MARCH 06, 2025 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

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

Regular Meeting Agenda

Thursday, March 06, 2025, at 2:00 p.m.

The Regular Meeting of the Balm Grove Community Development District will be held on March 06, 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#

REGULAR 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 February 06, 2025, Regular Meeting
 - B. Consideration of Operation and Maintenance for January 2025
 - C. Acceptance of the Financials and Approval of the Check Register for January 2025
- 5. STAFF REPORTS
 - A. District Counsel
 - **B.** District Engineer
 - C. District Manager
 - i. Field Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

MINUTES OF MEETING BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of	Supervisors of Balm Grove Community Development						
2	District was held on Thursday, February 6, 2025 and called to order at 2:44 pm at the Offices of							
3	Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.							
4								
5	Present and constituting a quorum we	ere:						
6								
7	Carlos de la Ossa	Chairperson						
8	Nicholas Dister	Vice Chairperson						
9	Ryan Motko	Assistant Secretary (via phone)						
10 11	Alberto Viera	Assistant Secretary						
12	Kelly Evans	Assistant Secretary						
13	Also present were:							
14	Thiso present were.							
15	Michael Perez	District Manager						
16	Jayna Cooper	District Manager						
17	Kathryn Hopkinson	District Counsel						
18	John Vericker	District Counsel						
19	Tyson Waag	District Engineer (via phone)						
20	Residents							
21								
22	The following is a summary of the d	iscussions and actions taken.						
23	EIDET ODDED OF DUCINESS	Call As Ondan/Dall Call						
24 25	FIRST ORDER OF BUSINESS	Call to Order/Roll Call						
26	Mr. Perez called the meeting to order	, and a quorum was established.						
27	SECOND ORDER OF BUSINESS	Public Comments						
28	There being none, the next order of b							
29	and coming mone, and mone order or o							
30	THIRD ORDER OF BUSINESS	Business Items						
31	Mr. Perez and Mr. de la Ossa discuss	ed landscaping with the Board and how Cornerstone						
32	installed at the District will cover a One (1)	year warranty, if they are the provider.						
33								
34	On MOTION by Mr. de la Ossa s	seconded by Ms. Evans, with all in favor,						
35		ove forward with <i>Cornerstone</i> for the						
36		he full district, was approved. 5-0						
37	1 1							
38	FOURTH ORDER OF BUSINESS	Consent Agenda						
39	A. Approval of Minutes of the Janu	e						
40	B. Consideration of Operation and							
41	-	d Approval of the Check Register for December						
42	2024							
43								

44 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 5-0 45 46 47 FIFTH ORDER OF BUSINESS **Staff Reports** 48 **A. District Counsel** 49 Ms. Hopkinson will provide the completed *Cornerstone* contract by end of week. 50 51 **B.** District Engineer Mr. Tyson will provide the map to the District. 52 53 54 C. District Manager 55 Mr. Perez presented his report providing updates on the swale clean-up, street sign and shell 56 installations as well as pond treatments. 57 i. Field Inspections Report 58 The Field Inspections Report was presented, a copy of which was included in the 59 agenda package. 60 SIXTH ORDER OF BUSINESS 61 **Board of Supervisors' Requests and** 62 **Comments** 63 There being none, the next order of business followed. 64 65 SEVENTH ORDER OF BUSINESS Adjournment 66 There being no further business, 67 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor 68 the meeting was adjourned at 2:50 pm. 5-0 69 70 71 72 73 Michael Perez Carlos de la Ossa 74 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					
INFRAMARK LLC	1/3/2025	141032	\$100.00		MANAGMENT FEE
INFRAMARK LLC	1/3/2025	141032	\$750.00		MANAGMENT FEE
INFRAMARK LLC	1/3/2025	141032	\$2,083.33		MANAGMENT FEE
INFRAMARK LLC	1/3/2025	141032	\$2,258.33		FIELD MANAGEMENT
INFRAMARK LLC	1/3/2025	141032	\$350.00		DISSEMINATION SERVICES
INFRAMARK LLC	1/3/2025	141032	\$50.00	\$5,591.66	TECHNOLOGY/DATA STORAGE
STRALEY ROBIN VERICKER	1/9/2025	25781	\$625.00	\$625.00	PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$6,216.66	\$6,216.66	
Regular Services					
ALBERTO VIERA	1/9/2025	AV 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
CARLOS DE LA OSSA	1/9/2025	CO 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
KELLY A EVANS	1/9/2025	KE 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
NICHOLAS J. DISTER	1/9/2025	ND 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
RYAN MOTKO	1/9/2025	RM 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
STRALEY ROBIN VERICKER	1/9/2025	25781 A	\$625.00	\$625.00	PROFESSIONAL SERVICES
Regular Services Subtotal			\$1,625.00	\$1,625.00	
TOTAL			\$7,841.66	\$7,841.66	



