

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

Prepared by:



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BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 94,132	\$ -	\$ -	\$ -	\$ -	\$ 94,132
Cash in Transit	-	468,361	-	-	-	468,361
Due From Developer	23,780	-	-	-	-	23,780
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	(12,807)	-	-	138
Acq. & Construction - Amenity	-	2,694	663,614	-	-	666,308
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	847	220,710	-	-	221,557
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	219,355	-	-	-	219,355
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 117,912	\$ 1,318,565	\$ 871,521	\$ 8,665,160	\$ 21,435,000	\$ 32,408,158

LIABILITIES

Accounts Payable	\$ 10,526	\$ -	\$ -	\$ -	\$ -	\$ 10,526
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Deferred Inflow of Resources	23,780	-	-	-	-	23,780
TOTAL LIABILITIES	34,306	-	-	-	21,435,000	21,469,306

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,318,565	-	-	-	1,318,565
Capital Projects	-	-	871,521	-	-	871,521
Unassigned:	83,606	-	-	8,665,160	-	8,748,766
TOTAL FUND BALANCES	83,606	1,318,565	871,521	8,665,160	-	10,938,852
TOTAL LIABILITIES & FUND BALANCES	\$ 117,912	\$ 1,318,565	\$ 871,521	\$ 8,665,160	\$ 21,435,000	\$ 32,408,158

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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- Tax Collector	\$ -	\$ 134,336	\$ 134,336	0.00%
Special Assmnts- CDD Collected	352,425	92,957	(259,468)	26.38%
TOTAL REVENUES	352,425	227,293	(125,132)	64.49%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	700	3,500	16.67%
ProfServ-Field Management	27,100	-	27,100	0.00%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	4,798	10,202	31.99%
District Engineer	9,500	1,976	7,524	20.80%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	8,683	16,317	34.73%
Accounting Services	9,000	2,250	6,750	25.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	57	443	11.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Insurance -Property & Casualty	15,000	-	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	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	161,825	24,072	137,753	14.88%
<u>Utility Services</u>				
Utility - Electric	2,500	1,861	639	74.44%
Utility - StreetLights	5,000	31,775	(26,775)	635.50%
Total Utility Services	7,500	33,636	(26,136)	448.48%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Janitorial Services	4,500	-	4,500	0.00%
Contracts-Landscape	134,000	16,250	117,750	12.13%
Contracts-Aquatic Control	7,500	-	7,500	0.00%
Contracts-Pools	500	-	500	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
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	16,250	156,850	9.39%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	2,132	7,868	21.32%
Total Parks and Recreation	10,000	2,132	7,868	21.32%
<u>Clubhouse</u>				
R&M-Clubhouse	-	(1,264)	1,264	0.00%
Total Clubhouse	-	(1,264)	1,264	0.00%
TOTAL EXPENDITURES	352,425	74,826	277,599	21.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	152,467	152,467	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,861)		
FUND BALANCE, ENDING		\$ 83,606		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 9,763	\$ 9,763	0.00%
Special Assmnts- Tax Collector	-	468,361	468,361	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	1,197,291	408,822	151.85%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	371,150	371,150	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,318,565		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 10,391	\$ 10,391	0.00%
TOTAL REVENUES	-	10,391	10,391	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
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	-	(23,845)	(23,845)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		895,366		
FUND BALANCE, ENDING		\$ 871,521		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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, 2024)		8,665,160		
FUND BALANCE, ENDING		<u>\$ 8,665,160</u>		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637
Statement No. 24_12

