# JANUARY 09, 2025 SPECIAL 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** 

Michael Perez, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

**Special Meeting Agenda** Thursday, January 09, 2025, at 2:00 p.m.

The Special Meeting of the Balm Grove Community Development District will be held on January 09, 2025, 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 **Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#

#### SPECIAL MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENTS (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 3. BUSINESS ITEMS
- 4. CONSENT AGENDA
  - A. Approval of Minutes of the December 05, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance for November 2024
  - C. Acceptance of the Financials and Approval of the Check Register for November 2024
- 5. STAFF REPORTS
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - Field Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

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

District was held on Thursday, December 05	5, 2024, and called to order at 2:51 pm at the Offices
Inframark located at 2005 Pan Am Circle, S	•
2000 1 447 1 144 6 1400, 5	and 500, Tampa, Florida 550071
Present and constituting a quorum w	rere:
Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson (via phone)
Ryan Motko	Assistant Secretary
Albert Viera	Assistant Secretary
Kelly Evans	Assistant Secretary
Also present were:	
Mark Vega	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer (via phone)
Gary Schwartz	Field Services Manager
The following is a summary of the a	discussions and actions taken.
FIRST ORDER OF BUSINESS	Call to Order/Roll Call
Mr. Vega called the meeting to order	r, and a quorum was established.
SECOND ORDER OF BUSINESS	Public Comments on Agenda Items
Residents inquired with regards the f	following:
<ul> <li>Asked about pickle ball court</li> </ul>	ts on Lennar's website
• If their fence will be repaired	by the CDD.
THIRD ORDER OF BUSINESS	<b>Business Items</b>
There being no business items, th	e next item followed.
FOURTH ORDER OF BUSINESS	Consent Agenda
A. Approval of Minutes of the Nov	
B. Consideration of Operation and	l Maintenance October 2024
<del>-</del>	nd Approval of the Check Register for October
2024	
On MOTION by Mr. de la Ossa	seconded by Ms. Evans, with all in favor,
· · · · · · · · · · · · · · · · · · ·	red. 5-0

48	FIFTH ORDER OF BUSINESS	Staff Reports
49	A. District Counsel	
50	B. District Engineer	
51	C. District Manager	
52	There being no reports, the next item	followed.
53	i. Field Inspections Report	
54	The Inspections Report was present	ented, a copy of which was included in the agenda
55	package.	
56	SIXTH ORDER OF BUSINESS	Board of Supervisors' Requests and
57		Comments
58	There being none, the next order of busing	ness followed.
59	<i>Q</i> ,	
60	SEVENTH ORDER OF BUSINESS	Adjournment
61	There being no further business,	·
62	,	
63	On MOTION by Mr. de la Ossa seco	onded by Ms. Evans, with all in favor
64	the meeting was adjourned at 2:58 pr	
65	the meeting was abjourned at 2000 p.	
66		
67	Mishaal Dawa	C. J. J. J. O
68	Michael Perez	Carlos de la Ossa
69	District Manager	Chairperson

