BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

APRIL 03, 2025 REGULAR MEETING

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300 TAMPA FL, 33607

Balm Grove Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman Nick Dister, Vice Chairperson Kelly Evans, Assistant Secretary Alberto Viera, Assistant Secretary Ryan Motko, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Thursday, April 03, 2025, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **April 03, 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: 263 935 216 491 **Passcode:** Sd7Lo6KB **Dial-in by phone** +1 646-838-1601 **Pin:** 151 133 964#

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
 - **A.** Consideration of Resolution 2025-04; Expand the CDD Boundaries
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the March 06, 2025, Regular Meeting
 - **B.** Consideration of Operation and Maintenance for February 2025
 - C. Acceptance of the Financials and Approval of the Check Register for February 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

RESOLUTION NO. 2025-04

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Balm Grove Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Balm Grove Community Development District ("**Petition**"). The District shall be amended by expanding the District by adding the parcel as described in **Exhibit A** ("**Property**"), which is attached hereto, and incorporated herein.

NOW THEREFORE, BE IT RESOLVED THAT:

- 1. The Board hereby authorizes and approves of the boundary amendment of the District and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the petition to Hillsborough County, Florida.
- 2. The Board hereby authorizes and directs the Chair, the Vice Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the petition from Hillsborough County, Florida.

DATA CROVE COMMUNITY

3. This Resolution shall be effective as of April 3, 2025.

PASSED AND ADOPTED THIS 3RD DAY OF APRIL, 2025.

ATTEST:	DEVELOPMENT DISTRICT
	<u></u>
Name:	Name: Carlos de la Ossa
Title: Secretary/Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT EXPANSION PARCEL

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, March 6, 2025 and called to order at 2:40 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 were:				
6		CI. :			
7	Carlos de la Ossa Nicholas Dister	Chairperson Vice Chairmerson (vice phane)			
8 9	Ryan Motko	Vice Chairperson (via phone) Assistant Secretary			
10	Alberto Viera	Assistant Secretary Assistant Secretary			
10	Kelly Evans	Assistant Secretary Assistant Secretary			
12	Keny Evans	Assistant Secretary			
13	Also present were:				
14	This 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	•	, , ,			
21	The following is a summary of the discussion	ons and actions taken.			
22					
23	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
24	Mr. Perez called the meeting to order, and a	quorum was established.			
25	~~~~~				
26	SECOND ORDER OF BUSINESS	Public Comments			
27	There being none, the next order of business	followed.			
28	THIRD ODDED OF DUCINESS	D			
29 30	THIRD ORDER OF BUSINESS	Business Items			
31	There being none, the next order of business	lollowed.			
32	FOURTH ORDER OF BUSINESS	Consent Agenda			
33	A. Approval of Minutes of the February				
34	B. Consideration of Operation and Maint				
35	C. Acceptance of the Financials and Appl				
36	January 2025	to the choch regions for			
37	Julium J = 0 = 0				
38	On MOTION by Mr. de la Ossa seco	onded by Mr. Viera, with all in			
39	favor, the Consent Agenda, was appro	•			
40					
41	FIFTH ORDER OF BUSINESS	Staff Reports			
42	A. District Counsel				
43	B. District Engineer				
44	C. District Manager				
45	There being no reports, the next item fol	lowed.			

46 47	i. Field Inspections ReportThe Field Inspections Report	t was presented, a copy of which was included
48	in the agenda package.	
49		
50	SIXTH ORDER OF BUSINESS	Board of Supervisors' Requests and
51		Comments
52	There being none, the next order of bu	siness followed.
53		
54	SEVENTH ORDER OF BUSINESS	Adjournment
55	There being no further business,	
56		
57	On MOTION by Mr. de la Oss	sa seconded by Mr. Viera, with all in
58	favor, the meeting was adjourned	ed at 2:41 pm. 5-0
59		
60		
61		
62		
63	Michael Perez/Jayna Cooper	Carlos de la Ossa
64	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	1/31/2025	4796	\$3,675.00	\$3,675.00	LAKE MAINT.
INFRAMARK LLC	2/1/2025	142798	\$100.00		MANAGMENT FEE
INFRAMARK LLC	2/1/2025	142798	\$750.00		Accounting Services
INFRAMARK LLC	2/1/2025	142798	\$2,083.33		MANAGMENT FEE
INFRAMARK LLC	2/1/2025	142798	\$2,258.33		field services
INFRAMARK LLC	2/1/2025	142798	\$350.00		dissemination services
INFRAMARK LLC	2/1/2025	142798	\$50.00	\$5,591.66	Data storage
LANDSCAPE MAINT PROFESSIONALS INC	2/3/2025	312552	\$3,775.00	\$3,775.00	GROUND MAINT
Monthly Contract Subtotal			\$13,041.66	\$13,041.66	
Variable Contract					
STANTEC CONSULTING SERVICES INC	2/6/2025	2354012	\$1,012.75	\$1,012.75	PROF SVCS GENERAL CONSULTING
STRALEY ROBIN VERICKER	2/5/2025	25943	\$2,075.66	\$2,075.66	PROFESSIONAL SERVICES
Variable Contract Subtotal			\$3,088.41	\$3,088.41	
Utilities					
TECO	2/14/2025	021425 0867 ACH	\$12.28	\$12.28	SERVICE 01/11/25 - 02/10/25
TECO	2/17/2025	021725 3830	\$136.96	\$136.96	
TECO	2/17/2025	021725 5164	\$1,431.53	\$1,431.53	SVC PRD
TECO	2/17/2025	021725 0005	\$1,466.04	\$1,466.04	SVC PRD 1/14 - 2/11/2025
Utilities Subtotal			\$3,046.81	\$3,046.81	
Regular Services			*		0.12=0.1100=0=0
ALBERTO VIERA	2/6/2025	AV 020625	\$200.00	\$200.00	
CARLOS DE LA OSSA	2/6/2025	CO 020625	\$200.00	\$200.00	
INFRAMARK LLC	1/27/2025	142068	\$3.00	\$3.00	•
KELLY A EVANS	2/6/2025	KE 020625	\$200.00	\$200.00	
NICHOLAS J. DISTER	2/6/2025	ND 020625	\$200.00	\$200.00	SUPERVISOR FEE