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#** 141032

CUSTOMER ID C2377

PO#

DATE
1/3/2025
NET TERMS
Net 30
DUE DATE

2/2/2025

Services provided for the Month of: January 2025

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.

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

January 09, 2025

Client: Matter:

001541 000001

Invoice #:

25781

1

Page:

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/3/2024	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
12/4/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
12/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
		Total Professional Services	1.8	\$625.00

January 09, 2025

Client: 001541 Matter: 000001 Invoice #: 25781

Page: 2

Total Services \$625.00
Total Disbursements \$0.00

 Total Current Charges
 \$625.00

 Previous Balance
 \$14,718.35

 Less Payments
 '\$14,718.35

 PAY THIS AMOUNT
 \$625.00

Please Include Invoice Number on all Correspondence

	District Name:	Balm Grove					
	Board Meeting Date:	January	9, 2025				
	Name	In Attendance Please X	Paid				
1	Carlos de la Ossa		Yes				
2	Nicholas Dister *		Yes				
3	Kelly Evans		Yes				
4	Alberto Viera		Yes				
5	Ryan Motko		Yes				
The supervisors present at the above referenced meeting should be compensated accordingly							
	Approved for payment:						
	Michael Perez District Manager Signature		1/9/2025 Date				

	District Name:	Balm Grove						
	Board Meeting Date:	January 9, 2025						
	Name	In Attendance Please X	Paid					
1	Carlos de la Ossa		Yes					
2	Nicholas Dister *		Yes					
3	Kelly Evans		Yes					
4	Alberto Viera		Yes					
5	Ryan Motko		Yes					
The supe	ervisors present at the above reference Approved for payment:	d meeting should be compensated a	accordingly					
	Michael Perez	Date	1/9/2025					

	District Name:	Balm Grove					
	Board Meeting Date:	January	9, 2025				
	Name	In Attendance Please X	Paid				
1	Carlos de la Ossa		Yes				
2	Nicholas Dister *		Yes				
3	Kelly Evans		Yes				
4	Alberto Viera		Yes				
5	Ryan Motko		Yes				
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	Approved for payment:						
	Michael Perez District Manager Signature		Date	1/9/2025			

	District Name:	Balm Grove				
	Board Meeting Date:	January 9, 2025				
	Name	In Attendance Please X F	Paid			
1	Carlos de la Ossa		les			
2	Nicholas Dister *		res			
3	Kelly Evans	3	res			
4	Alberto Viera		Fes			
5	Ryan Motko	Ŏ	es			
The supervisors present at the above referenced meeting should be compensated accordingly						
	Approved for payment:					
	Michael Perez District Manager Signature	Date	1/9/2025			

	District Name:	Balm Grove					
	Board Meeting Date:	January 9, 20)25				
	Name	In Attendance Please X	Paid				
1	Carlos de la Ossa		Yes				
2	Nicholas Dister *		Yes				
3	Kelly Evans		Yes				
4	Alberto Viera		Yes				
5	Ryan Motko		Yes				
The supervisors present at the above referenced meeting should be compensated accordingly							
	Approved for payment:						
	Michael Perez District Manager Signature	Date	1/9/2025				

Straley Robin Vericker

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Balm Grove Community Development District

Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

January 09, 2025

Client: Matter: 001541 000001

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January 09, 2025 Client: 001541

Matter: 000001 Invoice #: 25781

Page: 2

Total Services \$625.00 Total Disbursements \$0.00

 Total Current Charges
 \$625.00

 Previous Balance
 \$14,718.35

 Less Payments
 '\$14,718.35

 PAY THIS AMOUNT
 \$625.00

Please Include Invoice Number on all Correspondence

Balm Grove Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2025

Prepared by:



