		\$4,660.00		
TOTAL		\$12,972.62		

# BALM GROVE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

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



**INVOICE** 

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

Balm Grove Community Development District District Management Services, LLC d/ b/a Mertius Districts 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States #101129

CUSTOMER ID

C2377

PO#

DATE
9/5/2023
NET TERMS
Net 30
DUE DATE
10/5/2023

Services provided for the Month of: September 2023

QTY	UOM	RATE	MARKUP	AMOUNT
1	Ea	1,375.00		1,375.00
1	Ea	291.67		291.67
1	Ea	1,000.00		1,000.00
1	Ea	125.00		125.00
1	Ea	416.67		416.67
				3,208.34
	QTY  1 1 1 1 1	1 Ea 1 Ea 1 Ea 1 Ea	1 Ea 1,375.00 1 Ea 291.67 1 Ea 1,000.00 1 Ea 125.00	1 Ea 1,375.00 1 Ea 291.67 1 Ea 1,000.00 1 Ea 125.00

Subtotal	\$3,208.34
Tax	\$0.00
Total Due	\$3,208.34

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

Balm Grove Community Development District District Management Services, LLC d/ b/a Mertius Districts 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# #101679 CUSTOMER ID C2377 PO# DATE
9/21/2023
NET TERMS
Net 30
DUE DATE
10/21/2023

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Postage	7	Ea	0.59		4.13
Subtotal					4.28

\$4.28	Subtotal
\$0.00	Tax
\$4.28	Total Due

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.

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Account Name: INFRAMARK, LLC
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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 CDD

MEETING DATE: September 07, 2023

BAYON RAIXLE?

SUPERVISÓRS	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

AV090723

BALM GROVE COD MEETING DATE: September 07, 2023

DMS: \_

BLYOW	RAIXLZA
1	

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

Cd10 090723

### **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. 24644 Date 08/31/2023

SERVICE

Audit FYE 09/30/2022 \$ 4,100.00

Current Amount Due \$ 4,100.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,100.00	0.00	0.00	0.00	0.00	4,100.00

BALM GROVE CDD
MEETING DATE: September 07, 2023

RAYANI	RAIXLIAF
PONTON	10:172

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

·KE 090723

BALM GROVE CDD

MEETING DATE: September 07, 2023

BAYAN RAIXLES?

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



BALM GROVE COD MEETING DATE: September 07, 2023

BLYEN	MAIXLE 27
121.16.40	

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

RM 090723

### Balm Grove CDD Request # 2022-55 ODP

Name	Num	· Memo · · · ·	Invoice Amount
Rinker Materials	4,660.00 Ba	lm Grove Materials	4,660.00

Total 4,660.00

Amenity Fund	
Off-Site Fund	
O & M Fund	4,660.00

Please send check

Balm East	A CONTRACTOR OF THE CONTRACTOR	
Rinker Mate	rials	
_	CDD PO 07	\$697,621.35
	Total:	\$697,621.35
INV. NO.	INV. DATE INV. AMOUNT	PO BALANCE

27376614

7/7/2023

\$4,660.00

\$584,546.76

Total:

\$4,660.00

Approved by Denise Thomas/QGS Development, Inc. (rp 07/26/23)

Total Invs To Date \$113,074.59

BILL

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#### INVOICE

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Agenda Page 41

27376614

**RINKER MATERIALS** P.O. BOX 936217 ATLANTA, GA 31193-6217

BY:

RECEIVED

JUL 14 2023

իլլլորկականիրիվոյիլլութիո<u>վիլլու</u>թի 813966

20230710082944-164 BALM GROVE COMMUNITY DEV DIST C/O QGS

1450 S PARK RD

PLANT CITY FL 33566-8100

SHIP 814931

BALM GROVE EAST PHASE 1 IVAN (813) 310-3481 15146 SHELLEY LN. WIMAUMA FL 33598

CUSTOMER P.O.NUMBER	ORDER DATE	REF NO.	DATE DUE	DUNS NUMBER
21-7252-07 CDD	07/02/23		08/06/23	

T

INVOICE SHIP DATE	SHIP VIA	TERMS	TAXID
07/07/23	<u>č</u>	Net 30	85-8018326151C-4

ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
1			22962553	RRCS1182005	USF 1182-E STORM	.000	EA	.00
,					PRO#:714823 SB#:00584424			
4					SC#: ST-109			
1			22962553	714823-152-01	ST-109 STRUCTURE	2,330.000	√ EA	2,330.00
,					PRO#:714823 SB#:00584424			
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					SC#: ST-109			
1			22962553	STTI400000CB000	CI TOP FDOT TYPE 4 1 PIECE	.000	EA	.00
					PRO#:714823 SB#:00584424	1		
:					SC#: ST-109			
- ;1			22962553	RRCS1182005	USF 1182-E STORM	.000	EA	.00
					PRO#:714823 SB#:00584424			
					SC#: ŞT-99			
°1			22962553	714823-158-01	ST-99 STRUCTURE	2,330.000	EA	2,330.00
					PRO#:714823 SB#:00584424			
					SC#: ST-99			
1			22962553	STTI400000CB000	CI TOP FDOT TYPE 4 1 PIECE	.000	EA	.00
h .					PRO#:714823 SB#:00584424			

Continued On Next Page

THIS MATERIAL SHIPPED RINKER MATERIALS DELAND  840 WEST AVE DELAND FL 32720 Tel: (386)222-3744 Fax: (900)000-0000	SUB-TOTAL ▶	4,660.00		
	INVOICE TOTAL ►	4,660.00		
	USD DOLLARS	PLEASE PAY FROM THIS INVOICE		





SHIPPED

PIECES

SO #

ORDERED

#### INVOICE

SC#: ST-99

ITEM NO.

Page No. 2 of 2

INVoice Page 42 27376614

AMOUNT



Para Carlo Maria		r	
DESCRIPTION	PRICE	U/M	AMOUNT

## **7C**

# Balm Grove Community Development District

Financial Statements (Unaudited)

Period Ending September 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 September 30, 2023 (In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL FUND	ERIES 2022 BT SERVICE FUND	ERIES 2022 CAPITAL PROJECTS FUND	GENERAL KED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	 TOTAL
ASSETS						
Cash - Operating Account	\$ 1,110	\$ -	\$ -	\$ -	\$ -	\$ 1,110
Due From Other Funds	-	702,979	-	-	-	702,979
Investments:						
Acq. & Const. (Offsite Project)	-	-	2,607,221	-	-	2,607,221
Acq. & Construction - Amenity	-	-	664,129	-	-	664,129
Acquisition & Construction Account	-	-	1	-	-	1
Other	-	-	208,898	-	-	208,898
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	14,625	-	-	-	14,625
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	\$ 1,110	\$ 1,332,017	\$ 3,480,249	\$ 8,665,160	\$ 21,435,000	\$ 34,913,536
LIABILITIES						
Accounts Payable	\$ 25,310	\$ -	\$ -	\$ -	\$ -	\$ 25,310
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	702,980	-	-	702,980
TOTAL LIABILITIES	 25,310		702,980	-	21,435,000	22,163,290

#### **Balance Sheet**

As of September 30, 2023 (In Whole Numbers)

SERIES 2022			
	SEE	PIFS	2022

			SERIES 2022			
		<b>SERIES 2022</b>	CAPITAL	GENERAL	GENERAL	
	<b>GENERAL</b>	DEBT SERVICE	<b>PROJECTS</b>	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	1,332,017	-	-	-	1,332,017
Capital Projects	-	-	2,777,269	-	-	2,777,269
Unassigned:	(24,200)	-	-	8,665,160	-	8,640,960
TOTAL FUND BALANCES	(24,200)	1,332,017	2,777,269	8,665,160	-	12,750,246
TOTAL LIABILITIES & FUND BALANCES	\$ 1,110	\$ 1,332,017	\$ 3,480,249	\$ 8,665,160	\$ 21,435,000	\$ 34,913,536