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
RYAN MOTKO	2/6/2025	RM 020625	\$200.00	\$200.00	SUPERVISOR FEE
Regular Services Subtotal			\$1,003.00	\$1,003.00	
Additional Services					
INFRAMARK LLC	2/18/2025	143762	\$1.38	\$1.38	postage
LANDSCAPE MAINT PROFESSIONALS INC	2/18/2025	316383	\$365.00	\$365.00	adding shell where sod was damaged
Additional Services Subtotal			\$366.38	\$366.38	
TOTAL			\$20,546.26	\$20,546.26	

Eco-Logic Services LLC

Invoice

PO Box 18204 Sarasota, FL 34276

Date	Invoice #
1/31/2025	4796

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

Balm Grove

Description		Amount
Lake maintenance services for January 2025 Maintenance of ditch and conservation areas for January 2025		1,350.00 2,325.00
	<u> </u>	
	Total	\$3,675.00

Phone # 941-312-1764

Pete@Eco-Logic-Services.com



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# 142798 CUSTOMER ID

C2377

DATE
2/1/2025
NET TERMS
Net 30
DUE DATE
3/3/2025

Services provided for the Month of: February 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

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

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.

Please Remit Payment to:

Landscape Maintenance Professional LLC PO Box 919917 Orlando, FL 32891



Invoice 312552

В	ill To
В	alm Grove CDD
C,	/o Inframark
3	13 Campus Street
C	Celebration, FL 34747

Date	Due Date
02/03/25	3/5/2025
Account Owner	PO#
Lou Sheehan	

Item		Amount
#309452 - Balm Grove CDD- Landscape Maintenance Agreement -2024 Lakeland February 2025		\$3,775.00
	Grand Total	\$3,775.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$7,550.00	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

Thank you for allowing us to serve you.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



Page 1 of 1



Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2354012 February 6, 2025 238202121 167318 238202121

Bill To

Balm Grove Community Development District Accounts Payable c/o Meritus Districts 2005 Pan Am Circle Suite 300 Tampa FL 33607 United States Please Remit To

United States

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

Project Balm Grove CDD

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L 1,012.75 Contract Upset
Contract Billed to Date
For Period Ending

14,223.50 1,012.75

February 1, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	2.00	160.00	320.00
Level 07	Nurse, Vanessa M	2.75	167.00	459.25
Level 10	Waag, R Tyson (Tyson)	0.50	182.00	91.00
Level 10	Waag, R Tyson (Tyson)	0.75	190.00	142.50
	Subtotal Professional Services	6.00		1,012.75

Top Task Subtotal

2025 FY General Consulting

1,012.75 1,012.75 **1,012.75**

Total Fees & Disbursements INVOICE TOTAL (USD)

Net Due in 30 Days or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-12-20	238202121	2025	Direct - Regular	NURSE, VANESSA M	2.00	160.00	320.00	PREPARED NEW OWNERSHIP MAP	
2025-01-09	238202121	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	PREPARED NEW OWNERSHIP MAP	
2025-01-24	238202121	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED EPG MAPPING ONEDRIVE FOLDER	
2025-01-30	238202121	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50	PREPARED NEW OWNERSHIP MAP	
2024-12-05	238202121	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW MEETING AGENDA AND MONTHLY BOARD MEETING	
								ATTENDANCE.	
2025-01-09	238202121	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW MEETING AGENDA AND MEETING ATTENDANCE.	
2025-01-10	238202121	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CDD TEAM COORDINATION MEETING	
			Total Project 238202121		6.00		\$1,012.75		