# BALM GROVE CDD

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ECO-LOGIC SERVICES LLC	11/2/2024	4455	\$3,675.00	\$3,675.00	LAKE MAINT.
INFRAMARK LLC	11/5/2024	136697	\$100.00		MANAGMENT FEE
INFRAMARK LLC	11/5/2024	136697	\$750.00		MANAGMENT FEE
INFRAMARK LLC	11/5/2024	136697	\$2,083.33		MANAGMENT FEE
INFRAMARK LLC	11/5/2024	136697	\$2,258.33		FIELD MANAGER
INFRAMARK LLC	11/5/2024	136697	\$350.00		DISS SVCS
INFRAMARK LLC	11/5/2024	136697	\$50.00	\$5,591.66	WEB ADMIN
INFRAMARK LLC	11/14/2024	137419	\$43.65		OCT 2024 COPIES
INFRAMARK LLC	11/14/2024	137419	\$3.51	\$47.16	COLOR COPIES OCT 24
Monthly Contract Subtotal			\$9,313.82	\$9,313.82	
Variable Contract					
ALBERTO VIERA	11/7/2024	AV 110724	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	11/7/2024	CDLO 110724	\$200.00	\$200.00	SUPERVISOR FEE
KELLY A EVANS	11/7/2024	KE 110724	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	11/7/2024	ND 110724	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	11/7/2024	RM 110724	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
TECO	9/17/2024	0005 091724 ACH	\$1,654.11	\$1,654.11	SVC PRD
TECO	9/16/2024	0867 091624 ACH	\$217.13	\$217.13	SVC PRD
TECO	9/17/2024	5164 091724 ACH	\$3,628.98	\$3,628.98	SVC PRD
Utilities Subtotal			\$5,500.22	\$5,500.22	
Regular Services					
Disclosure Technology Services, LLC	10/4/2024	1199	\$1,500.00	\$1,500.00	DUES
STANTEC CONSULTING SERVICES INC	8/30/2024	2279959	\$880.00	\$880.00	PROF SVCS GENERAL CONSULTING

# BALM GROVE CDD

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TIMES PUBLISHING COMPANY	10/31/2024	4445-103124	\$816.00	\$816.00	LEGAL AD OCT 2024
Regular Services Subtotal			\$3,196.00	\$3,196.00	
TOTAL			\$19,010.04	\$19,010.04	

# **Eco-Logic Services LLC**

**Invoice** 

PO Box 18204 Sarasota, FL 34276

Date	Invoice #
11/2/2024	4455

Balm Grove CDD c/o Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

## Balm Grove

Description		Amount
Lake maintenance services for October 2024 Maintenance of ditch and conservation areas for October 2024		Amount  1,350.00 2,325.00
	Total	\$3,675.00



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

Balm Grove Community Development District District Management Services, LLC d/ b/a Mertius Districts 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States **INVOICE#** 136697

CUSTOMER ID

C2377

PO#

DATE
11/5/2024
NET TERMS
Net 30
DUE DATE

12/5/2024

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	2,258.33		2,258.33
Dissemination Services	1	Ea	350.00		350.00
Technology / Data Storage	1	Ea	50.00		50.00
Subtotal					5,591.66

\$5,591.66	Subtotal
\$0.00	Tax
\$5,591.66	Total Due

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

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

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

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



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

Balm Grove Community Development District District Management Services, LLC d/ b/a Mertius Districts 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 137419 CUSTOMER ID C2377 PO# DATE
11/14/2024
NET TERMS
Net 30
DUE DATE
12/14/2024

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	291	Ea	0.15		43.65
Color Copies	9	Ea	0.39		3.51
Subtotal					47.16

\$47.16	Subtotal
\$0.00	Tax
\$47.16	Total Due

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

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

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.

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	1	Salary accepted	\$200.00
Nick Dister 🚜	PHONE V	Salary Accepted	\$200.00
Kelly Evans	/	Salary Accepted	\$200.00
Ryan Motko	/	Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT	
Carlos de la Ossa	1	Salary accepted	\$200.00	
Nick Dister 🚜	PHONE V	Salary Accepted	\$200.00	
Kelly Evans	/	Salary Accepted	\$200.00	
Ryan Motko	/	Salary Accepted	\$200.00	
Albert Viera		Salary Accepted	\$200.00	

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT \$200.00	
Carlos de la Ossa	//	Salary accepted		
Nick Dister 🚜	P610N6 V	Salary Accepted	\$200.00	
Kelly Evans	/	Salary Accepted	\$200.00	
Ryan Motko	/	Salary Accepted	\$200.00	
Albert Viera		Salary Accepted	\$200.00	

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT \$200.00	
Carlos de la Ossa	1	Salary accepted		
Nick Dister *	PHONE V	Salary Accepted	\$200.00	
Kelly Evans	/	Salary Accepted	\$200.00	
Ryan Motko	/	Salary Accepted	\$200.00	
Albert Viera		Salary Accepted	\$200.00	

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT	
Carlos de la Ossa	1	Salary accepted	\$200.00	
Nick Dister 🐥	PHONE V	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**

BALM GROVE W PH 2 WIMAUMA, FL 33598 Statement Date: September 17, 2024

Amount Due: \$1,654.11

**Due Date:** October 08, 2024 **Account #:** 211031840005

#### **Account Summary**

\$1,654.11
-\$5,446.89
\$5,446.89

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



Scan here to view your account online.



