APRIL 04, 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, April 04, 2024 at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held April 04, 2024 at 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 Teams Meeting Meeting ID: 269 799 195 597 Passcode: GENVe4

Dial-in by phone Phone +1 646-838-1601 **Pin:** 449 962 322#

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
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the March 07, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance February 2024
 - C. Acceptance of the Financials and Approval of the Check Register for February 2024
- 5. STAFF REPORTS
 - A. District Counsel
 - i. Arbitrage Engagement Letter
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

MINUTES OF MEETING BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

2	The regular meeting of the Board of	Supervisors of Balm Grove Community			
3	Development District was held on Thursday, March 07, 2024, and called to order at 3:31 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 w	ere:			
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 15	Also present were:				
16	Bryan Radcliff	District Manager			
17	Angie Grunwald	District Manager			
18	Kathryn Hopkinson	District Counsel			
19	•				
20 21	The following is a summary of the a	liscussions and actions taken.			
22	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
23	Mr. Radcliff called the meeting to order, and	l a quorum was established.			
2425	SECOND ORDER OF BUSINESS	Public Comment			
26	There being none, the next order of business				
27	There demig note, the next of all of dublices	Tone wear			
28	THIRD ORDER OF BUSINESS	Business Items			
29	There being none, the next order of business	followed.			
30					
31	FOURTH ORDER OF BUSINESS	Consent Agenda			
32	A. Approval of Minutes of the Febr				
33		Maintenance Expenditures January 2024			
34	<u>=</u>	Approval of the Check Register for January			
35	2024	1.11. M. F			
36		ssa seconded by Ms. Evans, with			
37	all in favor, the Consent Ager	nda was approved. 5-0			
38	EIETH ODDED OF BUGDIEGG	C4 CCD			
39	FIFTH ORDER OF BUSINESS	Staff Reports			
40	A. District Counsel				
41 42	B. District Engineer There being no reports, the next item	followed			
43	C. District Manager	ionowed.			
44	8	at he and Mr. de la Ossa would be planning a walk-			
45		progress and provide a report for the next meeting.			

March 7, 2024 BALM GROVE CDD

46 i. Community Inspections Report The Community Inspections Report was presented, a copy of which was included 47 48 in the agenda package. 49 50 SIXTH ORDER OF BUSINESS **Board of Supervisors' Requests and** 51 **Comments** 52 There being none, the next order of business followed. 53 54 SEVENTH ORDER OF BUSINESS Adjournment 55 There being no further business, 56 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with 57 all in favor the meeting was adjourned at 2:58 p.m. 58 59 60 61 62 Bryan Radcliff Carlos de la Ossa 63 64 District Manager Chairperson

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	110084	\$3,333.34		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110671	\$4.41	\$3,337.75	DISTRICT SERVICES FEBRUARY 2024
Monthly Contract Subtotal		\$3,337.75		
Variable Contract				
ALBERTO VIERA	AV 020124	\$200.00		SUPERVISOR FEE - 02/01/24
CARLOS DE LA OSSA	CDLO 020124	\$200.00		SUPERVISOR FEE - 02/01/24
KELLY A EVANS	KE 020124	\$200.00		SUPERVISOR FEE - 02/01/24
NICHOLAS J. DISTER	ND 020124	\$200.00		SUPERVISOR FEE - 02/01/24
RYAN MOTKO	RM 020124	\$200.00		SUPERVISOR FEE - 02/01/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
TECO	221009210867 021524	\$129.75		ELECTRIC - 01/12/24-02/09/24
Utilities Subtotal		\$129.75		
Regular Services				
STRALEY ROBIN VERICKER	24083	\$720.00		PROF SVCS RENDERED THRU JAN 2024
Regular Services Subtotal		\$720.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$5,187.50		

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:					
Signature.					
Title (Check o	ne):				
[] Chariman	[] Vice Chariman [] Assistant Secretary				



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Balm Grove Community Development Inframark 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

an Am Cir Ste 300 FL 33607-6008 INVOICE

DATE 2/6/2024

NET TERMS

Net 30 **DUE DATE**3/7/2024

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	291.67		291.67
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	416.67		416.67
Technology / Data Storage	1	Ea	125.00		125.00
Subtotal					3,333.34

INVOICE#

#110084

CUSTOMER ID

C2377

PO#

Subtotal	\$3,333.34
Tax	\$0.00
Total Due	\$3,333.34

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.