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

February 05, 2025

Client: Matter: 001541 000001

Invoice #:

25943

Page:

1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
1/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/9/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
1/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.7	\$227.50
1/17/2025	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING IN PERSON; PREPARE NOTICE OF TERMINATION OF LANDSCAPE SERVICE AGREEMENT TO LMP.	1.7	\$552.50
1/21/2025	KCH	REVIEW PROPOSAL FROM CORNERSTONE FOR LANDSCAPE MAINTENANCE SERVICES OF BALM WEST; PREPARE SERVICES AGREEMENT FOR SAME.	1.5	\$487.50
1/30/2025	KCH	REVIEW AGENDA PACKAGE AND EMAILS WITH M.PEREZ REGARDING SAME; REVIEW PROPOSAL FROM CORNERSTONE FOR LANDSCAPE MAINTENANCE.	0.8	\$260.00
		Total Professional Services	6.3	\$2,067.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/29/2025	Postage	\$8.16

February 05, 2025 Client: 001541 Matter: 000001 Invoice #: 25943

Page: 2

DISBURSEMENTS

Date	Description of Disbursements		Am	ount
		Total Disbursements	•	\$8.16
		Total Services	\$2,067.50	
		Total Disbursements	\$8.16	
		Total Current Charges	\$2,07	75.66
		Previous Balance	\$62	25.00
		Less Payments	(\$62	25.00)
		PAY THIS AMOUNT	\$2,07	75.66

Please Include Invoice Number on all Correspondence



BALM GROVE COMMUNITY DEVELOPMENT

11480 COUNTY ROAD 672, PMP RIVERVIEW, FL 33579 Statement Date: February 14, 2025

Amount Due:

\$12.28

Due Date: March 07, 2025 **Account #:** 221009210867

Account Summary

Monthly Usage (kWh)

1600

Previous Amount Due	-\$174.60 \$0.00
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$174.60
Current Month's Charges	\$186.88

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 **70.83% higher** than the same period last year.



Your average daily kWh used was 2.38% lower than it was in your previous period.



Scan here to view your account online.



An Audit
You'll Love
Our certified experts can uncover ways to save energy and money.

TampaElectric.com/BizSave

960 640 320 0 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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



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 en By

FEB 1 9 2025

Account #: 221009210867 Due Date: March 07, 2025

Amount Due:

\$12.28

Payment Amount: \$ __

624223903630



00004965 FTECO102152500021010 00000 02 00000000 11288 002
BALM GROVE COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

P.O. BOX 31318 TAMPA, FL 33631-3318

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



Service For:

11480 COUNTY ROAD 672 PMP, RIVERVIEW, FL 33579 Account #: 221009210867 Statement Date: February 14, 2025 Charges Due: March 07, 2025

Meter Read

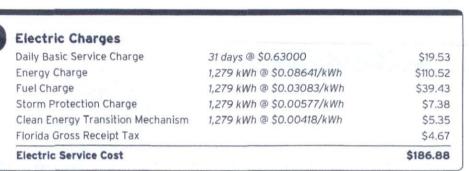
Meter Location: BOOSTER PUMP

Service Period: Jan 11, 2025 - Feb 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000852833	02/10/2025	14,813	13,534		1,279 kWh	1	31 Days

Charge Details



Total Current Month's Charges

\$186.88

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

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:

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

Correspondences: Tampa Electric

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 17



BALM GROVE COMMUNITY DEVELOPMENT

2024

Oct

Nov

2025

Dec

12974 VIOLET FLAME AVE WIMAUMA, FL 33598 Statement Date: February 17, 2025

Amount Due: \$136.96

Due Date: March 10, 2025 **Account #:** 221009453830

Account Summary

Monthly Usage (kWh)

Feb

Mar

Apr

Amount Due by March 10, 2025	\$136.96
Current Month's Charges	\$299.77
Credit balance after payments and credits	-\$162.81
Payment(s) Received Since Last Statement	\$0.00
Previous Amount Due	-\$162.8 ⁻
Current Service Period: January 14, 2025 - February 11, 2025	

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 21.59% lower than it was in your previous period.



Scan here to view your account online.