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 #:** 211031840005 **Due Date:** October 08, 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: \$1,654.11

Payment Amount: \$\_\_\_\_\_

692124714384

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:

BALM GROVE W PH 2 WIMAUMA, FL 33598

Account #: 211031840005 Statement Date: September 17, 2024 Charges Due: October 08, 2024

**Important Messages** 

Service Period: Aug 10, 2024 - Sep 11, 2024

Rate Schedule: Lighting Service

#### Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright	Choices) for 33 days	
Lighting Energy Charge	608 kWh @ \$0.03406/kWh	\$20.7
Fixture & Maintenance Charge	32 Fixtures	\$531.5
Lighting Pole / Wire	32 Poles	\$906.2
Lighting Fuel Charge	608 kWh @ \$0.03127/kWh	\$19.0
Storm Protection Charge	608 kWh @ \$0.03877/kWh	\$23.5
Clean Energy Transition Mechanism	608 kWh @ \$0.00036/kWh	\$0.2
Storm Surcharge	608 kWh @ \$0.00074/kWh	\$0.4
Florida Gross Receipt Tax		\$1.6
State Tax		\$113.3
Lighting Charges		\$1,616.7

Other Fees and Charges	
Lighting Late Payment Fee	\$37.38
Total Other Fees and Charges	\$37.38

**Total Current Month's Charges** 

\$1,654.11

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.

**Credit or Debit Card** 

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



#### 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.



#### **Phone**

866-689-6469

#### Toll Free: 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.



#### **BALM GROVE COMMUNITY DEVELOPMENT**

11480 COUNTY ROAD 672, PMP RIVERVIEW, FL 33579

Statement Date: September 16, 2024

**Amount Due:** \$217.13

Due Date: October 07, 2024

# Account #: 221009210867

#### **Account Summary**

Monthly Usage (kWh)

Feb

Mar

Apr

Payment(s) Received Since Last Statement	-\$165.63
Previous Amount Due	\$165.63

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

#### Your Energy Insight



Your average daily kWh used was 8.33% higher than it was in your previous period.



Scan here to view your account online.



2023

Oct

Nov

Dec



TampaElectric.com/BizSavingsTips

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

Jul

Aug

Sep

Jun



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

Account #: 221009210867 Due Date: October 07, 2024



1300

1040

780

520 260

Jan

#### Pay your bill online at TampaElectric.com

May

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

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

**Amount Due:** \$217.13 Payment Amount: \$\_

664964342493

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: September 16, 2024 Charges Due: October 07, 2024

#### **Meter Read**

Meter Location: BOOSTER PUMP

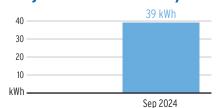
Service Period: Aug 09, 2024 - Sep 10, 2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	_ Previo	_	Total Used	Multiplier	Billing Period
1000852833	09/10/2024	8,289	6,990	)	1,299 kWh	1	33 Days

#### **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 33 days @ \$0.75000 \$24.75 **Energy Charge** 1,299 kWh @ \$0.08192/kWh \$106.41 Fuel Charge 1,299 kWh @ \$0.03157/kWh \$41.01 Storm Protection Charge 1,299 kWh @ \$0.00775/kWh \$10.07 Clean Energy Transition Mechanism 1,299 kWh @ \$0.00427/kWh \$5.55 Storm Surcharge 1,299 kWh @ \$0.00225/kWh \$2.92 Florida Gross Receipt Tax \$4.89 **Electric Service Cost** \$195.60 State Tax \$16.53 Total Electric Cost, Local Fees and Taxes \$212.13

#### Avg kWh Used Per Day



Important Messages



**Total Current Month's Charges** 

\$217.13

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.