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Balm Grove Community Development Inframark 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE#
#110671
CUSTOMER ID
C2377
PO#

DATE 2/27/2024 NET TERMS Net 30 DUE DATE 3/28/2024

INVOICE

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.63		4.41
Subtotal					4.41

Subtotal	\$4.41
Tax	\$0.00
Total Due	\$4.41

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: February 01, 2024

DMS:	AV 020124

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

DI MATTO TO	
MEETING DATE: February 01, 2024	CDLO 020124

DMS: _____

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

MEETING	DATE:	February	01.	2024
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DMS: _____

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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

MEETING DATE: February 01, 2024 ND 020124

DMS: _____

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

MEETING DATE: February 01, 2024

DAKO.		RM 020124
DMS:		

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 COMMUNITY DEVELOPMENT 11480 COUNTY ROAD 672, PMP

RIVERVIEW, FL 33579

Statement Date: February 15, 2024

Amount Due: \$129.75

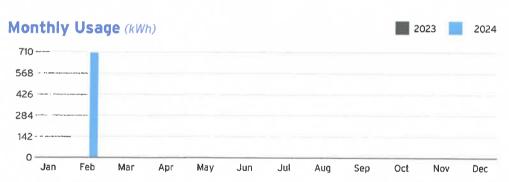
> Due Date: March 07, 2024 Account #: 221009210867

Account Summary

Amount Due by March 07, 2024	\$129.75
Current Month's Charges	\$129.75
Payment(s) Received Since Last Statement	-\$941.19
Previous Amount Due	\$941.19



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An audit you can look forward to. Schedule a FREE energy audit and TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009210867 Due Date: March 07, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$129.75 Payment Amount: \$_

662495100260



00004080 FTECO102152423420110 00000 02 01000000 10904 002 **BALM GROVE COMMUNITY DEVELOPMENT 2005 PAN AM CIR, STE 300** TAMPA, FL 33607-6008

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318





Service For: 11480 COUNTY ROAD 672 PMP, RIVERVIEW, FL 33579

Account #: 221009210867 Statement Date: February 15, 2024 Charges Due: March 07, 2024

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Jan 12, 2024 - Feb 09, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previou Reading	Total Used	Multiplier	Billing Period
1000852833	02/09/2024	705	0	705 kWh	1	29 Days

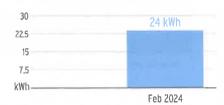
Charge Details

	State Tax Total Electric Cost, Local Fees and		 \$10.1
	Electric Service Cost		\$119.6
	Florida Gross Receipt Tax		\$2.9
	Storm Surcharge	705 kWh @ \$0.00225/kWh	\$1.5
	Clean Energy Transition Mechanism	705 kWh @ \$0.00427/kWh	\$3.0
	Storm Protection Charge	705 kWh @ \$0.00775/kWh	\$5.4
	Fuel Charge	705 kWh @ \$0.03843/kWh	\$27.0
	Energy Charge	705 kWh @ \$0.08192/kWh	\$57.7
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.7
7	Electric Charges		

Total Current Month's Charges

\$129.75

Avg kWh Used Per Day



Important Messages

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

All Other Correspondences: 866-689-6469

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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

Matter: 000001 Invoice #: 24083

001541

February 07, 2024

Client:

Tampa, FL 33607

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
1/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/3/2024	KCH	REVIEW BOS MEETING AGENDA AND ATTACHMENTS.	0.3	\$97.50
1/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
1/4/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.4	\$130.00
1/8/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/28/2024	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD DISSEMINATION AGENT.	0.3	\$112.50
1/31/2024	KCH	REVIEW AGENDA AND PREPARE FOR BOS MEETING.	0.2	\$65.00
		Total Professional Services	2.2	\$720.00