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 #: 221009453830 **Due Date:** March 10, 2025

3000 2400 1800

1200

600

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: \$136.96

Payment Amount: \$_____

664964426607

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:

12974 VIOLET FLAME AVE WIMAUMA, FL 33598 Account #: 221009453830 Statement Date: February 17, 2025 Charges Due: March 10, 2025

Meter Read

Meter Location: IRR WELL

Service Period: Jan 14, 2025 - Feb 11, 2025

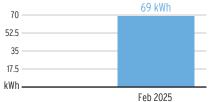
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	-	Total Used	Multiplier	Billing Period
1000853590	02/11/2025	5,342	3,347		1,995 kWh	1	29 Days

Charge Details

Electric Charges Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 **Energy Charge** 1,995 kWh @ \$0.08641/kWh \$172.39 Fuel Charge 1,995 kWh @ \$0.03083/kWh \$61.51 Storm Protection Charge 1,995 kWh @ \$0.00577/kWh \$11.51 Clean Energy Transition Mechanism 1,995 kWh @ \$0.00418/kWh \$8.34 Florida Gross Receipt Tax \$6.97 **Electric Service Cost** \$278.99 State Tax \$20.78 Total Electric Cost, Local Fees and Taxes \$299.77

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

\$299.77

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:

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:

 ${\sf TampaElectric.com}$

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



be charged.

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

charges to your account or service disconnection.



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



BALM GROVE COMMUNITY DEVELOPMENT

BALM GROVE W PH 1 WIMAUMA, FL 33598 Statement Date: February 17, 2025

Amount Due: \$1,431.53

Due Date: March 10, 2025 Account #: 211031805164

Account Summary



Current Service Period: January 14, 2025 - February 11, 2025			
Previous Amount Due	-\$1,827.46		
Payment(s) Received Since Last Statement	\$0.00		
Credit balance after payments and credits	-\$1,827.46		
Current Month's Charges	\$3,258.99		

Amount Due by March 10, 2025

\$1,431.53

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: March 10, 2025



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: \$1,431.53

Payment Amount: \$_____

693358327096

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: February 17, 2025 Charges Due: March 10, 2025

Tampa Electric's diverse fuel mix for the

12-month period ending December 2024 includes 81% natural gas, 10% solar, 9%

Important Messages

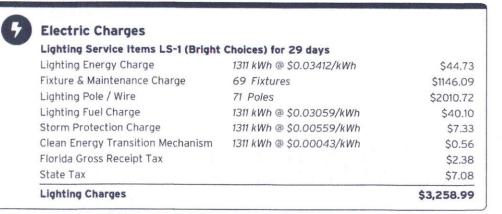
Quarterly fuel source update

purchased power, and 0% coal.

Service Period: Jan 14, 2025 - Feb 11, 2025

5 Rate Schedule: Lighting Service

Charge Details



Total Current Month's Charges

\$3,258.99

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:

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



Credit or Debit Card Pay by credit Card

using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone 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.



BALM GROVE COMMUNITY DEVELOPMENT

BALM GROVE W PH 2 WIMAUMA, FL 33598 Statement Date: February 17, 2025

Amount Due: \$1,466.04

Due Date: March 10, 2025 **Account #:** 211031840005

Account Summary



Current Service Period: January 14, 2025 - February 11, 2025	
Previous Amount Due Payment(s) Received Since Last Statement	-\$112.56 \$0.00
Credit balance after payments and credits Current Month's Charges	-\$112.56 \$1,578.60

Amount Due by March 10, 2025

\$1,466.04

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



Scan here to view your account online.



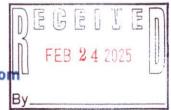
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Account #: 211031840005 Due Date: March 10, 2025

Amount Due: \$1,466.04

Payment Amount: \$_

693358327097

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

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



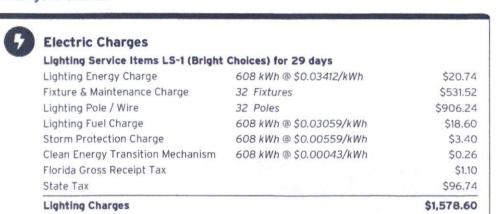
Service For: BALM GROVE W PH 2 WIMAUMA, FL 33598

Rate Schedule: Lighting Service

Account #: 211031840005 Statement Date: February 17, 2025 Charges Due: March 10, 2025

Service Period: Jan 14, 2025 - Feb 11, 2025

Charge Details



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

\$1,578.60

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

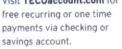
Credit or Debit Card

Pay by credit Card

be charged.

using KUBRA EZ-Pay

at TECOaccount.com. Convenience fee will



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.



Toll Free:

866-689-6469



Tampa Electric P.O. Box 111

Tampa, FL 33601-0111

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Power Outage: 877-588-1010

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813-275-3909

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for BOARD OF SUPERVISORS

	District Name:	Balm Grove	
	Board Meeting Date:	February	6, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez2/6/2025District Manager SignatureDate

for BOARD OF SUPERVISORS

	District Name:	Balm Grove	
	Board Meeting Date:	February	6, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez 2/6/2025
District Manager Signature Date



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#
142068
CUSTOMER ID
C2377
PO#

DATE
1/27/2025

NET TERMS
Net 30

DUE DATE
2/26/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	20	Ea	0.15		3.00
Postage	19	Ea	0.69		13.11
Subtotal					16.11

