

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 11, 2024

**THE PUBLIC HEARING &
REGULAR MEETING**

AGENDA PACKAGE

[Join the meeting now](#)

Meeting ID: 215 817 490 035 Passcode: 45UmMF

Dial-in by phone +1 646-838-1601 Pin: 227 773 399#



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

District Staff

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

The Public Hearing & Regular Meeting Agenda

Thursday, July 11, 2024 at 2:00 p.m.

The Public Hearing & Regular Meeting of the **Balm Grove Community Development District** will be held **July 11, 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 the meeting now](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

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THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2024-03; Adopting Final Fiscal Year 2025 Budget
 - E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
5. **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 2024-04; Levying O&M Assessments
 - E. Close Public Hearing on Levying O&M Assessments
6. **RETURN TO REGULAR MEETING**
7. **BUSINESS ITEMS**
 - A. Consideration of Developer Funding Agreement for FY 2025
8. **CONSENT AGENDA**
 - A. Approval of Minutes of the June 06, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance May 2024
 - C. Acceptance of the Financials and Approval of the Check Register for May 2024
9. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Inspections Report
10. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
11. **PUBLIC COMMENTS**
12. **ADJOURNMENT**

*Next regularly scheduled meeting is **August 01, 2024 at 2:00 p.m.**

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; 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 2023-2024 and/or revised projections for fiscal year 2024-2025.
- 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, 2024, and Ending September 30, 2025.”

- 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, 2024, and ending September 30, 2025, the sum of **\$1,581,152.44**, 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	<u>\$352,425.00</u>
Total Debt Service Funds	<u>\$1,228,727.44</u>
Total All Funds*	<u>\$1,581,152.44</u>

**[Not] inclusive of any collection costs or early payment discounts.*

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.

Passed and Adopted on July 11, 2024.

Attested By:

**Balm Grove Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2024-2025 Adopted Budget

Balm Grove
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Balm Grove

Community Development District

Budget Overview

Fiscal Year 2025

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Series 2022

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Balm Grove
Community Development District

Operating Budget
Fiscal Year 2025

Balm Grove

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/24	ANNUAL BUDGET FY 2025
REVENUES			
Operations & Maintenance Assmts - On Roll	\$ -	\$ -	\$ -
Special Assessments - CDD Collected	118,425	82,630	352,425
Developer Contributions	-	-	-
TOTAL REVENUES	\$ 118,425	\$ 82,630	\$ 352,425
EXPENDITURES			
Financial and Administrative			
Supervisor Fees	\$ 3,000	\$ 5,000	\$ 12,000
District Management	25,000	14,250	25,000
Field Management	-	-	27,100
Administration	4,500	-	4,500
Recording Secretary	2,400	-	2,400
Construction Accounting	9,000	-	9,000
Financial/Revenue Collections	1,200	-	1,200
Rental and Leases	600	-	600
Accounting Services	9,000	1,750	9,000
Dissemination Agent/Reporting	4,200	2,500	4,200
Website Admin Services	1,200	750	1,200
District Engineer	9,500	2,025	9,500
District Counsel	9,500	3,063	15,000
Trustees Fees	6,500	1,684	6,500
Auditing Services	6,000	-	6,000
Postage, Phone, Faxes, Copies	500	27	500
Legal Advertising	3,500	977	3,500
Bank Fees	200	-	200
Dues, Licenses & Fees	175	2,746	175
Onsite Office Supplies	100	-	100
Website ADA Compliance	1,800	-	1,800
Misc Admin	250	-	250
Info Technology	600	500	600
Meeting Expense	4,000	-	4,000
Total Financial and Administrative	\$ 102,725	\$ 35,272	\$ 144,325

Balm Grove

Community Development District

*General Fund***Insurance**

General Liability	\$	3,200	\$	3,074	\$	3,200
Public Officials Insurance		2,500		2,516		2,500
Property & Casualty Insurance		-		-		15,000
Total Insurance	\$	5,700	\$	5,590	\$	20,700

