

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

Prepared by:



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BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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	\$ 21,052	\$ -	\$ -	\$ -	\$ -	\$ 21,052
Due From Developer	43,745	-	-	-	-	43,745
Due From Other Funds	-	661,678	-	-	-	661,678
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	342,213	-	-	355,158
Acq. & Construction - Amenity	-	2,694	680,837	-	-	683,531
Acquisition & Construction Account	-	-	1	-	-	1
Other	-	847	213,780	-	-	214,627
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	697,153	-	-	-	697,153
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 64,797	\$ 1,989,680	\$ 1,236,831	\$ 8,665,160	\$ 21,435,000	\$ 33,391,468

LIABILITIES

Accounts Payable	\$ 3,666	\$ -	\$ -	\$ -	\$ -	\$ 3,666
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	3,745	-	776,025	-	21,435,000	22,214,770

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As of April 30, 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						
Restricted for:						
Debt Service	-	1,989,680	-	-	-	1,989,680
Capital Projects	-	-	460,806	-	-	460,806
Unassigned:	61,052	-	-	8,665,160	-	8,726,212
TOTAL FUND BALANCES	61,052	1,989,680	460,806	8,665,160	-	11,176,698
TOTAL LIABILITIES & FUND BALANCES	\$ 64,797	\$ 1,989,680	\$ 1,236,831	\$ 8,665,160	\$ 21,435,000	\$ 33,391,468

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	6,000	(3,000)	200.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	625	(25)	104.17%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	5,724	776	88.06%
District Counsel	9,500	5,719	3,781	60.20%
District Engineer	9,500	2,025	7,475	21.32%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	8,125	16,875	32.50%
Accounting Services	9,000	2,042	6,958	22.69%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	35	465	7.00%
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	875	325	72.92%
Miscellaneous Expenses	250	1,000	(750)	400.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,675	(1,500)	957.14%
Total Administration	105,225	41,755	63,470	39.68%
<u>Utility Services</u>				
Utility - Electric	-	2,008	(2,008)	0.00%
Total Utility Services	-	2,008	(2,008)	0.00%
<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 April 30, 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	46,837	71,588	39.55%
Excess (deficiency) of revenues				
Over (under) expenditures	-	35,793	35,793	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		25,259		
FUND BALANCE, ENDING		\$ 61,052		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 44,335	\$ 44,335	0.00%
Special Assmnts- CDD Collected	1,227,281	1,472,432	245,151	119.98%
TOTAL REVENUES	1,227,281	1,516,767	289,486	123.59%
<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	-	698,964	698,964	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,290,716		
FUND BALANCE, ENDING		\$ 1,989,680		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 54,120	\$ 54,120	0.00%
Developer Contribution	-	570,568	570,568	0.00%
TOTAL REVENUES	-	624,688	624,688	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,217,522	(2,217,522)	0.00%
Total Construction In Progress	-	2,217,522	(2,217,522)	0.00%
TOTAL EXPENDITURES	-	2,217,522	(2,217,522)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,592,834)	(1,592,834)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,053,640		
FUND BALANCE, ENDING		<u>\$ 460,806</u>		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>		

Bank Account Statement

Balm Grove CDD

Bank Account Statement: Bank Account No.: 6637, Statement No.: 04_24

Currency Code

Statement Date	04/30/24	Statement Balance	22,552.40
Balance Last Statement	23,561.82	Outstanding Bank Transactions	0.00
Statement Ending Balance	22,552.40	Subtotal	22,552.40
		Outstanding Checks	-1,500.00
G/L Balance at 04/30/24	21,052.40	Bank Account Balance	21,052.40

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04_24							
03/14/24	Bank Account Ledger Entry	1149	Check for Vendor V00017		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1152	Check for Vendor V00008		1	-2,656.95	-2,656.95
04/15/24	Bank Account Ledger Entry	1153	Check for Vendor V00010		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1154	Check for Vendor V00015		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1155	Check for Vendor V00016		1	-7.68	-7.68
04/15/24	Bank Account Ledger Entry	1156	Check for Vendor V00017		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1157	Check for Vendor V00019		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1158	Check for Vendor V00023		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1159	Check for Vendor V00024		1	-4,040.63	-4,040.63
04/15/24	Bank Account Ledger Entry	1160	Check for Vendor V00034		1	-218.93	-218.93
04/29/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	7,500.00	7,500.00
04/22/24	Bank Account Ledger Entry	JE000403	ACH_Utility - Electric		1	-385.23	-385.23
Total						-1,009.42	-1,009.42

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity				0
Total				

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
04/26/24	Payment	1161	Check for Vendor V00009	-1,500.00
Quantity				1
Total				-1,500.00