February 07, 2024 Client: 001541

Matter: 000001 Invoice #: 24083

Page: 2

Total Services \$720.00
Total Disbursements \$0.00

 Total Current Charges
 \$720.00

 Previous Balance
 \$1,927.50

 Less Payments
 (\$1,927.50)

 PAY THIS AMOUNT
 \$720.00

Please Include Invoice Number on all Correspondence

Balm Grove Community Development District

Financial Statements (Unaudited)

Period Ending February 29, 2024

Prepared by:



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

Balance Sheet

As of February 29, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	 ENERAL FUND	RIES 2022 T SERVICE FUND	ERIES 2022 CAPITAL ROJECTS FUND	GENERAL ED ASSETS FUND	L	GENERAL ONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>							
Cash - Operating Account	\$ 30,283	\$ -	\$ -	\$ -	\$	-	\$ 30,283
Due From Developer	43,745	-	-	-		-	43,745
Due From Other Funds	-	661,678	-	-		-	661,678
Investments:							
Acq. & Const. (Offsite Project)	-	12,945	339,026	-		-	351,971
Acq. & Construction - Amenity	-	2,694	675,347	-		-	678,041
Acquisition & Construction Account	-	-	1	-		-	1
Other	-	847	212,056	-		-	212,903
Reserve Fund	-	614,363	-	-		-	614,363
Revenue Fund	-	686,616	-	-		-	686,616
Fixed Assets							
Construction Work In Process	-	-	-	8,665,160		-	8,665,160
Amount To Be Provided	-	-	-	-		21,435,000	21,435,000
TOTAL ASSETS	\$ 74,028	\$ 1,979,143	\$ 1,226,430	\$ 8,665,160	\$	21,435,000	\$ 33,379,761
LIABILITIES							
Accounts Payable	\$ 2,338	\$ -	\$ -	\$ -	\$	-	\$ 2,338
Accounts Payable - Other	25,083	-	-	-		-	25,083
Retainage Payable	-	-	114,425	-		-	114,425
Bonds Payable	-	-	-	-		21,435,000	21,435,000
Due To Other Funds	79	-	661,600	-		-	661,679
TOTAL LIABILITIES	27,500	-	776,025	-		21,435,000	22,238,525

Balance Sheet

As of February 29, 2024 (In Whole Numbers)