#### 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



#### **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

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.



#### **BALM GROVE COMMUNITY DEVELOPMENT**

BALM GROVE W PH 1 WIMAUMA, FL 33598 Statement Date: September 17, 2024

Amount Due: \$3,628.98

**Due Date:** October 08, 2024 **Account #:** 211031805164

#### **Account Summary**

Current Service Period: August 10, 2024 - September 11, 2024	
Previous Amount Due	\$11,952.05
Payment(s) Received Since Last Statement	-\$11,952.05
Current Month's Charges	\$3,628.98
Amount Due by October 08, 2024	\$3,628.98

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



Scan here to view your account online.



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 #:** 211031805164 **Due Date:** October 08, 2024

Pay your bill online

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

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

Amount Due: \$3,628.98

Payment Amount: \$\_\_\_\_\_

692124714383

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:

**BALM GROVE W PH 1** WIMAUMA, FL 33598 Account #: 211031805164 Statement Date: September 17, 2024 Charges Due: October 08, 2024

Important Messages

Service Period: Aug 10, 2024 - Sep 11, 2024

Rate Schedule: Lighting Service

#### Charge Details

#### **Electric Charges** Lighting Service Items LS-1 (Bright Choices) for 33 days 1311 kWh @ \$0.03406/kWh Lighting Energy Charge \$44.65 Fixture & Maintenance Charge 69 Fixtures \$1146.09 Lighting Pole / Wire 71 Poles \$2010.72 Lighting Fuel Charge 1311 kWh @ \$0.03127/kWh \$40.99 Storm Protection Charge 1311 kWh @ \$0.03877/kWh \$50.83 Clean Energy Transition Mechanism 1311 kWh @ \$0.00036/kWh \$0.47 Storm Surcharge 1311 kWh @ \$0.00074/kWh \$0.97 Florida Gross Receipt Tax \$3.54 State Tax \$248.71 **Lighting Charges** \$3,546.97



Total Current Month's Charges

\$3,628.98

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

#### Ways To Pay Your Bill



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#### In-Person

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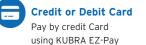


#### Mail A Check

#### Payments:

TECO

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



at TECOaccount.com. Convenience fee will be charged.



**Phone** Toll Free: 866-689-6469

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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

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#### **DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681 Boca Raton, FL 33481 US +1 3059034654 accounting@dtsmuni.com



#### **INVOICE**

BILL TO INVOICE 1199

Inframark DATE 10/04/2024

CDD:

Balm Grove Community Development District

BOND SERIES

SPECIAL ASSESSMENT BONDS 2022 (SERIES 2022 PROJECT)

DESCRIPTION AMOUNT

DTS MUNI – CDA SaaS, 1 Year Subscription 1,500.00

Wire: City National Bank of Florida BALANCE DUE \$1,500.00

ABA/Routing- 066004367 Account #- 30000615862

Account Name-Disclosure Technology Services LLC

Checks: Disclosure Technology Services, LLC

PO Box 812681 Boca Raton, FL 33481

License Fee for FY 24/25



**INVOICE** Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2279959 August 30, 2024 215616373 167318 215616373

Bill To

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

#### Please Remit To

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

Project Balm Grove CDD - District Engineering Services

Project Manager Sahebkar, Hamid For Period Ending August 28, 2024

Current Invoice Total (USD) 880.00

Top Task	2024	2024 FY General Consulting			
<b>Professional Services</b>					
Category/Employee			Current Hours	Rate	Current Amount
		Nurse, Vanessa M	5.50	160.00	880.00
		Subtotal Professional Services	5.50	_	880.00
Top Task Subtotal	2024 FY Gene	eral Consulting			880.00
		Total Fees & Disbursements			880.00
		INVOICE TOTAL (USD)			880.00

