

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**FEBRUARY 01, 2024
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, February 01, 2024 at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held February 01, 2024 at **2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

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

Meeting ID: 869 9208 4254

Passcode: 944104

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. BUSINESS ITEMS

- A. Discussion on 2024 Board Supervisors Ethics Training Requirement

4. CONSENT AGENDA

- A. Approval of Minutes of the January 04, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance December 2023
- C. Acceptance of the Financials and Approval of the Check Register for December 2023

5. STAFF REPORTS

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

- i. Community Inspections Report – *Under Separate Cover*

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*Next regularly scheduled meeting is March 07, 2024 at 2:00 p.m.

Fourth Order of Business

4A

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

1
2 The regular meeting of the Board of Supervisors of Balm Grove Community
3 Development District was held on Thursday, January 4, 2024, and called to order at 3:02 p.m. at
4 the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

5
6 Present and constituting a quorum were:

7
8 Carlos de la Ossa Chairperson
9 Nicholas Dister Vice Chairperson (*via phone*)
10 Kelly Evans Assistant Secretary
11 Alberto Viera Assistant Secretary
12 Ryan Motko Assistant Secretary (*via phone*)

13
14 Also present were:

15
16 Bryan Radcliff District Manager
17 Angie Grunwald District Manager
18 John Vericker District Counsel
19 Kathryn Hopkinson District Counsel

20
21 *The following is a summary of the discussions and actions taken.*

22
23 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**
24 Mr. Radcliff called the meeting to order, and a quorum was established.

25
26 **SECOND ORDER OF BUSINESS** **Public Comment**
27 There being none, the next order of business followed.

28
29 **THIRD ORDER OF BUSINESS** **Business Items**
30 There being none, the next order of business followed.

31
32 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
33 **A. Approval of Minutes of the December 7, 2023 Regular Meeting**
34 **B. Consideration of Operation and Maintenance Expenditures November 2023**
35 **C. Acceptance of the Financials and Approval of the Check Register for November**
36 **2023**

37
38

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with 39 all in favor, the Consent Agenda was approved. 5-0
--

40
41 **FIFTH ORDER OF BUSINESS** **Staff Reports**

42 **A. District Counsel**
43 **B. District Engineer**
44 **C. District Manager**

45 There being no reports, the next item followed.

46 **i. Community Inspections Report**

Unapproved Minutes

4B

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	105806	\$3.15		DISRICT SERVICES NOVEMBER 2023
INFRAMARK LLC	106322	\$416.67		DISRICT INVOICE OCTOBER 2023
INFRAMARK LLC	106340	\$416.67		DISRICT INVOICE NOVEMBER 2023
INFRAMARK LLC	107143	\$416.67	\$1,253.16	DISRICT INVOICE DECEMBER 2023
Monthly Contract Subtotal		\$1,253.16		
Variable Contract				
ALBERTO VIERA	AV 120723	\$200.00		SUPERVISOR FEE - 12/07/23
CARLOS DE LA OSSA	CDLO 120723	\$200.00		SUPERVISOR FEE - 12/07/23
KELLY A EVANS	KE 120723	\$200.00		SUPERVISOR FEE - 12/07/23
NICHOLAS J. DISTER	ND 120723	\$200.00		SUPERVISOR FEE - 12/07/23
RYAN MOTKO	RM 120723	\$200.00		SUPERVISOR FEE - 12/07/23
Variable Contract Subtotal		\$1,000.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	23986	\$1,927.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 12/08/23
Regular Services Subtotal		\$1,927.50		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$4,180.66		

Approved (with any necessary revisions noted):

Signature: _____



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#105806

DATE

11/30/2023

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

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

12/30/2023

Services provided for the Month of: **November 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	86	Ea	0.15		12.90
Postage	5	Ea	0.63		3.15
Subtotal					16.05