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

Balance Sheet

As of January 31, 2025 (In Whole Numbers)

SERIES 2022

					;	SERIES 2022						
			S	ERIES 2022		CAPITAL		GENERAL		GENERAL		
	G	ENERAL	DE	BT SERVICE		PROJECTS	FIX	CED ASSETS	L	ONG-TERM		
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND		EBT FUND	n -	TOTAL
<u>ASSETS</u>												
Cash - Operating Account	\$	177,682	\$	-	\$	-	\$	-	\$	-	\$	177,682
Due From Developer		23,780		-		-		-		-		23,780
Due From Other Funds		-		16,486		-		-		-		16,486
Investments:												
Acq. & Const. (Offsite Project)		-		-		139		-		-		139
Acq. & Construction - Amenity		-		-		668,670		-		-		668,670
Acquisition & Construction Account		-		-		4		-		-		4
Other		-		-		222,343		-		-		222,343
Reserve Fund		-		614,363		-		-		-		614,363
Revenue Fund		-		695,625		-		-		-		695,625
Fixed Assets												
Construction Work In Process		-		-		-		8,665,160		-		8,665,160
Amount To Be Provided		-		-		-		-		21,435,000		21,435,000
TOTAL ASSETS	\$	201,462	\$	1,326,474	\$	891,156	\$	8,665,160	\$	21,435,000	\$	32,519,252
<u>LIABILITIES</u>												
Accounts Payable	\$	3,691	\$	-	\$	-	\$	-	\$	-	\$	3,691
Accounts Payable - Other		1,480		-		-		-		-		1,480
Bonds Payable		-		-		-		-		21,435,000		21,435,000
Due To Other Funds		-		-		16,486		-		-		16,486
Deferred Inflow of Resources		23,780		-		-		-		-		23,780
TOTAL LIABILITIES		28,951		-		16,486		-		21,435,000		21,480,437

Balance Sheet

As of January 31, 2025 (In Whole Numbers)

SERIES 2022

			OLIVILO 2022			
		SERIES 2022	CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	1,326,474	-	-	-	1,326,474
Capital Projects	-	-	874,670	-	-	874,670
Unassigned:	172,511	-	-	8,665,160	-	8,837,671
TOTAL FUND BALANCES	172,511	1,326,474	874,670	8,665,160	-	11,038,815
TOTAL LIABILITIES & FUND BALANCES	\$ 201,462	\$ 1,326,474	\$ 891,156	\$ 8,665,160	\$ 21,435,000	\$ 32,519,252

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Tax Collector	\$ -	\$ 801	\$ 801	0.00%
Special Assmnts- Tax Collector	-	135,828	135,828	0.00%
Special Assmnts- CDD Collected	352,425	92,957	(259,468)	26.38%
Developer Contribution	-	95,966	95,966	0.00%
TOTAL REVENUES	352,425	325,552	(26,873)	92.37%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,050	3,150	25.00%
ProfServ-Field Management	27,100	2,258	24,842	8.33%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	6,048	8,952	40.32%
District Engineer	9,500	1,976	7,524	20.80%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	10,767	14,233	43.07%
Accounting Services	9,000	3,000	6,000	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	73	427	14.60%
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	2,008	1,492	57.37%
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	400	800	33.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	161,825	31,930	129,895	19.73%
<u>Utility Services</u>				
Utility - Electric	2,500	8,729	(6,229)	349.16%
Utility - StreetLights	5,000	21,249	(16,249)	424.98%
Total Utility Services	7,500	29,978	(22,478)	399.71%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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	-	4,500	0.00%
Contracts-Landscape	134,000	12,575	121,425	9.38%
Contracts-Aquatic Control	7,500	3,675	3,825	49.00%
Contracts-Pools	500	_	500	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
R&M-Other Landscape	9,000	_	9,000	0.00%
Irrigation Repairs & Maintenance	1,000	_	1,000	0.00%
Janitorial Supplies	7,000	_	7,000	0.00%
Total Other Physical Environment	173,100	16,250	156,850	9.39%
Parks and Recreation				
Misc-Contingency	10,000	5,175	4,825	51.75%
Total Parks and Recreation	10,000	5,175	4,825	51.75%
Clubhouse				
R&M-Clubhouse	_	(632)	632	0.00%
Total Clubhouse	_	(632)	632	0.00%
TOTAL EXPENDITURES	352,425	82,701	269,724	23.47%
Excess (deficiency) of revenues Over (under) expenditures		242,851	242,851	0.00%
Over (under) expenditures	<u>-</u> _	242,031	242,001	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(70,340)		
FUND BALANCE, ENDING		\$ 172,511		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2022 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 12,468	\$ 12,468	0.00%
Special Assmnts- Tax Collector	-	473,565	473,565	0.00%
Special Assmnts- CDD Collected	788,469	576,178	(212,291)	73.08%
Developer Contribution	-	142,989	142,989	0.00%
TOTAL REVENUES	788,469	1,205,200	416,731	152.85%
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		 379,059	 379,059	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,326,474		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>								
Interest - Investments	\$	-	\$	13,540	\$	13,540	0.00%	
TOTAL REVENUES		-		13,540		13,540	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		_		(20,696)		(20,696)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				895,366				
FUND BALANCE, ENDING			\$	874,670				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 General Fixed Assets Fund (900) (In Whole Numbers)