Due upon receipt or in accordance with terms of the contract

#### ADVERTISING STATEMENT AND INVOICE

# Tampa Bay Times

	Current Period	30 Days	60 Days	90 Days	Over 120 Days	Unapplied	Total Amount Due
ı	\$816.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$816.00

FOR BILLING INQUIRIES CONTACT:

Credit Dept (727) 893-8282 credit@tampabay.com

Account Rep: User Unassigned

Account Rep #:

Fed Tax ID

59-0482470

Times Publishing Company

PO Box 112

St Petersburg, FL 33731

Billing	Period	Account Number	Advertiser Name	Agency Number	Agency Name
10/ 1	1/24 -	314445	BALM GROVE CDD		
10/3	31/24				

Start	Stop	Ad Number	Placement	Product	Description PO Number	Ins.	Size	Net Amount
					Balance Forward			\$497.00
10/24/24	10/24/24	P151053			Check #1199 Thank You			-\$497.00
10/09/24	10/16/24	0000362117	Legals CLS	BayLink HI	Landowners' Meeting	4	2x49 L	\$816.00

#### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times		Billing Date	illing Date Billing Period			Advertiser Name			
		10/31/2024	10	/ 1/24 - 10/31/24	BALM GROVE CDD				
	Account Number 314445 30 Days \$0.00		Agency Number		Due	Current Period	Terms of Payment		
				\$816.00		\$816.00	Net 30 Days		
				90 Days		Over 120 Days	Unapplied		
				\$0.00		\$0.00	\$0.00		
		Due Date		11/30/2024		Amount Paid			

PLEASE WRITE ACCOUNT NUMBER ON CHECK

PLEASE REMIT PAYMENT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

BALM GROVE CDD C/O MERITUS CORP 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

# Balm Grove Community Development District

Financial Statements (Unaudited)

Period Ending November 30, 2024

Prepared by:



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

#### **Balance Sheet**

As of November 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	G 	ENERAL FUND	ERIES 2022 BT SERVICE FUND	ERIES 2022 CAPITAL PROJECTS FUND	GENERAL (ED ASSETS FUND	GENERAL ONG-TERM DEBT FUND	 TOTAL
<u>ASSETS</u>							
Cash - Operating Account	\$	9,077	\$ -	\$ -	\$ -	\$ -	\$ 9,077
Due From Developer		23,780	-	-	-	-	23,780
Investments:							
Acq. & Const. (Offsite Project)		-	12,945	(12,807)	-	-	138
Acq. & Construction - Amenity		-	2,694	661,181	-	-	663,875
Acquisition & Construction Account		-	-	4	-	-	4
Other		-	847	219,928	-	-	220,775
Reserve Fund		-	614,363	-	-	-	614,363
Revenue Fund		-	73,927	-	-	-	73,927
Fixed Assets							
Construction Work In Process		-	-	-	8,665,160	-	8,665,160
Amount To Be Provided		-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$	32,857	\$ 704,776	\$ 868,306	\$ 8,665,160	\$ 21,435,000	\$ 31,706,099
<u>LIABILITIES</u>							
Accounts Payable	\$	121,521	\$ -	\$ -	\$ -	\$ -	\$ 121,521
Bonds Payable		-	-	-	-	21,435,000	21,435,000
Deferred Inflow of Resources		23,780	-	-	-	-	23,780
TOTAL LIABILITIES		145,301	-		-	21,435,000	21,580,301
FUND BALANCES  Restricted for:							
Debt Service			704 776				704 776
		-	704,776	000 000	-	-	704,776
Capital Projects		(440,444)	-	868,306	0.005.400	-	868,306
Unassigned:		(112,444)	-	-	8,665,160	-	8,552,716
TOTAL FUND BALANCES		(112,444)	704,776	868,306	8,665,160	-	10,125,798
TOTAL LIABILITIES & FUND BALANCES	\$	32,857	\$ 704,776	\$ 868,306	\$ 8,665,160	\$ 21,435,000	\$ 31,706,099