\$16.11	Subtotal
\$0.00	Tax
\$16.11	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.

for BOARD OF SUPERVISORS

	District Name:	Balm Grove	
	Board Meeting Date:	February	6, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez2/6/2025District Manager SignatureDate

for BOARD OF SUPERVISORS

	District Name:	Balm Grove	
	Board Meeting Date:	February	6, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez 2/6/2025
District Manager Signature Date

for BOARD OF SUPERVISORS

	District Name:	Balm Grove	_
	Board Meeting Date:	February	6, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez 2/6/2025
District Manager Signature Date



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 143762 CUSTOMER ID C2377

PO#

DATE
2/18/2025
NET TERMS
Net 30
DUE DATE
3/20/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

Subtotal	\$1.38
Тах	\$0.00
Total Due	\$1.38

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:
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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.

Please Remit Payment to:

Landscape Maintenance Professional LLC PO Box 919917 Orlando, FL 32891



Invoice 316383

Bill To	
Balm Grove CDD	
c/o Inframark	
313 Campus Street	
Celebration, FL 34747	

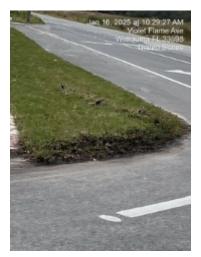
Date	Due Date
02/18/25	3/20/2025
Account Owner	PO#
Lou Sheehan	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$365,00

#318527 - adding shell to front entrances

This estimate is to add shell to damaged areas caused by trucks at both entrances at Balm Grove.





Thank you for allowing us to serve you.



Mulch, Rock, Soil - 02/17/2025

Crushed Shell, 01 Cubic Yard - 01CYRock

1.0001CY

\$365.00

\$365.00

Grand Total \$365.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days		
	(Past Due)	(Past Due)	(Past Due)	(Past Due)		
\$7,915.00	\$0.00	\$0.00	\$0.00	\$0.00		

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



Proposal

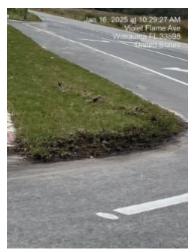
 Proposal No.:
 318527

 Proposed Date:
 01/16/25

PROPERTY:	FOR:
Balm Grove CDD	adding shell to front entrances
Michael Perez	
13131 Goldstone Ct	
Wimauma, FL 33598	

This estimate is to add shell to damaged areas caused by trucks at both entrances at Balm Grove.







ITEM	QTY	UOM	TOTAL
Mulch, Rock, Soil			\$365.00
Crushed Shell, 01 Cubic Yard - 01CYRock	1.00	01CY	
		Total:	\$365.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	Date
Printed Name (Owner/Property Manager)	
Signature - Representative	Date

LMP • 13050 E US Highway 92 • Dover, FL 33527 Phone: 8137576500

Balm Grove Community Development District

Financial Statements (Unaudited)

Period Ending February 28, 2025

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 February 28, 2025 (In Whole Numbers)

ACCOUNT DECORPTION	c	GENERAL		ERIES 2022 BT SERVICE		CAPITAL PROJECTS		GENERAL (ED ASSETS	L	GENERAL ONG-TERM		TOTAL
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND		EBT FUND		TOTAL
ASSETS	•	104.040	•		•		•		•		•	101.010
Cash - Operating Account	\$	164,248	\$	-	\$	-	\$	-	\$	-	\$	164,248
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		-		-		670,947		-		-		670,947
Acquisition & Construction Account		-		-		4		-		-		4
Other		-		-		223,100		-		-		223,100
Reserve Fund		-		614,363		-		-		-		614,363
Revenue Fund		-		701,225		-		-		-		701,225
Fixed Assets												
Construction Work In Process		-		-		-		8,665,160		-		8,665,160
Amount To Be Provided		-		-		-		-		21,435,000		21,435,000
TOTAL ASSETS	\$	188,028	\$	1,332,074	\$	894,190	\$	8,665,160	\$	21,435,000	\$	32,514,452
<u>LIABILITIES</u>												
Accounts Payable	\$	1	\$	-	\$	-	\$	-	\$	-	\$	1
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		25,261		-		16,486		-		21,435,000		21,476,747
FUND BALANCES												
Restricted for:												
Debt Service		-		1,332,074		-		-		-		1,332,074
Capital Projects		-		-		877,704		-		-		877,704
Unassigned:		162,767		-		-		8,665,160		-		8,827,927
TOTAL FUND BALANCES		162,767		1,332,074		877,704		8,665,160		-		11,037,705
TOTAL LIABILITIES & FUND BALANCES	\$	188,028	\$	1,332,074	\$	894,190	\$	8,665,160	\$	21,435,000	\$	32,514,452