	ANNUAL				YTD ACTUAL
	ADOPTED	YEA	R TO DATE	VARIANCE (\$)	AS A % OF
ACCOUNT DESCRIPTION	BUDGET		ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES					
TOTAL REVENUES	-		-	-	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures					0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			8,665,160		
1 OND BALANCE, BEOMINIO (OOT 1, 2024)			0,000,100		
FUND BALANCE, ENDING		\$	8,665,160		

Bank Account Statement

Balm Grove CDD

 Bank Account No.
 6637

 Statement No.
 25_01

Statement Date 01/31/2025

G/L Account No. 101001 Balance	182,925.33	Statement Balance	178,535.60
		Outstanding Deposits	12,040.05
Positive Adjustments	0.00	Subtotal	190,575.65
Subtotal	182,925.33	Outstanding Checks	-7,650.32
Negative Adjustments	0.00		102.025.22
Ending G/L Balance	182,925.33	Ending Balance	182,925.33

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/10/2025	Payment	BD00006	Developer Contribution	Deposit No. BD00006	95,966.02	95,966.02	0.00
01/31/2025	Payment	BD00009	Interest - Tax Collector	Deposit No. BD00009	801.29	801.29	0.00
01/07/2025	Payment	BD00012	Special Assmnts- Tax Collector	Deposit No. BD00012	6,696.64	6,696.64	0.00
Total Deposit	ts		rax collector		103,463.95	103,463.95	0.00
Checks							
							0.00
12/10/2024	Payment	1214	EGIS INSURANCE	Check for Vendor V00007	-5,814.00	-5,814.00	0.00
12/18/2024	Payment	1220	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-10,050.00	-10,050.00	0.00
12/18/2024	Payment	1221	FLORIDA COMMERCE	Check for Vendor V00003	-200.00	-200.00	0.00
12/18/2024	Payment	1222	GRAU & COMPANY	Check for Vendor V00025	-4,700.00	-4,700.00	0.00
12/23/2024	Payment	1227	Disclosure Technology Services, LLC	Check for Vendor V00035	-1,500.00	-1,500.00	0.00
12/23/2024	Payment	1228	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-20,575.00	-20,575.00	0.00
12/23/2024	Payment	1230	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036	-11,325.00	-11,325.00	0.00
12/23/2024	Payment	1231	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-1,096.00	-1,096.00	0.00
12/23/2024	Payment	1232	STRALEY ROBIN VERICKER	Check for Vendor V00008	-3,230.00	-3,230.00	0.00
12/23/2024	Payment	1233	TIMES PUBLISHING COMPANY	Check for Vendor V00006	-1,192.00	-1,192.00	0.00
12/31/2024	Payment	1234	BALM GROVE CDD	Check for Vendor V00031	-320,046.73	-320,046.73	0.00
12/31/2024	Payment	1235	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-3,675.00	-3,675.00	0.00
12/31/2024	Payment	1236	INFRAMARK LLC	Check for Vendor V00016	-5,601.29	-5,601.29	0.00