Utility Services

Electric Utility Services	\$	-	\$	-	\$	2,500
Street Lights		-		-		5,000
Total Utility Services	\$	-	\$	-	\$	7,500

Amenity

Pool Monitor	\$	-	\$	-	\$	-
Janitorial - Contract		-		-		4,500
Janitorial - Supplies/Other		-		-		7,000
Pool Maintenance - Contract		-		-		500
Miscellaneous Maintenance	\$	10,000	\$	-	\$	10,000
Total Amenity	\$	10,000	\$	-	\$	22,000

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$	-	\$	-	\$	134,000
Irrigation Maintenance		-		-		1,000
Aquatics - Contract		-		-		7,500
Debris Cleanup		-		-		9,000
Wildlife Control		-		-		6,400
Total Landscape and Pond Maintenance	\$	-	\$	-	\$	157,900

TOTAL EXPENDITURES

\$	118,425	\$	40,862	\$	352,425
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Balm Grove

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Balm Grove

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Balm Grove

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES**Utility Services****Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES**Landscape and Pond Maintenance****R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Balm Grove

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2025

EXPENDITURES**Landscape and Pond Maintenance (Continued)****Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES**Contingency/Reserves****Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Balm Grove

Community Development District

Debt Service Budgets

Fiscal Year 2025

Balm Grove

Community Development District

*Series 2022 Debt Service***Series 2022 Bonds**

Fiscal Year 2025

REVENUES		
CDD Debt Service Assessments	\$	788,469
TOTAL REVENUES	\$	788,469
EXPENDITURES		
Series 2022 May Bond Principal Payment	\$	-
Series 2022 May Bond Interest Payment	\$	394,234
Series 2022 November Bond Interest Payment	\$	394,234
TOTAL EXPENDITURES	\$	788,469
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	20,350,000
Principal Payment Applied Toward Series 2019 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2025	\$	20,350,000

