

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**JUNE 05, 2025
REGULAR MEETING**

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Balm Grove Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Kelly Evans, Assistant Secretary
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

Michael Perez, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, June 05, 2025, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **June 05, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2025-05; Authorizing Spending Authority for District Manager and Chair of the Board
- B. Consideration of Resolution 2025-06; Approving Proposed Budget and Setting Public Hearing

4. CONSENT AGENDA

- A. Approval of Minutes of the May 01, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for April 2025
- C. Acceptance of the Financials and Approval of the Check Register for April 2025

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 5, 2025.

Attest:

**Balm Grove
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Balm Grove Community Development District (**“District”**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 7, 2025

HOOR: 2:00 p.m.

LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 5, 2025.

Attest:

**Balm Grove Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Balm Grove
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Tax collector	\$ -	\$ -
Special assmt-tax collector	-	-
Special assmt-CDD collected	352,425	\$ 587,760
Developer contribution	-	-
TOTAL REVENUES	\$ 352,425	\$ 587,760
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 12,000	\$ 12,000
Proserv-Construction	9,000	-
Proserv-Dissemination agent	4,200	5,000
Proserv-Field management	27,100	18,000
Proserv-Info Technology	600	600
Proserv-Recording Secretary	2,400	4,500
Proserv-Trustee fees	6,500	6,500
District Counsel	15,000	15,000
District Engineer	9,500	12,500
Administrative Services	4,500	5,500
District Management	25,000	25,000
Accounting Services	9,000	12,000
Auditing Services	6,000	6,000
Website Compliance	1,800	1,800
Postage, Phone, Faxes, Copies	500	500
Rental and Leases	600	1,200
Legal Advertising	3,500	4,000
Bank Fees	200	200
Financial & Revenue Collection	1,200	-
Meeting Expense	4,000	-
Website Administration	1,200	1,200
Miscellaneous Expenses	250	250
Office Supplies	100	100
Dues, Licenses, Subscriptions	175	250
Assessment Roll	-	5,000
On-site Personnel	-	40,000
Total Financial and Administrative	\$ 144,325	\$ 177,100

Balm Grove

Community Development District

General Fund

Insurance

General Liability	\$	3,200	\$	3,597
Public Officials Insurance		2,500		3,444
Property & Casualty Insurance		15,000		20,000
Deductible		-		-
Total Insurance	\$	20,700	\$	27,041

Utility Services

Electric Utility Services	\$	2,500	\$	6,035
Street Lights		5,000		65,484
Total Utility Services	\$	7,500	\$	71,519

Other Physical Environment

Proserv- Wildlife Management Services	\$	6,400	\$	6,400
Contract - Janitorial Services		4,500		2,500
Contract - Landscape Services		134,000		134,000
Contract - Aquatic Control		7,500		16,200
Contract - Pool		500		12,000
Other Landscape R&M		9,000		25,000
Irrigation Repairs and Maintenance		1,000		12,500
Janitorial Supplies		7,000		1,000
ROW Landscape Maintenance		-		25,000
Hurricane Cleanup		-		35,000
General Contingency		-		20,000
Playground R&M		-		10,000
Picnic R&M		-		2,500
Total Other Physical Environment	\$	169,900	\$	302,100

Misc-contingency

Misc-contingency		10,000	\$	10,000
Total Misc-contingency	\$	10,000	\$	10,000

TOTAL EXPENDITURES

\$	352,425	\$	587,760
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Assessment Summary
Fiscal Year 2026 vs. 2025 Assessments

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2018													
Product	Units	General Fund			Debt Service Series 2018			Total Assessments per Unit					Units
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change		
SF 50' West	46	\$ 832.44	\$ 495.80	\$ 336.64	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,561.03	\$ 2,224.39	\$ 336.64	15%		46
SF 60' West	223	\$ 998.92	\$ 594.95	\$ 403.97	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 3,073.22	\$ 2,669.25	\$ 403.97	15%		223
SF 40' East	39	\$ 665.95	\$ 396.64	\$ 269.31	\$ 1,382.86	\$ 1,382.86	\$ -	\$ 2,048.81	\$ 1,779.50	\$ 269.31	15%		39
SF 50' East	225	\$ 832.44	\$ 495.80	\$ 336.64	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,561.03	\$ 2,224.39	\$ 336.64	15%		225
SF 60' East	82	\$ 998.92	\$ 594.95	\$ 403.97	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 3,073.22	\$ 2,669.25	\$ 403.97	15%		82
SF 50' South	88	\$ 832.44	\$ 495.80	\$ 336.64	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,561.03	\$ 2,224.39	\$ 336.64	15%		88
	703												703

The regular meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday, May 1, 2025 and called to order at 2:30 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson (<i>via phone</i>)
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kelly Evans	Assistant Secretary

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>

A. Approval of Minutes of April 3, 2025, Regular Meeting
B. Consideration of Operation and Maintenance March 2025
C. Acceptance of the Financials and Approval of the Check Register for March 2025

B. District Engineer

C. District Manager

Mr. Perez provided updates on landscaping items.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:33 pm. 5-0