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOP BUDG	ΓED		R TO DATE		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Tax Collector	\$		\$	801	\$	801	0.00%
Special Assmnts- Tax Collector	Ψ		Ψ	136,305	Ψ	136,305	0.00%
Special Assmnts- CDD Collected	3.5	52,425		92,957		(259,468)	26.38%
Developer Contribution	00	-		95,966		95,966	0.00%
TOTAL REVENUES	35	2,425		326,029		(26,396)	92.51%
TOTAL REVENUES		2,420		020,023		(20,000)	32.3170
<u>EXPENDITURES</u>							
<u>Administration</u>							
Supervisor Fees	1	2,000		5,000		7,000	41.67%
ProfServ-Construction		9,000		-		9,000	0.00%
ProfServ-Dissemination Agent		4,200		1,400		2,800	33.33%
ProfServ-Field Management	2	7,100		9,033		18,067	33.33%
ProfServ-Info Technology		600		200		400	33.33%
ProfServ-Recording Secretary		2,400		-		2,400	0.00%
ProfServ-Trustee Fees		6,500		-		6,500	0.00%
District Counsel	1	5,000		8,123		6,877	54.15%
District Engineer		9,500		2,989		6,511	31.46%
Administrative Services		4,500		-		4,500	0.00%
District Management	2	25,000		8,333		16,667	33.33%
Accounting Services		9,000		3,750		5,250	41.67%
Auditing Services		6,000		-		6,000	0.00%
Website Compliance		1,800		-		1,800	0.00%
Postage, Phone, Faxes, Copies		500		74		426	14.80%
Rentals & Leases		600		-		600	0.00%
Public Officials Insurance		2,500		2,500		_	100.00%
Insurance -Property & Casualty	1	5,000		_		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		500		700	41.67%
Miscellaneous Expenses		250		365		(115)	146.00%
Office Supplies		100		_		100	0.00%
Dues, Licenses, Subscriptions		175		200		(25)	114.29%
Total Administration	16	1,825		44,475		117,350	27.48%
<u>Utility Services</u>							
Utility - Electric		2,500		2,231		269	89.24%
Utility - StreetLights		5,000		24,147		(19,147)	482.94%
Total Utility Services		7,500		26,378		(18,878)	351.71%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 General Fund (001) (In Whole Numbers)

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	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	16,350	117,650	12.20%
Contracts-Aquatic Control	7,500	3,675	3,825	49.00%
Contracts-Pools	500	-	500	0.00%
Insurance - General Liability	3,200	3,314	(114)	103.56%
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	23,339	149,761	13.48%
Parks and Recreation				
Misc-Contingency	10,000	4,543	5,457	45.43%
Total Parks and Recreation	10,000	4,543	5,457	45.43%
TOTAL EXPENDITURES	352,425	98,735	253,690	28.02%
	,	,	,	
Excess (deficiency) of revenues		007.004	007.004	0.000/
Over (under) expenditures		227,294	227,294	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(64,527)		
FUND BALANCE, ENDING		\$ 162,767		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 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
REVENUES				
Interest - Investments	\$ -	\$ 16,408	\$ 16,408	0.00%
Special Assmnts- Tax Collector	-	475,225	475,225	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	1,210,800	422,331	153.56%
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		384,659	384,659	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,332,074		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ADC	NUAL OPTED DGET	 IR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 16,574	\$ 16,574	0.00%
TOTAL REVENUES		-	16,574	16,574	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			 (17,662)	(17,662)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			895,366		
FUND BALANCE, ENDING			\$ 877,704		

Bank Account Statement

Balm Grove CDD

12/10/2024 Payment

1217

Bank Account No. Statement No.	6637 25_02		Statement Date	02/28/2025
G/L Account No. 10	1001 Balance	164,248.49	Statement Balance Outstanding Deposits	167,219.96 18,687.98
Positive Adjustment	cs	0.00	Subtotal	185,907.94
Subtotal		164,248.49	Outstanding Checks	-21,659.45
Negative Adjustmer	nts	0.00	Ending Balance	164,248.49
Ending G/L Balance		164,248.49	Litting balance	104,240.43