Balm Grove

Community Development District

Series 2022 Debt Service

Balm Grove Community Development District Special Assessment Bonds, Series 2022 (Series 2022 Project)						
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	
11/1/2022	\$ 21,435,000	\$ 675,000	3.250%	\$ 553,709.48	\$ 1,228,709.48	
5/1/2023	\$ 20,760,000			\$ 407,803.13	\$ 407,803.13	
11/1/2023	\$ 20,760,000	\$ 410,000	3.250%	\$ 407,803.13	\$ 817,803.13	
5/1/2024	\$ 20,350,000			\$ 401,140.63	\$ 401,140.63	
11/1/2024	\$ 20,350,000	\$ 425,000	3.250%	\$ 401,140.63	\$ 826,140.63	
5/1/2025	\$ 19,925,000			\$ 394,234.38	\$ 394,234.38	
11/1/2025	\$ 19,925,000	\$ 440,000	3.250%	\$ 394,234.38	\$ 834,234.38	
5/1/2026	\$ 19,485,000			\$ 387,084.38	\$ 387,084.38	
11/1/2026	\$ 19,485,000	\$ 450,000	3.250%	\$ 387,084.38	\$ 837,084.38	
5/1/2027	\$ 19,035,000			\$ 379,771.88	\$ 379,771.88	
11/1/2027	\$ 19,035,000	\$ 465,000	3.250%	\$ 379,771.88	\$ 844,771.88	
5/1/2028	\$ 18,570,000			\$ 372,215.63	\$ 372,215.63	
11/1/2028	\$ 18,570,000	\$ 480,000	3.625%	\$ 372,215.63	\$ 852,215.63	
5/1/2029	\$ 18,090,000			\$ 363,515.63	\$ 363,515.63	
11/1/2029	\$ 18,090,000	\$ 500,000	3.625%	\$ 363,515.63	\$ 863,515.63	
5/1/2030	\$ 17,590,000			\$ 354,453.13	\$ 354,453.13	
11/1/2030	\$ 17,590,000	\$ 515,000	3.625%	\$ 354,453.13	\$ 869,453.13	
5/1/2031	\$ 17,075,000			\$ 345,118.75	\$ 345,118.75	
11/1/2031	\$ 17,075,000	\$ 535,000	3.625%	\$ 345,118.75	\$ 880,118.75	
5/1/2032	\$ 16,540,000			\$ 335,421.88	\$ 335,421.88	
11/1/2032	\$ 16,540,000	\$ 555,000	3.625%	\$ 335,421.88	\$ 890,421.88	
5/1/2033	\$ 15,985,000			\$ 325,362.50	\$ 325,362.50	
11/1/2033	\$ 15,985,000	\$ 575,000	4.000%	\$ 325,362.50	\$ 900,362.50	
5/1/2034	\$ 15,410,000			\$ 313,862.50	\$ 313,862.50	
11/1/2034	\$ 15,410,000	\$ 600,000	4.000%	\$ 313,862.50	\$ 913,862.50	
5/1/2035	\$ 14,810,000			\$ 301,862.50	\$ 301,862.50	
11/1/2035	\$ 14,810,000	\$ 625,000	4.000%	\$ 301,862.50	\$ 926,862.50	
5/1/2036	\$ 14,185,000			\$ 289,362.50	\$ 289,362.50	
11/1/2036	\$ 14,185,000	\$ 650,000	4.000%	\$ 289,362.50	\$ 939,362.50	
5/1/2037	\$ 13,535,000			\$ 276,362.50	\$ 276,362.50	
11/1/2037	\$ 13,535,000	\$ 675,000	4.000%	\$ 276,362.50	\$ 951,362.50	
5/1/2038	\$ 12,860,000			\$ 262,862.50	\$ 262,862.50	
11/1/2038	\$ 12,860,000	\$ 700,000	4.000%	\$ 262,862.50	\$ 962,862.50	
5/1/2039	\$ 12,160,000			\$ 248,862.50	\$ 248,862.50	
11/1/2039	\$ 12,160,000	\$ 730,000	4.000%	\$ 248,862.50	\$ 978,862.50	
5/1/2040	\$ 11,430,000			\$ 234,262.50	\$ 234,262.50	
11/1/2040	\$ 11,430,000	\$ 760,000	4.000%	\$ 234,262.50	\$ 994,262.50	
5/1/2041	\$ 10,670,000			\$ 219,062.50	\$ 219,062.50	
11/1/2041	\$ 10,670,000	\$ 790,000	4.000%	\$ 219,062.50	\$ 1,009,062.50	

Balm Grove

Community Development District

Series 2022 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2042	\$ 9,880,000			\$ 203,262.50	\$ 203,262.50
11/1/2042	\$ 9,880,000	\$ 820,000	4.000%	\$ 203,262.50	\$ 1,023,262.50
5/1/2043	\$ 9,060,000			\$ 186,862.50	\$ 186,862.50
11/1/2043	\$ 9,060,000	\$ 850,000	4.125%	\$ 186,862.50	\$ 1,036,862.50
5/1/2044	\$ 8,210,000			\$ 169,331.25	\$ 169,331.25
11/1/2044	\$ 8,210,000	\$ 885,000	4.125%	\$ 169,331.25	\$ 1,054,331.25
5/1/2045	\$ 7,325,000			\$ 151,078.13	\$ 151,078.13
11/1/2045	\$ 7,325,000	\$ 925,000	4.125%	\$ 151,078.13	\$ 1,076,078.13
5/1/2046	\$ 6,400,000			\$ 132,000.00	\$ 132,000.00
11/1/2046	\$ 6,400,000	\$ 960,000	4.125%	\$ 132,000.00	\$ 1,092,000.00
5/1/2047	\$ 5,440,000			\$ 112,200.00	\$ 112,200.00
11/1/2047	\$ 5,440,000	\$ 1,000,000	4.125%	\$ 112,200.00	\$ 1,112,200.00
5/1/2048	\$ 4,440,000			\$ 91,575.00	\$ 91,575.00
11/1/2048	\$ 4,440,000	\$ 1,045,000	4.125%	\$ 91,575.00	\$ 1,136,575.00
5/1/2049	\$ 3,395,000			\$ 70,021.88	\$ 70,021.88
11/1/2049	\$ 3,395,000	\$ 1,085,000	4.125%	\$ 70,021.88	\$ 1,155,021.88
5/1/2050	\$ 2,310,000			\$ 47,643.75	\$ 47,643.75
11/1/2050	\$ 2,310,000	\$ 1,130,000	4.125%	\$ 47,643.75	\$ 1,177,643.75
5/1/2051	\$ 1,180,000			\$ 24,337.50	\$ 24,337.50
11/1/2051	\$ 1,180,000	\$ 1,180,000	4.125%	\$ 24,337.50	\$ 1,204,337.50
		\$ 21,435,000		\$ 15,355,578.34	\$ 36,790,578.34