Bank Account Statement

Balm Grove CDD

Statement N							
	lo. 25	5_01			Statement Date	01/31/2025	
			LANDSCAPE MAINT				
2/31/2024	Payment	1237	PROFESSIONALS INC	Check for Vendor V00036	-3,775.00	-3,775.00	0.00
2/31/2024	Payment	1238	STRALEY ROBIN VERICKER	Check for Vendor V00008	-1,567.50	-1,567.50	0.00
2/31/2024	Payment	1239	TECO	Check for Vendor V00034	-6,647.93	-6,647.93	0.00
1/08/2025	Payment	1240	BALM GROVE CDD	Check for Vendor V00031	-5,204.02	-5,204.02	0.00
1/13/2025	Payment	1241	INFRAMARK LLC	Check for Vendor V00016	-5,591.66	-5,591.66	0.00
1/17/2025	Payment	1242	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
1/17/2025	Payment	1243	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
1/17/2025	Payment	1244	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
01/17/2025	Payment	1245	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
1/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-324.79	-324.79	0.00
1/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-329.51	-329.51	0.00
1/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-592.21	-592.21	0.00
1/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-1,691.16	-1,691.16	0.00
1/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-3,710.26	-3,710.26	0.00
otal Checks					-419,239.06	-419,239.06	0.00
djustments							
otal Adjustn							
otai Aujusti	ments						
•							
Outstanding		1199	TIMES PUBLISHING COMPANY	Check for Vendor V00006			-497.00
Outstanding 1/01/2024	Checks	1199 1217		Check for Vendor V00006 Check for Vendor V00017			-497.00 -200.00
Outstanding 1/01/2024 2/10/2024	Checks Payment		COMPANY RYAN MOTKO STRALEY ROBIN				
Outstanding 1/01/2024 2/10/2024 1/17/2025	Checks Payment Payment Payment	1217 1	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER	Check for Vendor V00017 Payment of Invoice 000550			-200.00 -625.00
Dutstanding 1/01/2024 2/10/2024 1/17/2025 1/17/2025	Checks Payment Payment	1217	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric	Check for Vendor V00017			-200.00
Dutstanding 1/01/2024 2/10/2024 01/17/2025 01/17/2025 01/01/2025	Checks Payment Payment Payment	1217 1 1246	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017			-200.00 -625.00 -200.00
Dutstanding 1/01/2024 2/10/2024 01/17/2025 01/17/2025 01/01/2025 01/30/2025	Checks Payment Payment Payment Payment	1217 1 1246 JE000525	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric			-200.00 -625.00 -200.00 -220.23
Putstanding 1/01/2024 2/10/2024 1/17/2025 1/17/2025 1/01/2025 1/30/2025 2/10/2024	Payment Payment Payment Payment Payment Payment	1217 1 1246 JE000525 1247	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008			-200.00 -625.00 -200.00 -220.23 -625.00
Putstanding 1/01/2024 2/10/2024 1/17/2025 1/17/2025 1/01/2025 1/30/2025 2/10/2024 2/10/2024	Payment Payment Payment Payment Payment Payment Payment Payment Payment	1217 1 1246 JE000525 1247 DD410 DD411	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER TECO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008 Payment of Invoice 000511			-200.00 -625.00 -200.00 -220.23 -625.00 -1,654.11
Dutstanding 1/01/2024 2/10/2024 01/17/2025 01/01/2025 01/30/2025 2/10/2024 2/10/2024 Total Outstanding	Payment	1217 1 1246 JE000525 1247 DD410 DD411	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER TECO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008 Payment of Invoice 000511			-200.00 -625.00 -200.00 -220.23 -625.00 -1,654.11 -3,628.98
Outstanding 1/01/2024 2/10/2024 01/17/2025 01/17/2025 01/01/2025 01/30/2025 2/10/2024 2/10/2024 Cotal Outstanding	Payment	1217 1 1246 JE000525 1247 DD410 DD411 s	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER TECO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008 Payment of Invoice 000511 Payment of Invoice 000513			-200.00 -625.00 -200.00 -220.23 -625.00 -1,654.11 -3,628.98 -7,650.32
Dutstanding 1/01/2024 2/10/2024 1/17/2025 1/17/2025 1/01/2025 1/30/2025 2/10/2024 2/10/2024 Total Outstanding 15/01/2024	Payment	1217 1 1246 JE000525 1247 DD410 DD411 s	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER TECO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008 Payment of Invoice 000511 Payment of Invoice 000513			-200.00 -625.00 -200.00 -220.23 -625.00 -1,654.11 -3,628.98 -7,650.32
Dutstanding 1/01/2024 2/10/2024 1/17/2025 1/17/2025 1/01/2025 1/30/2025 2/10/2024 2/10/2024 Total Outstanding 5/01/2024 1/01/2024	Payment Deposits	1217 1 1246 JE000525 1247 DD410 DD411 s	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER TECO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008 Payment of Invoice 000511 Payment of Invoice 000513 ACH_Utility - Electric Check 1199 adjustment			-200.00 -625.00 -200.00 -220.23 -625.00 -1,654.11 -3,628.98 -7,650.32
Dutstanding 1/01/2024 2/10/2024 1/17/2025 1/17/2025 1/30/2025 2/10/2024 2/10/2024 Dutstanding 5/01/2024 1/01/2024 1/01/2024	Payment	1217 1 1246 JE000525 1247 DD410 DD411 s	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER TECO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008 Payment of Invoice 000511 Payment of Invoice 000513 ACH_Utility - Electric Check 1199 adjustment Deposit No. BD00003			-200.00 -625.00 -200.00 -220.23 -625.00 -1,654.11 -3,628.98 -7,650.32 385.23 497.00 631.79
Dutstanding 1/01/2024 2/10/2024 1/17/2025 1/17/2025 1/01/2025 1/30/2025 2/10/2024 2/10/2024 Cotal Outstanding 5/01/2024	Payment Deposits	1217 1 1246 JE000525 1247 DD410 DD411 s	COMPANY RYAN MOTKO STRALEY ROBIN VERICKER RYAN MOTKO Utility - Electric STRALEY ROBIN VERICKER TECO	Check for Vendor V00017 Payment of Invoice 000550 Check for Vendor V00017 Reverse Utility - Electric Check for Vendor V00008 Payment of Invoice 000511 Payment of Invoice 000513 ACH_Utility - Electric Check 1199 adjustment	5		-200.00 -625.00 -200.00 -220.23 -625.00 -1,654.11 -3,628.98 -7,650.32