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Special Assmnts- CDD Collected	\$	565,297	\$ -	\$	(565,297)	0.00%
Developer Contribution		-	90,049		90,049	0.00%
Developer Contribution - CIP		-	150,429		150,429	0.00%
TOTAL REVENUES		565,297	240,478		(324,819)	42.54%
EXPENDITURES						
<u>Administration</u>						
Supervisor Fees		4,800	5,800		(1,000)	120.83%
ProfServ-Trustee Fees		4,040	4,041		(1)	100.02%
Disclosure Report		5,000	5,417		(417)	108.34%
District Counsel		4,000	11,519		(7,519)	287.98%
District Engineer		5,000	5,722		(722)	114.44%
District Management		36,000	29,475		6,525	81.88%
ProfServ-Expansion Services		-	22,500		(22,500)	0.00%
Accounting Services		9,000	3,792		5,208	42.13%
Auditing Services		4,600	-		4,600	0.00%
Website Compliance		2,900	1,500		1,400	51.72%
Postage, Phone, Faxes, Copies		750	336		414	44.80%
Public Officials Insurance		2,600	4,935		(2,335)	189.81%
Legal Advertising		3,000	3,667		(667)	122.23%
Bank Fees		250	298		(48)	119.20%
Website Administration		1,500	1,625		(125)	108.33%
Miscellaneous Expenses		100	-		100	0.00%
Dues, Licenses, Subscriptions		175	175			100.00%
Total Administration		83,715	100,802	-	(17,087)	120.41%
Utility Services						
Utility - Electric		4,000	-		4,000	0.00%
Utility - StreetLights		13,500			13,500	0.00%
Total Utility Services		17,500			17,500	0.00%

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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	6,030	8,970	40.20%
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	6,030	113,470	5.05%
Construction In Progress				
Construction in Progress		150,429	(150,429)	0.00%
Total Construction In Progress		150,429	(150,429)	0.00%
TOTAL EXPENDITURES	220,715	257,261	(36,546)	116.56%
Excess (deficiency) of revenues  Over (under) expenditures	344,582	(16,783)	(361,365)	-4.87%
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	\$ (16,783)	\$ (1,050,529)	-4.87%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(7,417)		
FUND BALANCE, ENDING		\$ (24,200)		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>							
Interest - Investments	\$ <del>-</del>	\$	201,658	\$	201,658	0.00%	
Special Assmnts- Debt Service	1,225,606	φ	967,491	φ	(258,115)	78.94%	
TOTAL REVENUES	1,225,606		1,169,149		(56,457)	95.39%	
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	<u> </u>		(467,364)		(467,364)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2022)			1,799,381				
FUND BALANCE, ENDING		\$	1,332,017				

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED ACCOUNT DESCRIPTION BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	-	\$	154,799	\$	154,799	0.00%	
TOTAL REVENUES		-		154,799		154,799	0.00%	
<u>EXPENDITURES</u>								
Construction In Progress								
Construction in Progress				9,038,968		(9,038,968)	0.00%	
Total Construction In Progress				9,038,968		(9,038,968)	0.00%	
TOTAL EXPENDITURES		-		9,038,968		(9,038,968)	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures				(8,884,169)		(8,884,169)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2022)				11,661,438				
FUND BALANCE, ENDING			\$	2,777,269				

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	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		

#### **BALM GROVE CDD**

Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating

 Statement No.
 09-23

 Statement Date
 9/30/2023

G/L Balance (LCY)	1,109.66	Statement Balance	5,769.66
G/L Balance	1,109.66	Outstanding Deposits	0.00
Positive Adjustments	0.00		
=		Subtotal	5,769.66
Subtotal	1,109.66	Outstanding Checks	4,660.00
Negative Adjustments	0.00	Differences	0.00
_			
Ending G/L Balance	1,109.66	Ending Balance	1,109.66

Difference 0.00

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
8/11/2023	Payment	1098	RYAN MOTKO		200.00	200.00	0.00
Total Check	<s< td=""><td></td><td></td><td></td><td>200.00</td><td>200.00</td><td>0.00</td></s<>				200.00	200.00	0.00
Deposits							
9/26/2023		JE000265	WIRE - Dev Fund Construction	G/L Ac	4,660.00	4,660.00	0.00
Total Depos	sits				4,660.00	4,660.00	0.00
Outstandin	ng Checks						
9/28/2023	Payment	1099	RINKER MATERIALS		4,660.00	0.00	4,660.00
Tota	l Outstanding	Checks			4,660.00		4,660.00