Balm Grove

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Balm Grove

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2022 (East, West, & South)											
Product	Units	O&M Assessment			Debt Service Series 2022			Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change	
SF 50' West	46	\$ 495.80	\$ 166.60	\$ 329.20	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,224.39	\$ 1,895.19	\$ 329.20	
SF 60' West	223	\$ 594.95	\$ 199.92	\$ 395.03	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 2,669.25	\$ 2,274.22	\$ 395.03	
SF 40' East	39	\$ 396.64	\$ 133.28	\$ 263.36	\$ 1,382.86	\$ 1,382.86	\$ -	\$ 1,779.50	\$ 1,516.14	\$ 263.36	
SF 50' East	225	\$ 495.80	\$ 166.60	\$ 329.20	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,224.39	\$ 1,895.19	\$ 329.20	
SF 60' East	82	\$ 594.95	\$ 199.92	\$ 395.03	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 2,669.25	\$ 2,274.22	\$ 395.03	
SF 50' South	88	\$ 495.80	\$ 166.60	\$ 329.20	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,224.39	\$ 1,895.19	\$ 329.20	
	703										

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; 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 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 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 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 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 2024-2025 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 2024-2025 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; and

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.

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 2024-2025 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 2024-2025 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 2024-2025 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, 2024; 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 October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- 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 2024-2025 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, 2024; 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 October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- 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. 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 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 11, 2024.

Attested By:

**Balm Grove Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2024-2025 Budget

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

June 6, 2024

BALM GROVE CDD

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Field Services Agreement with Inframark, was approved. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the May 2, 2024, Regular Meeting****B. Consideration of Operation and Maintenance Expenditures April 2024****C. Acceptance of the Financials and Approval of the Check Register for April 2024**

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager**

There being no reports, the next item followed.

i. Community Inspections Report

The Community Inspections Report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor the meeting was adjourned at 2:57 p.m.

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

May 2024 Meeting

BALM GROVE CDD
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 050224	\$200.00		SUPERVISOR FEE - 05/02/24
CARLOS DE LA OSSA	CDLO 050224	\$200.00		SUPERVISOR FEES - CARLOS DE LA OSSA
KELLY A EVANS	KE 050224	\$200.00		SUPERVISOR FEES KELLY EVANS
NICHOLAS J. DISTER	ND 050224	\$200.00		SUPERVISOR FEES NICK DISTER
RYAN MOTKO	RM 050224	\$200.00		SUPERVISOR FEE - 05/02/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
TECO	10867 051524 ACH	\$180.67		ELECTRIC
Utilities Subtotal		\$180.67		
Regular Services				
STRALEY ROBIN VERICKER	24561	\$1,247.50		PROFESSIONAL SERVICES THRU APRIL 2024
Regular Services Subtotal		\$1,247.50		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,428.17		

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

BALM GROVE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

BALM GROVE CDD

MEETING DATE: May 02, 2024

DMS: *Bryan Radcliff*

AV 050224

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: May 02, 2024

CDLO 050224

DMS: *Bryan Radcliff*

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: May 02, 2024

DMS: *Bryan Radcliff*

KE 050224

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: May 02, 2024**

ND 050224

DMS: Bryan Radcliff

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: May 02, 2024

DMS: *Bryan Radcliff*

RM 050224

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: May 15, 2024

Amount Due: -\$38.26

CREDIT - Do Not Pay
Account #: 221009210867

DO NOT PAY. You have a positive account balance.