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025 (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
SENE	RAL FUN	<u>ID - 001</u>							
001	1241	01/13/25	V00016	INFRAMARK LLC	141032	DISTRICT MANAGEMENT JAN 2025	MANAGMENT FEE	549936-51301	\$100.00
001	1241	01/13/25	V00016	INFRAMARK LLC	141032	DISTRICT MANAGEMENT JAN 2025	MANAGMENT FEE	532001-51301	\$750.00
001	1241	01/13/25	V00016	INFRAMARK LLC	141032	DISTRICT MANAGEMENT JAN 2025	MANAGMENT FEE	531151-51301	\$2,083.33
001	1241	01/13/25	V00016	INFRAMARK LLC	141032	DISTRICT MANAGEMENT JAN 2025	FIELD MANAGEMENT	531016-51301	\$2,258.33
001	1241	01/13/25	V00016	INFRAMARK LLC	141032	DISTRICT MANAGEMENT JAN 2025	DISSEMINATION SERVICES	531012-51301	\$350.00
001	1241	01/13/25	V00016	INFRAMARK LLC	141032	DISTRICT MANAGEMENT JAN 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1242	01/17/25	V00015	ALBERTO VIERA	AV 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	1243	01/17/25	V00023	CARLOS DE LA OSSA	CO 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1244	01/17/25	V00019	KELLY A EVANS	KE 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	1245	01/17/25	V00010	NICHOLAS J. DISTER	ND 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1246	01/17/25	V00017	RYAN MOTKO	RM 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1247	01/30/25	V00008	STRALEY ROBIN VERICKER	25781 A	PROFESSIONAL SERVICES THROUGH 12.31.2024	PROFESSIONAL SERVICES	531146-51401	\$625.00
								Fund Total	\$7,216.66
	S 2022 I	DEBT SE	RVICE I	FUND - 200					
200	1240	01/08/25	V00031	BALM GROVE CDD	01072025-709	Series 2022 FY25 Tax Dist ID 709	SERIES 2022 FY 25 TAX DIST ID 709	103200	\$5,204.03

Total Checks Paid

\$12,420.68





Gary Schwartz Inframark

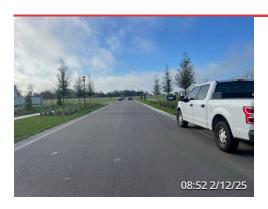
BALM GROVE FEBRUARY INSPECTION REPORT. 2/12/25, 9:05 AM

Balm Grove CDD. LMP.