Subtotal	\$16.05
Tax	\$0.00
Total Due	\$16.05

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

INVOICE#
#106322

DATE
11/30/2023

CUSTOMER ID
C2377

NET TERMS
Net 30

PO#

DUE DATE
12/30/2023

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

Services provided for the Month of: **October 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					3,208.34

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

INVOICE#

#106340

DATE

11/30/2023

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

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

12/30/2023

Services provided for the Month of: **November 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					3,208.34

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

INVOICE#

#107143

DATE

12/21/2023

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2024

BILL TO

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

Services provided for the Month of: **December 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.63		1.26
B/W Copies	30	Ea	0.15		4.50
Technology/Data Storage	1	Ea	125.00		125.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Field Management	1	Ea	1,000.00		1,000.00
District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,339.10

Subtotal	\$3,339.10
Tax	\$0.00
Total Due	\$3,339.10

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

BALM GROVE CDD
MEETING DATE: December 07, 2023

AV 120723

DMS: _____

[Handwritten signature]
Bryan Radczik

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

BALM GROVE CDD
MEETING DATE: December 07, 2023

CDLO 120723

DMS: _____

[Handwritten signature]
Bryan Radczik

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

BALM GROVE CDD
MEETING DATE: December 07, 2023

KE 120723

DMS: _____

[Handwritten signature]
Bryan Radczik

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

BALM GROVE CDD
MEETING DATE: December 07, 2023

ND 120723

DMS: _____

[Handwritten signature]
Bryan Radczik

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

BALM GROVE CDD
MEETING DATE: December 07, 2023

DMS: _____

[Handwritten signature]
Bryan Radczik

RM 120723

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

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 Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

December 20, 2023

Client: 001541

Matter: 000001

Invoice #: 23986

Page: 1

RE: General

For Professional Services Rendered Through December 08, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
10/21/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY DISCLOSURE REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$112.50
10/23/2023	JMV	PREPARE MEMO FOR B. RADCLIFF RE: STATUTORY REQUIREMENTS FOR CDD WEBSITES; TELEPHONE CALL WITH B. RADCLIFF.	0.4	\$150.00
10/23/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
11/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
11/2/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
11/2/2023	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.5	\$162.50
11/8/2023	KCH	PREPARE EASEMENT RESOLUTION OF STANDARD EASEMENT POLICY AND DRAFT EASEMENT ENCROACHMENT AGREEMENT.	1.3	\$422.50
11/13/2023	JMV	REVIEW COMMUNICATION FROM CDD AUDITOR; PREPARE DISTRICT COUNSEL RESPONSE.	0.3	\$112.50
11/28/2023	WAS	PREPARATION OF STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS.	0.5	\$162.50
12/5/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/6/2023	KCH	REVIEW AGENDA FOR BOS MEETING.	0.3	\$97.50
12/7/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00

SERVICES

Date	Person	Description of Services	Hours	Amount
12/7/2023	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.4	\$130.00
		Total Professional Services	5.7	\$1,927.50
		Total Services		\$1,927.50
		Total Disbursements		\$0.00
		Total Current Charges		\$1,927.50
		Previous Balance		\$165.00
		Less Payments		(\$165.00)
		PAY THIS AMOUNT		\$1,927.50

Please Include Invoice Number on all Correspondence

4C

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



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

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 47,199	\$ -	\$ -	\$ -	\$ -	\$ 47,199
Due From Other Funds	-	702,979	-	-	-	702,979
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	641,705	-	-	654,650
Acq. & Construction - Amenity	-	2,694	669,671	-	-	672,365
Acquisition & Construction Account	-	-	1	-	-	1
Other	-	847	210,273	-	-	211,120
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	677,583	-	-	-	677,583
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 47,199	\$ 2,011,411	\$ 1,521,650	\$ 8,665,160	\$ 21,435,000	\$ 33,680,420
LIABILITIES						
Accounts Payable	\$ 6,588	\$ -	\$ -	\$ -	\$ -	\$ 6,588
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	702,980	-	-	702,980
TOTAL LIABILITIES	6,588	-	702,980	-	21,435,000	22,144,568