Account Summary

Current Service Period: April 11, 2024 - May 09, 2024

Previous Amount Due	\$385.23
Payment(s) Received Since Last Statement	-\$604.16
Credit balance after payments and credits	-\$218.93
Current Month's Charges	\$180.67

Amount Due by May 15, 2024 **-\$38.26**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

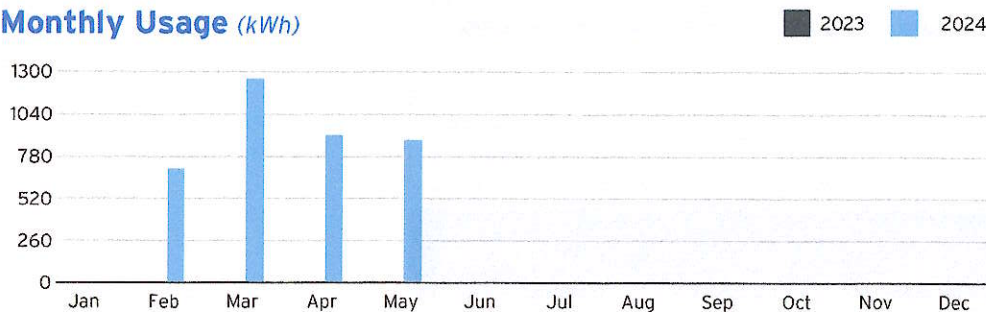


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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.



Received

MAY 20 24

Account #: 221009210867

Due Date: May 15, 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: **DO NOT PAY**

DO NOT PAY

608174389790

00002146 FTECO105152423541810 00000 03 01000000 10626 004

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

Make check payable to: **TECO**
Please write your account number on the memo line of your check.

6081743897902210092108670000000038263



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

Account #: 221009210867
Statement Date: May 15, 2024
Charges Due: DO NOT PAY

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Apr 11, 2024 - May 09, 2024

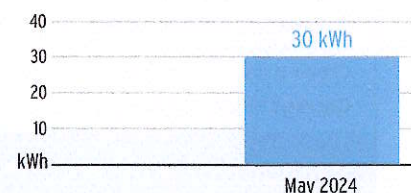
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852833	05/09/2024	3,749	2,871	878 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	878 kWh @ \$0.08192/kWh	\$71.93
	Fuel Charge	878 kWh @ \$0.03843/kWh	\$33.74
	Storm Protection Charge	878 kWh @ \$0.00775/kWh	\$6.80
	Clean Energy Transition Mechanism	878 kWh @ \$0.00427/kWh	\$3.75
	Storm Surcharge	878 kWh @ \$0.00225/kWh	\$1.98
	Florida Gross Receipt Tax		\$3.59
	Electric Service Cost		\$143.54
	State Tax		\$12.13
	Total Electric Cost, Local Fees and Taxes		\$155.67

Avg kWh Used Per Day



Important Messages

	Other Fees and Charges	
	Elec Field Visit Chrg	\$25.00
	Total Other Fees and Charges	\$25.00

Total Current Month's Charges

\$180.67

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.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**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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
 Inframark
 2005 Pan Am Circle, Ste 300
 Tampa, FL 33607