SER	IFS	20	22

TOTAL FUND BALANCES	46,528	1,979,143	450,405	8,665,160	-	11,141,236
	40.500	4.070.440	450 405	2 2 2 2 4 2 2		44.44.000
Unassigned:	46,528	-	-	8,665,160	-	8,711,688
Capital Projects	-	-	450,405	-	-	450,405
Debt Service	-	1,979,143	-	-	-	1,979,143
Restricted for:						
FUND BALANCES						
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
	GENERAL	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
		SERIES 2022	CAPITAL	GENERAL	GENERAL	
			SERIES 2022			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Special Assmnts- CDD Collected	\$	118,425	\$	82,630	\$	(35,795)	69.77%	
TOTAL REVENUES		118,425		82,630		(35,795)	69.77%	
EXPENDITURES								
<u>Administration</u>								
Supervisor Fees		3,000		4,000		(1,000)	133.33%	
ProfServ-Construction		9,000		-,000		9,000	0.00%	
ProfServ-Dissemination Agent		4,200		2,083		2,117	49.60%	
ProfServ-Info Technology		600		375		225	62.50%	
ProfServ-Recording Secretary		2,400		_		2,400	0.00%	
ProfServ-Trustee Fees		6,500		1,684		4,816	25.91%	
District Counsel		9,500		2,813		6,687	29.61%	
District Engineer		9,500		2,025		7,475	21.32%	
Administrative Services		4,500		-		4,500	0.00%	
District Management		25,000		11,875		13,125	47.50%	
Accounting Services		9,000		1,458		7,542	16.20%	
Auditing Services		6,000		-		6,000	0.00%	
Website Compliance		1,800		-		1,800	0.00%	
Postage, Phone, Faxes, Copies		500		27		473	5.40%	
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		625		575	52.08%	
Miscellaneous Expenses		250		-		250	0.00%	
Office Supplies		100		-		100	0.00%	
Dues, Licenses, Subscriptions		175		2,746		(2,571)	1569.14%	
Total Administration		105,225		33,204		72,021	31.56%	
Other Physical Environment								
Insurance - General Liability		3,200		3,074		126	96.06%	
Total Other Physical Environment		3,200		3,074	-	126	96.06%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024 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
Parks and Recreation				
Misc-Contingency	10,000		10,000	0.00%
Total Parks and Recreation	10,000		10,000	0.00%
TOTAL EXPENDITURES	118,425	36,278	82,147	30.63%
Excess (deficiency) of revenues				
Over (under) expenditures		46,352	46,352	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		176		
FUND BALANCE, ENDING		\$ 46,528		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024 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	\$ -	\$	33,798	\$	33,798	0.00%	
Special Assmnts- CDD Collected	ء 1,227,281	Φ	1,472,432	Φ	245,151	119.98%	
TOTAL REVENUES	1,227,281		1,506,230		278,949	122.73%	
EXPENDITURES Debt Service Principal Debt Retirement Interest Expense	802,281 425,000		410,000 407,803		392,281 17,197	51.10% 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			688,427		688,427	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)			1,290,716				
FUND BALANCE, ENDING		\$	1,979,143				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED YEAR TO DATE BUDGET ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Interest - Investments	\$	-	\$	43,720	\$	43,720	0.00%
TOTAL REVENUES		-		43,720		43,720	0.00%
EXPENDITURES							
Construction In Progress							
Construction in Progress		-		2,218,787		(2,218,787)	0.00%
Total Construction In Progress		-		2,218,787		(2,218,787)	0.00%
TOTAL EXPENDITURES		-		2,218,787		(2,218,787)	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures		-		(2,175,067)		(2,175,067)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				2,625,472			
FUND BALANCE, ENDING			\$	450,405			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024 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%
EXPENDITURES				
TOTAL EXPENDITURES		-	_	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	<u> </u>		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		8,665,160		
FUND BALANCE, ENDING		\$ 8,665,160		

Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating

 Statement No.
 02_24

 Statement Date
 2/29/2024

30,683.32	Statement Balance	30,283.32	G/L Balance (LCY)
0.00	Outstanding Deposits	30,283.32	G/L Balance
	_	0.00	Positive Adjustments
30,683.32	Subtotal		-
400.00	Outstanding Checks	30,283.32	Subtotal
0.00	Differences	0.00	Negative Adjustments
_			-
30,283.32	Ending Balance	30,283.32	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/18/2024	Payment	1129	NICHOLAS J. DISTER	200	200.00	0.00
2/1/2024	Payment	1132	INFRAMARK LLC	3333.34	3,333.34	0.00
2/1/2024	Payment	1133	TECO	941.19	941.19	0.00
2/7/2024	Payment	1134	ALBERTO VIERA	200	200.00	0.00
2/7/2024	Payment	1135	CARLOS DE LA OSSA	200	200.00	0.00
2/7/2024	Payment	1136	KELLY A EVANS	200	200.00	0.00
2/7/2024	Payment	1137	NICHOLAS J. DISTER	200	200.00	0.00
2/14/2024	Payment	1139	INFRAMARK LLC	3333.97	3,333.97	0.00
2/14/2024	Payment	1140	STRALEY ROBIN VERICKER	720	720.00	0.00
Total Chec	ks			9,328.50	9,328.50	0.00
Outstandir	ng Checks					
1/18/2024	Payment	1130	RYAN MOTKO	200.00	0.00	200.00
2/7/2024	Payment	1138	RYAN MOTKO	200.00	0.00	200.00
Total	Outstanding	Checks		400.00		400.00



951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

October 27, 2023

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

We appreciate the opportunity to offer our services to Balm Grove Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$ 21,435,000 Special Assessment Bonds, Series 2022 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

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Very truly yours,

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense

(including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

or-	en e
Antonio Gra	
Accepted an	d agreed to by Balm Grove Community Development District:
Signature:	
Title:	
Date:	