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
FUND BALANCES						
Restricted for:						
Debt Service	-	2,011,411	-	-	-	2,011,411
Capital Projects	-	-	818,670	-	-	818,670
Unassigned:	40,611	-	-	8,665,160	-	8,705,771
TOTAL FUND BALANCES	40,611	2,011,411	818,670	8,665,160	-	11,535,852
TOTAL LIABILITIES & FUND BALANCES	\$ 47,199	\$ 2,011,411	\$ 1,521,650	\$ 8,665,160	\$ 21,435,000	\$ 33,680,420

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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
<u>REVENUES</u>				
Developer Contribution	118,425	82,630	(35,795)	69.77%
TOTAL REVENUES	118,425	82,630	(35,795)	69.77%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,250	2,950	29.76%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	2,093	7,407	22.03%
District Engineer	9,500	1,321	8,179	13.91%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	7,125	17,875	28.50%
Accounting Services	9,000	875	8,125	9.72%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	22	478	4.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	2,516	(16)	100.64%
Legal Advertising	3,500	977	2,523	27.91%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	105,225	18,854	86,371	17.92%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	3,074	126	96.06%
Total Other Physical Environment	3,200	3,074	126	96.06%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Parks and Recreation	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	118,425	21,928	96,497	18.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	60,702	60,702	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(20,091)		
FUND BALANCE, ENDING		\$ 40,611		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,765	\$ 24,765	0.00%
Special Assmnts- CDD Collected	1,227,281	1,472,432	245,151	119.98%
TOTAL REVENUES	1,227,281	1,497,197	269,916	121.99%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	802,281	410,000	392,281	51.10%
Interest Expense	425,000	407,803	17,197	95.95%
Total Debt Service	1,227,281	817,803	409,478	66.64%
TOTAL EXPENDITURES	1,227,281	817,803	409,478	66.64%
Excess (deficiency) of revenues Over (under) expenditures	-	679,394	679,394	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,332,017		
FUND BALANCE, ENDING		\$ 2,011,411		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,938	\$ 27,938	0.00%
TOTAL REVENUES	-	27,938	27,938	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,986,537	(1,986,537)	0.00%
Total Construction In Progress	-	1,986,537	(1,986,537)	0.00%
TOTAL EXPENDITURES	-	1,986,537	(1,986,537)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,958,599)	(1,958,599)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,777,269		
FUND BALANCE, ENDING		\$ 818,670		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		8,665,160		
FUND BALANCE, ENDING		<u>\$ 8,665,160</u>		

BALM GROVE CDD

Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating
 Statement No. 12-23
 Statement Date 12/31/2023

G/L Balance (LCY)	47,199.42	Statement Balance	54,032.78
G/L Balance	47,199.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	47,199.42	Subtotal	54,032.78
Negative Adjustments	0.00	Outstanding Checks	6,833.36
	<hr/>	Differences	0.00
Ending G/L Balance	47,199.42	Ending Balance	47,199.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/19/2023	Payment	1108	RYAN MOTKO	200	200.00	0.00
11/8/2023	Payment	1116	RYAN MOTKO	200	200.00	0.00
12/20/2023	Payment	1118	ALBERTO VIERA	200	200.00	0.00
12/20/2023	Payment	1119	CARLOS DE LA OSSA	200	200.00	0.00
12/20/2023	Payment	1121	KELLY A EVANS	200	200.00	0.00
Total Checks				1,000.00	1,000.00	0.00
Outstanding Checks						
12/20/2023	Payment	1120	INFRAMARK LLC	6,433.36	0.00	6,433.36
12/20/2023	Payment	1122	NICHOLAS J. DISTER	200.00	0.00	200.00
12/20/2023	Payment	1123	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				6,833.36		6,833.36