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

For the Period Ending November 30, 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
REVENUES				
Special Assmnts- CDD Collected	352,425	-	(352,425)	0.00%
TOTAL REVENUES	352,425	-	(352,425)	0.00%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	350	3,850	8.33%
ProfServ-Field Management	27,100	<u>-</u>	27,100	0.00%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	3,230	11,770	21.53%
District Engineer	9,500	1,700	7,800	17.89%
Administrative Services	4,500	, -	4,500	0.00%
District Management	25,000	4,342	20,658	17.37%
Accounting Services	9,000	1,500	7,500	16.67%
Auditing Services	6,000	· -	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	47	453	9.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Insurance -Property & Casualty	15,000	-	15,000	0.00%
Legal Advertising	3,500	1,632	1,868	46.63%
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	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	161,825	15,226	146,599	9.41%
<u>Utility Services</u>				
Utility - Electric	2,500	417	2,083	16.68%
Utility - StreetLights	5,000	15,848	(10,848)	316.96%
Total Utility Services	7,500	16,265	(8,765)	216.87%

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

For the Period Ending November 30, 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
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400		6,400	0.00%
Contracts-Janitorial Services	4,500	<u> </u>	4,500	0.00%
Contracts-Landscape	134,000	11,225	122,775	8.38%
Contracts-Aquatic Control	7,500	11,223	7,500	0.00%
Contracts-Pools	7,500 500	-	7,500 500	0.00%
Insurance - General Liability	3.200	-		0.00%
,	-,	-	3,200	
R&M-Other Landscape	9,000	-	9,000	0.00%
Irrigation Repairs & Maintenance	1,000	-	1,000	0.00%
Janitorial Supplies	7,000	<u> </u>	7,000	0.00%
Total Other Physical Environment	173,100	11,225	161,875	6.48%
Parks and Recreation				
Misc-Contingency	10,000	2,132	7,868	21.32%
Total Parks and Recreation	10,000	2,132	7,868	21.32%
Clubhouse				
R&M-Clubhouse	_	(1,264)	1,264	0.00%
Total Clubhouse	-	(1,264)	1,264	0.00%
			-	
TOTAL EXPENDITURES	352,425	43,584	308,841	12.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(43,584)	(43,584)	0.00%
C.S. (allas), expellations		(10,004)	(10,004)	3.3070
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,860)		
FUND BALANCE, ENDING		\$ (112,444)		

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

For the Period Ending November 30, 2024 Series 2022 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL			ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	7,324	\$	7,324	0.00%
Special Assmnts- CDD Collected	γ 788,469	Ψ	576,178	Ψ	(212,291)	73.08%
TOTAL REVENUES	788,469		583,502		(204,967)	74.00%
EXPENDITURES  Debt Service						
Principal Debt Retirement			425,000		(425,000)	0.00%
Interest Expense	788,469		401,141		387,328	50.88%
Total Debt Service	788,469		826,141		(37,672)	104.78%
TOTAL EXPENDITURES	788,469		826,141		(37,672)	104.78%
Excess (deficiency) of revenues  Over (under) expenditures			(242,639)		(242,639)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			947,415			
FUND BALANCE, ENDING		\$	704,776			

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

For the Period Ending November 30, 2024 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	DOPTED		YEAR TO DATE ACTUAL		IANCE (\$) '(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
ACCOUNT BESCHII TION	BODGET			HOTOAL		(ON AV)	ADOI 12D BOD	
<u>REVENUES</u>								
Interest - Investments	\$	-	\$	7,176	\$	7,176	0.00%	
TOTAL REVENUES		-		7,176		7,176	0.00%	
<u>EXPENDITURES</u>								
Construction In Progress								
Construction in Progress				34,236		(34,236)	0.00%	
Total Construction In Progress				34,236		(34,236)	0.00%	
TOTAL EXPENDITURES		-		34,236		(34,236)	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures				(27,060)		(27,060)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				895,366				
FUND BALANCE, ENDING			\$	868,306				

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

For the Period Ending November 30, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-		-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-			0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,665,160		
FUND BALANCE, ENDING		\$ 8,665,160		