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
			Consist Assesses				0.00
02/07/2025	Payment	BD00010	Special Assmnts- Tax Collector	Deposit No. BD00010	2,136.30	2,136.30	0.00
Total Deposit	ts				2,136.30	2,136.30	0.00
Checks							
							0.00
01/30/2025	Payment	1247	STRALEY ROBIN VERICKER	Check for Vendor V00008	-625.00	-625.00	0.00
02/13/2025	Payment	1248	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
02/13/2025	Payment	1249	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
02/13/2025	Payment	1250	INFRAMARK LLC	Check for Vendor V00016	-16.11	-16.11	0.00
02/13/2025	Payment	1251	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
02/13/2025	Payment	1254	STRALEY ROBIN VERICKER	Check for Vendor V00008	-2,075.66	-2,075.66	0.00
02/18/2025	Payment	1255	BALM GROVE CDD	Check for Vendor V00031	-1,660.14	-1,660.14	0.00
02/18/2025	Payment	1256	ECO-LOGIC SERVICES LLC LANDSCAPE MAINT	Check for Vendor V00038	-3,675.00	-3,675.00	0.00
02/18/2025	Payment	1258	PROFESSIONALS INC STANTEC	Check for Vendor V00036	-3,775.00	-3,775.00	0.00
02/20/2025	Payment	1259	CONSULTING SERVICES INC	Check for Vendor V00004	-1,012.75	-1,012.75	0.00
02/25/2025	Payment	1261	TECO	Check for Vendor V00034	-12.28	-12.28	0.00
Total Checks					-13,451.94	-13,451.94	0.00
Adjustments							
Total Adjustn	nents						
Outstanding	Checks						
11/01/2024	Payment	1199	TIMES PUBLISHING COMPANY	Check for Vendor V00006			-497.00

-200.00

RYAN MOTKO Check for Vendor V00017

Bank Account Statement

Balm Grove CDD

Bank Accou	nt No. 6	637			
Statement N	No. 2	5_02		Statement Date	02/28/2025
01/17/2025	Payment	1	STRALEY ROBIN VERICKER	Payment of Invoice 000550	-625.00
01/17/2025	Payment	1246	RYAN MOTKO	Check for Vendor V00017	-200.00
01/01/2025		JE000525	Utility - Electric	Reverse Utility - Electric	-220.23
12/10/2024	Payment	DD410	TECO	Payment of Invoice 000511	-1,654.11
12/10/2024	Payment	DD411	TECO	Payment of Invoice 000513	-3,628.98
02/13/2025	Payment	1252	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
02/13/2025	Payment	1253	RYAN MOTKO	Check for Vendor V00017	-200.00
02/18/2025	Payment	1257	INFRAMARK LLC	Check for Vendor V00016	-5,591.66
12/11/2024	Payment	DD412	TECO	Payment of Invoice 000500	-1,641.54
12/11/2024	Payment	DD413	TECO	Payment of Invoice 000501	-3,601.40
		1000	LANDSCAPE MAIN		257.00
02/21/2025	Payment	1260	PROFESSIONALS INC	Check for Vendor V00036	-365.00
02/27/2025	Payment	1262	TECO	Check for Vendor V00034	-3,034.53
Total Outsta	nding Checl	cs			-21,659.45
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
01/01/2025		JE000526		Reverse Utility - Streetlights	3,295.65
01/01/2025		JE000527		Reverse Utility - Streetlights	7,230.38
02/01/2025		JE000546		Reverse Adj JE-Utility -	6,647.93
Total Outsta	nding Depo	sits			18,687.98

Payment Register by Fund

For the Period from 02/01/2025 to 02/28/2025 (Sorted by Check / ACH No.)

001 1248 001 1249 001 1250 001 1250 001 1251	02/13/25 02/13/25 02/13/25	ALBERTO VIERA CARLOS DE LA OSSA INFRAMARK LLC	AV 020625 CO 020625	BOS Meeting 02/06/2025	SUPERVISOR FEE		
001 1249 001 1250 001 1250	02/13/25 02/13/25	CARLOS DE LA OSSA		BOS Meeting 02/06/2025	SLIDEDVISOD FEE		
001 1250 001 1250	02/13/25		CO 020625		301 EKVISOK I EE	511100-51101	\$200.00
001 1250		INFRAMARK LLC		BOS Meeting 02/06/2025	SUPERVISOR FEE	511100-51101	\$200.00
	02/13/25		142068	copies and postage	MANAGMENT FEE	541024-51301	\$13.11
001 1251		INFRAMARK LLC	142068	copies and postage	B/W copies	541024-51301	\$3.00
	02/13/25	KELLY A EVANS	KE 020625	BOS Meeting 02/06/2025	KE - SUPERVISOR FEES	511100-51101	\$200.00
001 1252	02/13/25	NICHOLAS J. DISTER	ND 020625	BOS Meeting 02/06/2025	SUPERVISOR FEE	511100-51101	\$200.00
001 1253	02/13/25	RYAN MOTKO	RM 020625	BOS Meeting 02/06/2025	SUPERVISOR FEE	511100-51101	\$200.00
001 1254	02/13/25	STRALEY ROBIN VERICKER	25943	DISTRICT COUNSEL THROUGH 1/31/25	PROFESSIONAL SERVICES	531146-51401	\$2,075.66
001 1256	02/18/25	ECO-LOGIC SERVICES LLC	4796	LAKE MAINTENANCE JAN 2025	LAKE MAINT.	549900-53908	\$3,675.00
001 1257	02/18/25	INFRAMARK LLC	142798	management services	MANAGMENT FEE	549936-51301	\$100.00
001 1257	02/18/25	INFRAMARK LLC	142798	management services	Accounting Services	532001-51301	\$750.00
001 1257	02/18/25	INFRAMARK LLC	142798	management services	MANAGMENT FEE	531151-51301	\$2,083.33
001 1257		INFRAMARK LLC	142798	management services	field services	531016-51301	\$2,258.33
001 1257		INFRAMARK LLC	142798	management services	dissemination services	531012-51301	\$350.00
001 1257	02/18/25	INFRAMARK LLC	142798	management services	Data storage	531020-51301	\$50.00
001 1258	02/18/25	LANDSCAPE MAINT PROFESSIONALS INC	312552	Landscape Contract	GROUND MAINT	534050-53908	\$3,775.00
001 1259		STANTEC CONSULTING SERVICES INC	2354012	DISTRICT ENGINEERING SERVICES	PROF SVCS GENERAL CONSULTING	531147-51301	\$1,012.75
001 1260		LANDSCAPE MAINT PROFESSIONALS INC	316383	shell at front entrances	adding shell where sod was damaged	549999-51301	\$365.00
001 1261	02/25/25		021425 0867 ACH	SERVICE 01/11/25 - 02/10/25	Utility - Electric	543041-53150	\$12.28
001 1262	02/27/25		021725 3830	ELECTRIC 01/14-02/11/25	SVC PRD 1/14 - 2/11/2025	543041-53150	\$136.96
001 1262	02/27/25		021725 5164	ELECTRIC 01/14-02/11/25	SVC PRD	543041-53150	\$1,431,53
001 1262	02/27/25		021725 0005	ELECTRIC 01/14-02/11/25	SVC PRD 1/14 - 2/11/2025	543041-53150	\$1,466.04
						Fund Total	\$20,557.99





