

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 55,798	\$ -	\$ -	\$ -	\$ -	\$ 55,798
Due From Other Funds	-	702,979	-	-	-	702,979
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	2,528,469	-	-	2,541,414
Acq. & Construction - Amenity	-	2,694	664,129	-	-	666,823
Acquisition & Construction Account	-	-	1	-	-	1
Other	-	847	208,898	-	-	209,745
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	837,061	-	-	-	837,061
Sinking fund	-	50	-	-	-	50
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 55,798	\$ 2,170,939	\$ 3,401,497	\$ 8,665,160	\$ 21,435,000	\$ 35,728,394

LIABILITIES

Accounts Payable	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 1
Accounts Payable - Other	3,208	-	-	-	-	3,208
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	702,980	-	-	702,980
TOTAL LIABILITIES	3,209	-	702,980	-	21,435,000	22,141,189

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As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
FUND BALANCES						
Restricted for:						
Debt Service	-	2,170,939	-	-	-	2,170,939
Capital Projects	-	-	2,698,517	-	-	2,698,517
Unassigned:	52,589	-	-	8,665,160	-	8,717,749
TOTAL FUND BALANCES	52,589	2,170,939	2,698,517	8,665,160	-	13,587,205
TOTAL LIABILITIES & FUND BALANCES	\$ 55,798	\$ 2,170,939	\$ 3,401,497	\$ 8,665,160	\$ 21,435,000	\$ 35,728,394

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Developer Contribution	118,425	82,630	(35,795)	69.77%
TOTAL REVENUES	118,425	82,630	(35,795)	69.77%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	-	3,000	0.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	417	3,783	9.93%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	-	9,500	0.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	2,375	22,625	9.50%
Accounting Services	9,000	292	8,708	3.24%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	2,516	(16)	100.64%
Legal Advertising	3,500	977	2,523	27.91%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	125	1,075	10.42%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	105,225	6,878	98,347	6.54%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	3,074	126	96.06%
Total Other Physical Environment	3,200	3,074	126	96.06%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Parks and Recreation	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	118,425	9,952	108,473	8.40%
Excess (deficiency) of revenues				
Over (under) expenditures	-	72,678	72,678	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(20,089)		
FUND BALANCE, ENDING		\$ 52,589		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,038	\$ 19,038	0.00%
Special Assmnts- CDD Collected	1,227,281	819,884	(407,397)	66.80%
TOTAL REVENUES	1,227,281	838,922	(388,359)	68.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	802,281	-	802,281	0.00%
Interest Expense	425,000	-	425,000	0.00%
Total Debt Service	1,227,281	-	1,227,281	0.00%
TOTAL EXPENDITURES	1,227,281	-	1,227,281	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	838,922	838,922	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,332,017		
FUND BALANCE, ENDING		\$ 2,170,939		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	78,752	(78,752)	0.00%
Total Construction In Progress	-	78,752	(78,752)	0.00%
TOTAL EXPENDITURES	-	78,752	(78,752)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(78,752)	(78,752)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,777,269		
FUND BALANCE, ENDING		\$ 2,698,517		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		8,665,160		
FUND BALANCE, ENDING		<u>\$ 8,665,160</u>		

BALM GROVE CDD

Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating
 Statement No. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	55,797.78	Statement Balance	56,197.78
G/L Balance	55,797.78	Outstanding Deposits	0.00
Positive Adjustments	0.00		
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Subtotal	55,797.78	Subtotal	56,197.78
Negative Adjustments	0.00	Outstanding Checks	400.00
	<hr/>	Differences	0.00
Ending G/L Balance	55,797.78	Ending Balance	55,797.78
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/28/2023	Payment	1099	RINKER MATERIALS	4,660.00	4,660.00	0.00
10/19/2023	Payment	1100	BALM GROVE CDD	435,421.16	435,421.16	0.00
10/19/2023	Payment	1101	ALBERTO VIERA	200.00	200.00	0.00
10/19/2023	Payment	1102	CARLOS DE LA OSSA	200.00	200.00	0.00
10/19/2023	Payment	1103	EGIS INSURANCE	5,590.00	5,590.00	0.00
10/19/2023	Payment	1104	GRAU & COMPANY	4,100.00	4,100.00	0.00
10/19/2023	Payment	1105	INFRAMARK LLC	9,634.10	9,634.10	0.00
10/19/2023	Payment	1106	KELLY A EVANS	200.00	200.00	0.00
10/19/2023	Payment	1109	STRALEY ROBIN VERICKER	6,465.45	6,465.45	0.00
10/19/2023	Payment	1110	TIMES PUBLISHING COMPANY	977.00	977.00	0.00
10/23/2023	Payment	1111	BALM GROVE CDD	384,463.16	384,463.16	0.00
10/26/2023	Payment	DD397	Payment of Invoice 000214	175.00	175.00	0.00
Total Checks				852,085.87	852,085.87	0.00
Deposits						
10/17/2023		JE000266	CK#2115632##### - FY 24 DS Lennar	G/L Ac 498,313.33	498,313.33	0.00
10/20/2023		JE000267	CK#1159### - DS and O&M	G/L Ac 404,200.66	404,200.66	0.00
Total Deposits				902,513.99	902,513.99	0.00
Outstanding Checks						
10/19/2023	Payment	1107	NICHOLAS J. DISTER	200.00	0.00	200.00
10/19/2023	Payment	1108	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks				400.00		400.00