May 10, 2024

Client: 001541

Matter: 000001

Invoice #: 24561

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2024; FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2024-2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.5	\$87.50
4/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/3/2024	KCH	REVIEW AGENDA AND ATTACHMENTS.	0.3	\$97.50
4/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
4/4/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.8	\$260.00
4/12/2024	JMV	PREPARE RESOLUTION FOR CDD ELECTIONS.	0.9	\$337.50
4/12/2024	MS	FINALIZE AND TRANSMIT RESOLUTION SETTING THE LANDOWNERS ELECTION AND EXHIBITS.	0.3	\$52.50
4/16/2024	JMV	PREPARE ELECTION MEMO FOR DISTRICT MANAGER.	0.3	\$112.50
Total Professional Services			3.9	\$1,247.50

May 10, 2024

Client: 001541

Matter: 000001

Invoice #: 24561

Page: 2

Total Services	\$1,247.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,247.50
Previous Balance		\$2,656.95
Less Payments		(\$2,656.95)
PAY THIS AMOUNT		\$1,247.50

Please Include Invoice Number on all Correspondence

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2024

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 May 31, 2024

(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	
<u>ASSETS</u>						
Cash - Operating Account	\$ 16,772	\$ -	\$ -	\$ -	\$ -	\$ 16,772
Due From Developer	43,745	-	-	-	-	43,745
Due From Other Funds	-	174,530	-	-	-	174,530
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	314,330	-	-	327,275
Acq. & Construction - Amenity	-	2,694	681,730	-	-	684,424
Acquisition & Construction Account	-	-	846	-	-	846
Other	-	847	214,647	-	-	215,494
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	301,307	-	-	-	301,307
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 60,517	\$ 1,106,686	\$ 1,211,553	\$ 8,665,160	\$ 21,435,000	\$ 32,478,916
<u>LIABILITIES</u>						
Accounts Payable	\$ 3,135	\$ -	\$ -	\$ -	\$ -	\$ 3,135
Accrued Expenses	3,334	-	-	-	-	3,334
Contracts Payable	-	-	(571,832)	-	-	(571,832)
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	174,531	-	-	174,531
TOTAL LIABILITIES	6,469	-	(397,301)	-	21,435,000	21,044,168

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022				GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND			
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,106,686	-	-	-	-	1,106,686
Capital Projects	-	-	1,608,854	-	-	-	1,608,854
Unassigned:	54,048	-	-	8,665,160	-	-	8,719,208
TOTAL FUND BALANCES	54,048	1,106,686	1,608,854	8,665,160	-	-	11,434,748
TOTAL LIABILITIES & FUND BALANCES	\$ 60,517	\$ 1,106,686	\$ 1,211,553	\$ 8,665,160	\$ 21,435,000	\$	\$ 32,478,916

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 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	7,000	(4,000)	233.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,334	866	79.38%
ProfServ-Info Technology	600	750	(150)	125.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	5,724	776	88.06%
District Counsel	9,500	6,967	2,533	73.34%
District Engineer	9,500	2,025	7,475	21.32%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	10,500	14,500	42.00%
Accounting Services	9,000	2,334	6,666	25.93%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	35	465	7.00%
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	1,000	200	83.33%
Miscellaneous Expenses	250	1,000	(750)	400.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,675	(1,500)	957.14%
Total Administration	105,225	47,337	57,888	44.99%
<u>Utility Services</u>				
Utility - Electric	-	1,622	(1,622)	0.00%
Total Utility Services	-	1,622	(1,622)	0.00%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>Other Physical Environment</u>				
Contracts - Landscape	-	1,888	(1,888)	0.00%
Insurance - General Liability	3,200	3,074	126	96.06%
Total Other Physical Environment	3,200	4,962	(1,762)	155.06%
<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	53,921	64,504	45.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,709	28,709	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		25,339		
FUND BALANCE, ENDING		\$ 54,048		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 49,630	\$ 49,630	0.00%
Special Assmnts- CDD Collected	1,227,281	1,472,432	245,151	119.98%
TOTAL REVENUES	1,227,281	1,522,062	294,781	124.02%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	802,281	410,000	392,281	51.10%
Interest Expense	425,000	808,944	(383,944)	190.34%
Total Debt Service	1,227,281	1,218,944	8,337	99.32%
TOTAL EXPENDITURES	1,227,281	1,218,944	8,337	99.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	303,118	303,118	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		803,568		
FUND BALANCE, ENDING		\$ 1,106,686		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2024
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	\$ -	\$ 59,900	\$ 59,900	0.00%
Special Assmnts- CDD Collected	-	284,797	284,797	0.00%
Developer Contribution	-	570,568	570,568	0.00%
TOTAL REVENUES	-	915,265	915,265	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,533,377	(2,533,377)	0.00%
Total Construction In Progress	-	2,533,377	(2,533,377)	0.00%
TOTAL EXPENDITURES	-	2,533,377	(2,533,377)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,618,112)	(1,618,112)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,226,966		
FUND BALANCE, ENDING		\$ 1,608,854		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<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>		