Wednesday, February 12, 2025

Prepared For Board of supervisors.

35 Photos



TOPAZ BLUE.

Assigned To District manager.

Heading West on the street.



BALM ROAD & TOPAZ BLUE.

Assigned To LMP.

The North Side community entrance is well maintained.



TOPAZ BLUE.

Assigned To Cornerstone.

Heading West on the sidewalk.



BALM ROAD.

Assigned To Corner stone.

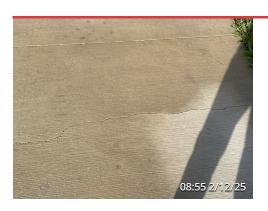
Heading North on the frontage.



BALM ROAD.

Assigned To District manager.

The trash is scheduled to be removed.



BALM ROAD.

Assigned To District manager.

The sidewalk is cracked.



BALM ROAD.

Assigned To LMP.

LMP Is scheduled to install shell in the damaged area of the turf.



TOPAZ BLUE.

Assigned To Cornerstone.

Heading West on the sidewalk.



BALM ROAD.

Assigned To Cornerstone.

Heading South on the frontage.



BALM ROAD @ TOPAZ BLUE.

Assigned To Cornerstone.

The South side community entrance sign is well-maintained.



TOPAZ BLUE.

Assigned To Cornerstone.

This area still needs to be landscaped.



TOPAZ BLUE.

Assigned To Cornerstone.

Missing irrigation head needs to be replaced.



POND.

Assigned To Eco Logic.

The pond is well-maintained.



GOLDSTONE CT.

Assigned To District manager.

The trashcan needs to be serviced.



GOLDSTONE CT.

Assigned To District manager.

The playground is well-maintained.



ZIRCON RED.

Assigned To District manager.

The mailboxes, and the mailbox pavilion is well-maintained.



ZIRCON RED.

Assigned To District manager.

The pocket park is well-maintained.



POND.

Assigned To Eco Logic.

The pond is well-maintained.



POND.

Assigned To Eco Logic.

There is filamentous algae in the pond, but overall the pond is well-maintained.



POND.

Assigned To Eco Logic.

The filamentous algae in the pond is beginning to die. I will reach out to Lennar to remove the pond debris.



POND.Assigned To Eco Logic.

The pond is well-maintained.



RAINBOW QUARTZ.

Assigned To District manager. Leaning street sign.



RAINBOW QUARTZ.

Assigned To District manager.

The leaning light pole needs to be repaired.



VIOLET FLAME.

Assigned To District manager.

Heading West on the street.



BALM WIMAUMA ROAD & VIOLET FLAME.

Assigned To Corner stone.

The North side community entrance is well-maintained.



VIOLET FLAME.

Assigned To Cornerstone.

Heading West on the North sidewalk.



BALM WIMAUMA ROAD.

Assigned To Corner stone.

Heading North on the sidewalk.



BALM WIMAUMA ROAD.

Assigned To LMP.

LMP Is scheduled to install shell in the damaged section of the turf.



BALM WIMAUMA ROAD & VIOLET FLAME.

Assigned To Cornerstone.

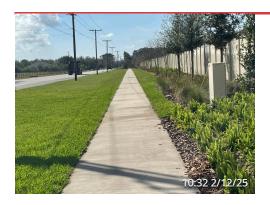
The South side community entrance sign is well-maintained.



VIOLET FLAME.

Assigned To Cornerstone.

Heading West on the South sidewalk.



BALM WIMAUMA ROAD.

Assigned To Conerstone.

Heading South on the sidewalk.



POND.

Assigned To Eco Logic.

The pond is well-maintained.



POND.Assigned To Eco Logic.

The pond is well-maintained.



POND.

Assigned To Eco Logic.

The pond is well-maintained.



POND.

Assigned To Eco Logic.

The pond is well-maintained.