# **Bank Account Statement**

Balm Grove CDD

**Total Outstanding Deposits** 

Bank Accoun	n <b>t No.</b> 663	37					
Statement N	<b>o.</b> 24_	11		Statement Date	11/30/202	24	
G/L Account	No. 101001	Balance	3,834.10	Statement Balance		8,260.02	
				<b>Outstanding Deposits</b>		1,514.02	
Positive Adju	ustments		0.00	Subtotal	9,774.04		
Subtotal  Negative Adjustments  Ending G/L Balance		3,834.10	Outstanding Checks	-5,939.94			
			0.00	Ending Polongo	2.024.10		
		3,834.10	Ending Balance		3,834.10		
Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Deposits							
Total Deposit	ts					0.00 0.00	
Checks							
08/09/2024	Payment	1190	Check for Vendor V00017	-200.00	-200.00	0.00 0.00	
09/13/2024	•	1196	Check for Vendor V00017  Check for Vendor V00017	-200.00	-200.00	0.00	
	Payment				-200.00		
10/21/2024	Payment	1203	Check for Vendor V00010	-200.00		0.00	
10/21/2024	Payment	1204	Check for Vendor V00017	-200.00	-200.00	0.00	
11/13/2024	Payment	1206	Check for Vendor V00015	-200.00	-200.00	0.00	
11/13/2024	Payment	1207	Check for Vendor V00023	-200.00	-200.00	0.00	
11/13/2024	Payment	1208	Check for Vendor V00019	-200.00	-200.00	0.00	
11/13/2024	Payment	1209	Check for Vendor V00010	-200.00	-200.00	0.00	
11/21/2024	Payment	DD403	Payment of Invoice 000499	-200.16	-200.16	0.00	
11/21/2024 Fotal Checks	Payment	DD404	Payment of Invoice 000512	-217.13	-217.13 -2,017.29	0.00 0.00	
Adjustments				-2,017.29	-2,017.29	0.00	
Total Adjustn	nents						
Outstanding	Checks						
11/01/2024	Payment	1199	Check for Vendor V00006			-497.00	
11/13/2024	Payment	1210	Check for Vendor V00017			-200.00	
11/06/2024	Payment	DD405	Payment of Invoice 000500			-1,641.54	
1/06/2024	Payment	DD406	Payment of Invoice 000501			-3,601.40	
Total Outstan	nding Checks					-5,939.94	
Outstanding	Deposits						
05/01/2024		JE000404	ACH_Utility - Electric			385.23	
11/01/2024		JE000473	Check 1199 adjustment			497.00	
11/18/2024	Payment	BD00003	Deposit No. BD00003			631.79	
Total Outstan	,		•			1 514 02	

1,514.02

#### **Payment Register by Fund**

For the Period from 11/01/2024 to 11/30/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	ERAL FUI	ND - 001	<u>l</u>						
001	1199	11/01/24	V00006	TIMES PUBLISHING COMPANY	092524-4445	LEGAL AD SEPT 2024	Legal Advertising	548002-51301	\$497.00
001	1206	11/13/24		ALBERTO VIERA	AV 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1207	11/13/24	V00023	CARLOS DE LA OSSA	CDLO 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1208	11/13/24	V00019	KELLY A EVANS	KE 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1209	11/13/24	V00010	NICHOLAS J. DISTER	ND 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1210	11/13/24	V00017	RYAN MOTKO	RM 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	DD403	11/21/24	V00034	TECO	0867 101524 ACH	SVC PRD	Utility - Electric	543041-53150	\$200.16
001	DD404	11/21/24	V00034	TECO	0867 091624 ACH	SVC PRD	Utility - Electric	543041-53150	\$217.13
								Fund Total	\$1,914.29
								Total Observa Dalid	T #4 044 00
								Total Checks Paid	\$1,914.29

# BALM GROVE DECEMBER INSPECTION REPORT. 12/14/24, 8:53 AM

Balm Grove CDD. LMP.

