Balm Grove
Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:

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BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(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	$ 154,836	$ -	$ -	$ -	$ -	$ 154,836
Due From Developer	23,780	-	-	-	-	23,780
Due From Other Funds	-	16,486	-	-	-	16,486
Investments:						
Acq. & Const. (Offsite Project)	-	-	140	-	-	140
Acq. & Construction - Amenity	-	-	672,998	-	-	672,998
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	223,782	-	-	223,782
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	705,242	-	-	-	705,242
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	**$ 178,616**	**$ 1,336,091**	**$ 896,924**	**$ 8,665,160**	**$ 21,435,000**	**$ 32,511,791**
LIABILITIES						
Accounts Payable	$ 7	$ -	$ -	$ -	$ -	$ 7
Accounts Payable - Other	1,480	-	-	-	-	1,480
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	-	-	16,486	-	-	16,486
Deferred Inflow of Resources	23,780	-	-	-	-	23,780
TOTAL LIABILITIES	**25,267**	**-**	**16,486**	**-**	**21,435,000**	**21,476,753**
FUND BALANCES						
Restricted for:						
Debt Service	-	1,336,091	-	-	-	1,336,091
Capital Projects	-	-	880,438	-	-	880,438
Unassigned:	153,349	-	-	8,665,160	-	8,818,509
TOTAL FUND BALANCES	**153,349**	**1,336,091**	**880,438**	**8,665,160**	**-**	**11,035,038**
TOTAL LIABILITIES & FUND BALANCES	**$ 178,616**	**$ 1,336,091**	**$ 896,924**	**$ 8,665,160**	**$ 21,435,000**	**$ 32,511,791**

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

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
REVENUES				
Interest - Tax Collector	$ -	$ 801	$ 801	0.00%
Special Assmnts- Tax Collector	-	136,305	136,305	0.00%
Special Assmnts- CDD Collected	352,425	92,957	(259,468)	26.38%
Developer Contribution	-	95,966	95,966	0.00%
TOTAL REVENUES	**352,425**	**326,029**	**(26,396)**	**92.51%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,000	6,000	50.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,400	2,800	33.33%
ProfServ-Field Management	27,100	9,033	18,067	33.33%
ProfServ-Info Technology	600	200	400	33.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	9,463	5,537	63.09%
District Engineer	9,500	6,152	3,348	64.76%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	8,333	16,667	33.33%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	80	420	16.00%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	2,500	-	100.00%
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	500	700	41.67%
Miscellaneous Expenses	250	365	(115)	146.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	161,825	49,984	111,841	30.89%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility Services				
Utility - Electric	2,500	5,287	(2,787)	211.48%
Utility - StreetLights	5,000	13,621	(8,621)	272.42%
Total Utility Services	7,500	18,908	(11,408)	252.11%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Janitorial Services	4,500	-	4,500	0.00%
Contracts-Landscape	134,000	16,350	117,650	12.20%
Contracts-Aquatic Control	7,500	3,675	3,825	49.00%
Contracts-Pools	500	-	500	0.00%
Insurance - General Liability	3,200	3,314	(114)	103.56%
R&M-Other Landscape	9,000	-	9,000	0.00%
Irrigation Repairs & Maintenance	1,000	-	1,000	0.00%
Janitorial Supplies	7,000	-	7,000	0.00%
Total Other Physical Environment	173,100	23,339	149,761	13.48%
Parks and Recreation				
Misc-Contingency	10,000	5,893	4,107	58.93%
Total Parks and Recreation	10,000	5,893	4,107	58.93%
TOTAL EXPENDITURES	**352,425**	**98,124**	**254,301**	**27.84%**
Excess (deficiency) of revenues Over (under) expenditures	-	227,905	227,905	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(74,556)**		
FUND BALANCE, ENDING		**$ 153,349**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

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
REVENUES				
Interest - Investments	$ -	$ 20,425	$ 20,425	0.00%
Special Assmnts- Tax Collector	-	475,225	475,225	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**	**1,214,817**	**426,348**	**154.07%**
EXPENDITURES				
Debt Service				
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	-	388,676	388,676	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**947,415**		
FUND BALANCE, ENDING		**$ 1,336,091**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

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				
Interest - Investments	$ -	$ 19,308	$ 19,308	0.00%
TOTAL REVENUES	**-**	**19,308**	**19,308**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(14,928)	(14,928)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**895,366**		
FUND BALANCE, ENDING		**$ 880,438**		

Bank Account Statement

Balm Grove CDD

Bank Account No.	6637		
Statement No.	25_03	**Statement Date**	03/31/2025

G/L Account No. 101001 Balance	154,836.13	**Statement Balance**	150,682.66
		Outstanding Deposits	18,687.98
Positive Adjustments	0.00	**Subtotal**	169,370.64
Subtotal	154,836.13	**Outstanding Checks**	-14,534.51
Negative Adjustments	0.00	**Ending Balance**	154,836.13
Ending G/L Balance	154,836.13		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
12/10/2024	Payment	1217	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
01/17/2025	Payment	1246	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
02/13/2025	Payment	1252	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
02/13/2025	Payment	1253	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
02/18/2025	Payment	1257	INFRAMARK LLC	Check for Vendor V00016	-5,591.66	-5,591.66	0.00
02/21/2025	Payment	1260	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036	-365.00	-365.00	0.00
02/27/2025	Payment	1262	TECO	Check for Vendor V00034	-3,034.53	-3,034.53	0.00
03/10/2025	Payment	1263	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-1,350.00	-1,350.00	0.00
03/11/2025	Payment	1264	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
03/11/2025	Payment	1265	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
03/11/2025	Payment	1266	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
03/11/2025	Payment	1267	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
03/11/2025	Payment	1268	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
03/20/2025	Payment	1269	STRALEY ROBIN VERICKER	Check for Vendor V00008	-1,340.00	-1,340.00	0.00
03/26/2025	Payment	1271	TECO	Check for Vendor V00034	-3,056.11	-3,056.11	0.00
Total Checks					-16,537.30	-16,537.30	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							

Bank Account Statement

Balm Grove CDD

Bank Account No.	6637		
Statement No.	25_03	**Statement Date**	03/31/2025

01/17/2025	Payment	1	STRALEY ROBIN VERICKER	Payment of Invoice 000550	-625.00
01/01/2025		JE000525	Utility - Electric	Reverse Utility - Electric	-220.23
12/10/2024	Payment	DD410	TECO	Payment of Invoice 000511	-1,654.11
12/10/2024	Payment	DD411	TECO	Payment of Invoice 000513	-3,628.98
12/11/2024	Payment	DD412	TECO	Payment of Invoice 000500	-1,641.54
12/11/2024	Payment	DD413	TECO	Payment of Invoice 000501	-3,601.40
03/26/2025	Payment	1270	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-3,163.25
Total Outstanding Checks					-14,534.51

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
01/01/2025		JE000526	Reverse Utility - Streetlights	3,295.65
01/01/2025		JE000527	Reverse Utility - Streetlights	7,230.38
02/01/2025		JE000546	Reverse Adj JE-Utility -	6,647.93
Total Outstanding Deposits				18,687.98