

# **Balm Grove Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2023

Prepared by:



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**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 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	
<b>ASSETS</b>						
Cash - Operating Account	\$ 54,633	\$ -	\$ -	\$ -	\$ -	\$ 54,633
Due From Other Funds	-	702,979	-	-	-	702,979
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	1,967,639	-	-	1,980,584
Acq. & Construction - Amenity	-	2,694	666,934	-	-	669,628
Acquisition & Construction Account	-	-	1	-	-	1
Other	-	847	209,781	-	-	210,628
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	22,432	-	-	-	22,432
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
<b>TOTAL ASSETS</b>	<b>\$ 54,633</b>	<b>\$ 1,356,260</b>	<b>\$ 2,844,355</b>	<b>\$ 8,665,160</b>	<b>\$ 21,435,000</b>	<b>\$ 34,355,408</b>

**LIABILITIES**

Accounts Payable	\$ 6,433	\$ -	\$ -	\$ -	\$ -	\$ 6,433
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	702,980	-	-	702,980
<b>TOTAL LIABILITIES</b>	<b>6,433</b>	<b>-</b>	<b>702,980</b>	<b>-</b>	<b>21,435,000</b>	<b>22,144,413</b>

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 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	
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	1,356,260	-	-	-	1,356,260
Capital Projects	-	-	2,141,375	-	-	2,141,375
Unassigned:	48,200	-	-	8,665,160	-	8,713,360
<b>TOTAL FUND BALANCES</b>	<b>48,200</b>	<b>1,356,260</b>	<b>2,141,375</b>	<b>8,665,160</b>	<b>-</b>	<b>12,210,995</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 54,633</b>	<b>\$ 1,356,260</b>	<b>\$ 2,844,355</b>	<b>\$ 8,665,160</b>	<b>\$ 21,435,000</b>	<b>\$ 34,355,408</b>

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Developer Contribution	118,425	82,630	(35,795)	69.77%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>82,630</b>	<b>(35,795)</b>	<b>69.77%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,000	2,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	833	3,367	19.83%
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	165	9,335	1.74%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	4,750	20,250	19.00%
Accounting Services	9,000	583	8,417	6.48%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	17	483	3.40%
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	250	950	20.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>105,225</b>	<b>11,266</b>	<b>93,959</b>	<b>10.71%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,200	3,074	126	96.06%
<b>Total Other Physical Environment</b>	<b>3,200</b>	<b>3,074</b>	<b>126</b>	<b>96.06%</b>

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>Parks and Recreation</u></b>				
Misc-Contingency	10,000	-	10,000	0.00%
<b>Total Parks and Recreation</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>118,425</b>	<b>14,340</b>	<b>104,085</b>	<b>12.11%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	68,290	68,290	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(20,090)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 48,200</b>		

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 22,162	\$ 22,162	0.00%
Special Assmnts- CDD Collected	1,227,281	819,884	(407,397)	66.80%
<b>TOTAL REVENUES</b>	<b>1,227,281</b>	<b>842,046</b>	<b>(385,235)</b>	<b>68.61%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	802,281	410,000	392,281	51.10%
Interest Expense	425,000	407,803	17,197	95.95%
<b>Total Debt Service</b>	<b>1,227,281</b>	<b>817,803</b>	<b>409,478</b>	<b>66.64%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,227,281</b>	<b>817,803</b>	<b>409,478</b>	<b>66.64%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	24,243	24,243	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,332,017</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,356,260</b>		

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 14,690	\$ 14,690	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>14,690</b>	<b>14,690</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	650,584	(650,584)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>650,584</b>	<b>(650,584)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>650,584</b>	<b>(650,584)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(635,894)	(635,894)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,777,269</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,141,375</b>		

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>8,665,160</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 8,665,160</u></b>		



# BALM GROVE CDD

## Bank Reconciliation

**Bank Account No.** 6637 TRUIST - GF Operating  
**Statement No.** 11-23  
**Statement Date** 11/30/2023

<b>G/L Balance (LCY)</b>	54,632.78	<b>Statement Balance</b>	55,032.78
<b>G/L Balance</b>	54,632.78	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	54,632.78	<b>Subtotal</b>	55,032.78
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	400.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	54,632.78	<b>Ending Balance</b>	54,632.78
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/19/2023	Payment	1107	NICHOLAS J. DISTER	200	200.00	0.00
11/8/2023	Payment	1112	ALBERTO VIERA	200	200.00	0.00
11/8/2023	Payment	1113	CARLOS DE LA OSSA	200	200.00	0.00
11/8/2023	Payment	1114	KELLY A EVANS	200	200.00	0.00
11/8/2023	Payment	1115	NICHOLAS J. DISTER	200	200.00	0.00
11/8/2023	Payment	1117	STRALEY ROBIN VERICKER	165	165.00	0.00
Total Checks				1,165.00	1,165.00	0.00
<b>Outstanding Checks</b>						
10/19/2023	Payment	1108	RYAN MOTKO	200.00	0.00	200.00
11/8/2023	Payment	1116	RYAN MOTKO	200.00	0.00	200.00
<b>Total Outstanding Checks.....</b>				<b>400.00</b>		<b>400.00</b>