Saturday, December 14, 2024

**Prepared For Board of supervisors.** 

31 Items Identified





**Balm Wimauma Rd.**Assigned To LMP.

Heading West on the street.



#### Balm Wimauma Rd.

Assigned To LMP.

The North entrance sign is well maintained. The newly installed plant material is healthy and well maintained. Not turned over to the CDD.



Balm Wimauma Rd.

Assigned To LMP.

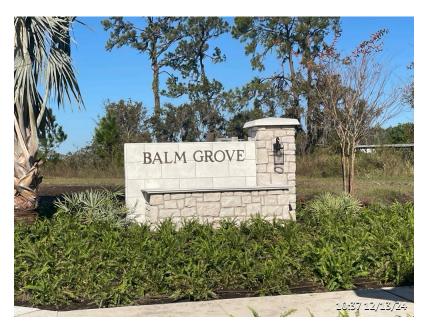
Heading South on the sidewalk.



**Violet Flame.** 

Assigned To LMP.

The North side plants and trees are healthy and well-maintained. Not turned over to the CDD.



#### Balm Wimauma Rd.

Assigned To LMP.

The South side entrance signed, is clean and well maintained. The newly installed plants and trees are healthy and well maintained. Not turned over to the CDD.



#### Violet Flame.

Assigned To LMP.

The South side plants and trees are healthy and well maintained. Not turned over to the CDD.



### Balm Wimauma Rd.

Assigned To LMP.

Heading South on the sidewalk.



## **Violet Flame.**

Assigned To LMP

The newly installed trees heading West on the sidewalk are healthy and well-maintained. The Bahia turf is not irrigated.



## **Violet Flame.**

Assigned To LMP.

There are turf issues hitting West on the frontage. Not turned over to the CDD.



## **Violet Flame.**

Assigned To LMP.

There is turf fertility issues heading West on the sidewalk.



Pond.

Assigned To Eco Logic.

The pond is well maintained.



Pond.

Assigned To Eco Logic.

The pond as well maintained.



**Pond.**Assigned To Eco Logic.

The pond is well maintained.



Pond.
Assigned To Eco Logic.
The pond is well maintained.



**Violet Flame.** 

Assigned To LMP.

The newly installed trees are healthy and well maintained. Not turned over to the CDD.



# Pond.

Assigned To Eco Logic.

The pond is well maintained.



## Pond.

Assigned To Eco Logic.

There is a filamentous algae bloom in the pond. Dustin Taylor the Lennar PM said he will schedule the removal of the contractor trash & debris.



### Pond.

Assigned To Eco Logic.

The pond is well maintained.



**Blue Pearl.** 

Assigned To LMP.

The newly installed trees are healthy and well maintained. Not turned over to the CDD.



## **Zircon Red.**

Assigned To District manager.

The mailbox pavilion and mailboxes are clean and well maintained.



**Zircon Red.** 

Assigned To LMP.

The newly installed trees are healthy and well maintained. Not turned over to the CDD.



**Zircon Red.** 

Assigned To LMP.

The newly installed trees are healthy and well maintained. Not turned over to the CDD.



## Goldstone.

Assigned To LMP.

New landscape installation in progress.



## Goldstone.

Assigned To LMP.

The newly installed trees are healthy and well maintained. Not turned over to the CDD.



## Goldstone.

Assigned To District manager.

The picnic pavilion is well maintained.



## **Blue Pearl.**

Assigned To LMP.

The newly installed trees are healthy and well maintained. Not turned over to the CDD.



**Topaz Blue.**Assigned To District manager.
Heading North on the street.



**Topaz Blue.**Assigned To LMP.

The newly installed plants and trees on the West side of the street are healthy and well-maintained. The entrance sign is clean and well maintained. Not turned over to the CDD.



**Balm Rd.**Assigned To LMP.
Heading West on the street.



**Blue Topaz.**Assigned To LMP.

The East side entrance sign is clean and well maintained. New landscape installation is in progress.



Balm Rd.
Assigned To LMP.
Heading East on the sidewalk.