Bank Account Statement

Balm Grove CDD

Bank Account Statement: Bank Account No.: 6637, Statement No.: 05_24

Currency Code

Statement Date	05/31/24	Statement Balance	16,586.46
Balance Last Statement	22,552.40	Outstanding Bank Transactions	385.23
Statement Ending Balance	16,586.46	Subtotal	16,971.69
		Outstanding Checks	-200.00
G/L Balance at 05/31/24	16,771.69	Bank Account Balance	16,771.69

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 05_24							
04/26/24	Bank Account Ledger Entry	1161	Check for Vendor V00009		1	-1,500.00	-1,500.00
05/10/24	Bank Account Ledger Entry	1168	Check for Vendor V00010		1	-200.00	-200.00
05/10/24	Bank Account Ledger Entry	1169	Check for Vendor V00015		1	-200.00	-200.00
05/10/24	Bank Account Ledger Entry	1170	Check for Vendor V00016		1	-3,333.34	-3,333.34
05/10/24	Bank Account Ledger Entry	1172	Check for Vendor V00019		1	-200.00	-200.00
05/10/24	Bank Account Ledger Entry	1173	Check for Vendor V00023		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1174	Check for Vendor V00034		1	-332.60	-332.60
Total						-5,965.94	-5,965.94

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
05/01/24		JE000404	ACH_Utility - Electric	385.23
Quantity		1	Total	385.23

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
05/10/24	Payment	1171	Check for Vendor V00017	-200.00
Quantity		1	Total	-200.00

BALM GROVE INSPECTION REPORT.6/20/24, 7:54 AM

Balm Grove CDD.

Thursday, June 20, 2024

Prepared For Board of Supervisors.

17 Issue Identified

Gary Schwartz



Balm Wimauma & Topaz Blue.

Assigned To District manager.

The South side entrance sign.



Balm Wimauma & Topaz Blue.

Assigned To District manager.

The North side entrance sign.



Topaz Blue.

Assigned To District manager.
Heading East on the street.



Balm Wimauma & Violet Flame..

Assigned To District manager.
The South side entrance sign.



Violet Flame.

Assigned To District manager.
Heading East on the street.



Balm Wimauma & Violet Flame.

Assigned To District manager.
The North side entrance sign.



Balm Wimauma.

Assigned To LMP.

Heading North on the sidewalk looks good.



Balm Wimauma.

Assigned To LMP.

Heading South on the sidewalk looks good.



Pond.

Assigned To Eco Logic.

The pond looks good.



Pond.

Assigned To Eco Logic.

There is dead filamentous algae in the pond.



Pond.

Assigned To Eco Logic.
The pond looks good.



Pond.

Assigned To Eco Logic.
The pond looks good.

**Blue Pearl.**

Assigned To District manager.

The mailboxes are clean and look good.

**Topaz Blue.**

Assigned To District manager.

The tar within the playground needs to be removed.



Pond.

Assigned To Eco Logic.
The pond looks good.



Pond.

Assigned To Eco Logic.
The pond looks good.



Pond.

Assigned To Eco Logic.

The pond looks good.