

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(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	\$ 39,612	\$ -	\$ -	\$ -	\$ -	\$ 39,612
Due From Developer	43,745	-	-	-	-	43,745
Due From Other Funds	-	661,678	-	-	-	661,678
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	647,254	-	-	660,199
Acq. & Construction - Amenity	-	2,694	672,509	-	-	675,203
Acquisition & Construction Account	-	-	1	-	-	1
Other	-	847	211,165	-	-	212,012
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	681,171	-	-	-	681,171
Prepaid Trustee Fees	1,684	-	-	-	-	1,684
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 85,041	\$ 1,973,698	\$ 1,530,929	\$ 8,665,160	\$ 21,435,000	\$ 33,689,828

LIABILITIES

Accounts Payable	\$ 4,275	\$ -	\$ -	\$ -	\$ -	\$ 4,275
Accounts Payable - Other	25,083	-	-	-	-	25,083
Retainage Payable	-	-	114,425	-	-	114,425
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	79	-	661,600	-	-	661,679
TOTAL LIABILITIES	29,437	-	776,025	-	21,435,000	22,240,462

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As of January 31, 2024

(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						
Nonspendable:						
Prepaid Trustee Fees	1,684	-	-	-	-	1,684
Restricted for:						
Debt Service	-	1,973,698	-	-	-	1,973,698
Capital Projects	-	-	754,904	-	-	754,904
Unassigned:						
Unassigned:	53,920	-	-	8,665,160	-	8,719,080
TOTAL FUND BALANCES	55,604	1,973,698	754,904	8,665,160	-	11,449,366
TOTAL LIABILITIES & FUND BALANCES	\$ 85,041	\$ 1,973,698	\$ 1,530,929	\$ 8,665,160	\$ 21,435,000	\$ 33,689,828

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 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	-	100.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,667	2,533	39.69%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	2,093	7,407	22.03%
District Engineer	9,500	1,321	8,179	13.91%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	9,500	15,500	38.00%
Accounting Services	9,000	1,167	7,833	12.97%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	23	477	4.60%
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	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,116	(941)	637.71%
Total Administration	105,225	24,130	81,095	22.93%
<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%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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	27,204	91,221	22.97%
Excess (deficiency) of revenues				
Over (under) expenditures	-	55,426	55,426	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		178		
FUND BALANCE, ENDING		\$ 55,604		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 28,353	\$ 28,353	0.00%
Special Assmnts- CDD Collected	1,227,281	1,472,432	245,151	119.98%
TOTAL REVENUES	1,227,281	1,500,785	273,504	122.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	802,281	410,000	392,281	51.10%
Interest Expense	425,000	407,803	17,197	95.95%
Total Debt Service	1,227,281	817,803	409,478	66.64%
TOTAL EXPENDITURES	1,227,281	817,803	409,478	66.64%
Excess (deficiency) of revenues Over (under) expenditures	-	682,982	682,982	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,290,716		
FUND BALANCE, ENDING		\$ 1,973,698		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,217	\$ 37,217	0.00%
TOTAL REVENUES	-	37,217	37,217	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,907,785	(1,907,785)	0.00%
Total Construction In Progress	-	1,907,785	(1,907,785)	0.00%
TOTAL EXPENDITURES	-	1,907,785	(1,907,785)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,870,568)	(1,870,568)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,625,472		
FUND BALANCE, ENDING		\$ 754,904		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	39,611.82	Statement Balance	40,011.82
G/L Balance	39,611.82	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	39,611.82	Subtotal	40,011.82
Negative Adjustments	0.00	Outstanding Checks	400.00
	<hr/>	Differences	0.00
Ending G/L Balance	39,611.82	Ending Balance	39,611.82
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/20/2023	Payment	1120	INFRAMARK LLC	6433.36	6,433.36	0.00
12/20/2023	Payment	1122	NICHOLAS J. DISTER	200	200.00	0.00
12/20/2023	Payment	1123	RYAN MOTKO	200	200.00	0.00
1/10/2024	Payment	1124	INFRAMARK LLC	3339.1	3,339.10	0.00
1/10/2024	Payment	1125	STRALEY ROBIN VERICKER	1927.5	1,927.50	0.00
1/18/2024	Payment	1126	ALBERTO VIERA	200	200.00	0.00
1/18/2024	Payment	1127	CARLOS DE LA OSSA	200	200.00	0.00
1/18/2024	Payment	1128	KELLY A EVANS	200	200.00	0.00
1/24/2024	Payment	1131	STANTEC CONSULTING SERVICES INC	1321	1,321.00	0.00
Total Checks				14,020.96	14,020.96	0.00
Outstanding Checks						
1/18/2024	Payment	1129	NICHOLAS J. DISTER	200.00	0.00	200.00
1/18/2024	Payment	1130	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				400.00		400.00