Statement Date 12/31/2024

G/L Account No. 101001 Balance	94,132.28	Statement Balance	494,310.71
		Outstanding Deposits	1,514.02
Positive Adjustments	0.00	Subtotal	495,824.73
Subtotal	94,132.28	Outstanding Checks	-401,692.45
Negative Adjustments	0.00	Ending Balance	94,132.28
Ending G/L Balance	94,132.28		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/02/2024	Payment	BD00004		Deposit No. BD00004	184,001.36	184,001.36	0.00
12/09/2024		JE000497	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	190,854.02	190,854.02	0.00
12/20/2024	Payment	BD00005	Developer Contribution	Deposit No. BD00005	51,944.31	51,944.31	0.00
12/17/2024		JE000505	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	411,842.88	411,842.88	0.00
12/31/2024		JE000522	Utility - Electric	Utility - Electric Adj JE	220.03	220.03	0.00
12/31/2024		JE000523	Utility - Electric	Utility - Electric Adj JE	0.20	0.20	0.00
Total Deposits					838,862.80	838,862.80	0.00
Checks							
11/13/2024	Payment	1210	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
12/10/2024	Payment	1211	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
12/10/2024	Payment	1212	BALM GROVE CDD	Check for Vendor V00031	-142,988.96	-142,988.96	0.00
12/10/2024	Payment	1213	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
12/10/2024	Payment	1215	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
12/10/2024	Payment	1216	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
12/10/2024	Payment	1218	TIMES PUBLISHING COMPANY	Check for Vendor V00006	-816.00	-816.00	0.00
12/18/2024	Payment	1219	BALM GROVE CDD	Check for Vendor V00031	-148,314.34	-148,314.34	0.00
12/18/2024	Payment	1223	INFRAMARK LLC	Check for Vendor V00016	-13,854.24	-13,854.24	0.00
12/18/2024	Payment	1224	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036	-7,550.00	-7,550.00	0.00
12/18/2024	Payment	1225	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-2,280.00	-2,280.00	0.00
12/18/2024	Payment	1226	STRALEY ROBIN VERICKER	Check for Vendor V00008	-9,920.85	-9,920.85	0.00
12/23/2024	Payment	1229	INFRAMARK LLC	Check for Vendor V00016	-9,822.61	-9,822.61	0.00
12/06/2024	Payment	DD407	TECO	Payment of Invoice 000520	-3,655.43	-3,655.43	0.00
12/06/2024	Payment	DD408	TECO	Payment of Invoice 000521	-1,666.16	-1,666.16	0.00

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 24_12

Statement Date

12/31/2024

12/05/2024	Payment	DD409	TECO	Payment of Invoice 000539	-417.49	-417.49	0.00
12/31/2024		JE000520	Utility - StreetLights	Utility streetlights Adj JE	-3,295.65	-3,295.65	0.00
12/31/2024		JE000521	Utility - StreetLights	Utility streetlights Adj JE	-7,230.38	-7,230.38	0.00
Total Checks					-352,812.11	-352,812.11	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/01/2024	Payment	1199	TIMES PUBLISHING COMPANY	Check for Vendor V00006		-497.00		
12/10/2024	Payment	1214	EGIS INSURANCE	Check for Vendor V00007		-5,814.00		
12/10/2024	Payment	1217	RYAN MOTKO	Check for Vendor V00017		-200.00		
12/18/2024	Payment	1220	ECO-LOGIC SERVICES LLC	Check for Vendor V00038		-10,050.00		
12/18/2024	Payment	1221	FLORIDA COMMERCE	Check for Vendor V00003		-200.00		
12/18/2024	Payment	1222	GRAU & COMPANY	Check for Vendor V00025		-4,700.00		
12/23/2024	Payment	1227	Disclosure Technology Services, LLC	Check for Vendor V00035		-1,500.00		
12/23/2024	Payment	1228	ECO-LOGIC SERVICES LLC	Check for Vendor V00038		-20,575.00		
12/23/2024	Payment	1230	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036		-11,325.00		
12/23/2024	Payment	1231	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004		-1,096.00		
12/23/2024	Payment	1232	STRALEY ROBIN VERICKER	Check for Vendor V00008		-3,230.00		
12/23/2024	Payment	1233	TIMES PUBLISHING COMPANY	Check for Vendor V00006		-1,192.00		
12/31/2024	Payment	1234	BALM GROVE CDD	Check for Vendor V00031		-		
12/31/2024	Payment	1235	ECO-LOGIC SERVICES LLC	Check for Vendor V00038		-3,675.00		
12/31/2024	Payment	1236	INFRAMARK LLC	Check for Vendor V00016		-5,601.29		
12/31/2024	Payment	1237	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036		-3,775.00		
12/31/2024	Payment	1238	STRALEY ROBIN VERICKER	Check for Vendor V00008		-1,567.50		
12/31/2024	Payment	1239	TECO	Check for Vendor V00034		-6,647.93		
Total Outstanding Checks							-	401,692.45

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		
Total Outstanding Deposits								1,514.02