Gary Schwartz Inframark

BALM GROVE MARCH INSPECTION REPORT. 3/17/25, 10:38 AM

Balm Grove CDD. Cornerstone.

Monday, March 17, 2025

Prepared For Board Of Supervisors.

32 Photos



BALM RD & TOPAZ BLUE.

Assigned To Cornerstone.

The North side entrance sign is well maintained.



BALM RD & TOPAZ BLUE.

Assigned To Cornerstone.

The North side plants and trees are healthy and well-maintained.



BALM RD.

Assigned To Cornerstone.

Heading North on the frontage.



POND.

Assigned To Eco Logic.

The pond is well maintained. The trash in the pond needs to be removed.



TOPAZ BLUE.

Assigned To Cornerstone.

Heading West on the street.



BALM RD & TOPAZ BLUE.

Assigned To Cornerstone.

The South side entrance sign is well maintained.



BALM RD & TOPAZ BLUE.

Assigned To Cornerstone.

The South side plants and trees are healthy and well-maintained.



BALM RD.

Assigned To Cornerstone.

Heading South on the frontage.



BALM RD & TOPAZ BLUE.

Assigned To Cornerstone.

Replace the Ferns under warranty.



BALM RD & TOPAZ BLUE.

Assigned To Cornerstone.

There should be no plant material growing over the sidewalk.



BALM RD & TOPAZ BLUE.

Assigned To Cornerstone.

Check for an Irrigation issue and report your findings back to Inframark within five days of this report.



GOLDSTONE.

Assigned To District manager.

The picnic pavilion is well-maintained.



GOLDSTONE.

Assigned To District manager.

The pocket park is well-maintained.



GOLDSTONE.

Assigned To District manager.

The playground is well-maintained.



ZIRCON RED.

Assigned To District manager.

The mailbox pavilion, and mailboxes are well maintained.



ZIRCON RED.

Assigned To District manager.

There are turf issues in front of the mailboxes due construction and resident vehicles driving on the turf.



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 invasive plant material in a pond is dead. The trash in the pond needs to be removed.



POND.

Assigned To Eco Logic.

The pond is well maintained.



BALM WIMAUMA RD & VIOLET FLAME.

Assigned To Cornerstone.

The East side entrance sign is well maintained.



BALM WIMAUMA RD & VIOLET FLAME.

Assigned To Cornerstone.

The East side plants and trees are healthy and well-maintained.



BALM WIMAUMA RD.

Assigned To Cornerstone.

Heading East on the frontage.



VIOLET FLAME.

Assigned To Cornerstone.

Heading North on the street.



BALM WIMAUMA RD & VIOLET FLAME.

Assigned To Cornerstone.

The West side entrance sign is well maintained.



BALM WIMAUMA RD & VIOLET FLAME.

Assigned To Cornerstone.

The plants and trees heading North are healthy and well-maintained.



BALM WIMAUMA RD.

Assigned To Cornerstone.

Heading West on the frontage.



VIOLET FLAME.

Assigned To District manager.

Turf issues. This area is not turned over to the district.



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.