Michael Perez
District Manager

Carlos de la Ossa
Chairperson

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ECO-LOGIC SERVICES LLC	3/28/2025	5023	\$3,675.00	\$3,675.00	LAKE and ditch MAINT. March 2025
Monthly Contract Subtotal			\$3,675.00	\$3,675.00	
Variable Contract					
ALBERTO VIERA	4/3/2025	AV 040325	\$200.00	\$200.00	BOARD 4/3/25
CARLOS DE LA OSSA	4/3/2025	CO 040325	\$200.00	\$200.00	BOARD 4/3/25
KELLY A EVANS	4/3/2025	KE 040325	\$200.00	\$200.00	BOARD 4/3/25
NICHOLAS J. DISTER	4/3/2025	ND 040325	\$200.00	\$200.00	BOARD 4/3/25
RYAN MOTKO	4/3/2025	RM 040325	\$200.00	\$200.00	BOARD 4/3/25
STRALEY ROBIN VERICKER	4/8/2025	26304	\$1,460.00	\$1,460.00	DISTRICT counsel March 2025
Variable Contract Subtotal			\$2,460.00	\$2,460.00	
Utilities					
TECO	4/15/2025	041525 221009210867	\$343.84	\$343.84	SVC PRD
TECO	4/15/2025	041525 211034391436	\$15.40		SVC PRD
TECO	4/15/2025	041525 211034391436	\$300.00		DEPOSIT
TECO	4/15/2025	041525 211034391436	\$168.00	\$483.40	CONNECTION FEE
TECO	4/16/2025	041625 211031805164	\$3,268.45	\$3,268.45	SVC PRD
TECO	4/16/2025	041625 221009453830	\$319.64	\$319.64	SVC PRD
TECO	4/16/2025	041625 211031840005	\$1,489.53	\$1,489.53	SVC PRD
Utilities Subtotal			\$5,904.86	\$5,904.86	
Regular Services					
GRAU & COMPANY	4/1/2025	27127	\$1,500.00	\$1,500.00	AUDIT FYE 09/30/23
Regular Services Subtotal			\$1,500.00	\$1,500.00	

BALM GROVE CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
INFRAMARK LLC	4/21/2025	147931	\$2.91		postage and copies
INFRAMARK LLC	4/21/2025	147931	\$70.44	\$73.35	sunbiz.org
Additional Services Subtotal			\$73.35	\$73.35	
TOTAL			\$13,613.21	\$13,613.21	

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
3/28/2025	5023

Balm Grove CDD
c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

[illegible]

Pete@Eco-Logic-Services.com

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: April 3, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

REVISED 4/3/2025 17:57

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: April 3, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: April 3, 2025

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1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

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Board Meeting Date: April 3, 2025

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5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: April 3, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kelly Evans	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Balm Grove CDD
Inframark
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

April 08, 2025

Client: 001541

Matter: 000001

Invoice #: 26304

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
3/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
3/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
3/13/2025	KCH	PREPARE RESOLUTION FOR BOUNDARY AMENDMENT AND TO FILE PETITION WITH COUNTY FOR SAME.	1.0	\$325.00
3/14/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/21/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; ATTEND PROPOSED BUDGET DISCUSSION AND REVIEW IN PERSON; DISCUSS REVISION OF FIELD SERVICES CONTRACTS WITH INFRAMARK.	0.7	\$227.50
3/25/2025	KCH	EMAILS WITH M.PEREZ REGARDING RESOLUTION TO AMEND CDD BOUNDARIES.	0.1	\$32.50
3/26/2025	KCH	EMAILS WITH M.PEREZ REGARDING EXPANSION PETITION AND LEGAL SURVEY OF SAME.	0.2	\$65.00
3/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			4.8	\$1,460.00

April 08, 2025
Client: 001541
Matter: 000001
Invoice #: 26304

Page: 2

Total Services	\$1,460.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,460.00
Previous Balance		\$1,340.00
Less Payments		(\$1,340.00)
PAY THIS AMOUNT		\$1,460.00

Please Include Invoice Number on all Correspondence



BALM GROVE COMMUNITY DEVELOPMENT
11480 COUNTY ROAD 672, PMP
RIVERVIEW, FL 33579

Statement Date: April 15, 2025

Amount Due: \$343.84

Due Date: May 06, 2025

Account #: 221009210867

Account Summary

Current Service Period: March 12, 2025 - April 09, 2025

Previous Amount Due	\$254.04
Payment(s) Received Since Last Statement	-\$254.04
Current Month's Charges	\$343.84

Amount Due by May 06, 2025 \$343.84

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

 Your average daily kWh used was **146.67% higher** than the same period last year.

 Your average daily kWh used was **39.62% higher** than it was in your previous period.



Scan here to view your account online.

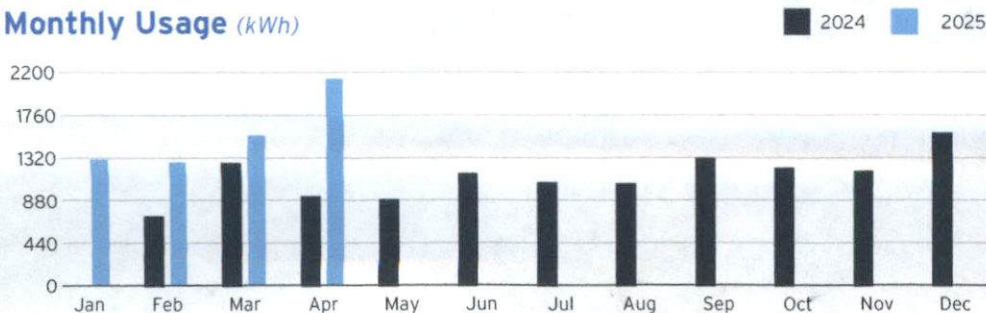
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221009210867

Due Date: May 06, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$343.84

Payment Amount: \$ _____

647680637582

00000305 FTECO104152523344710 00000 03 01000000 11367 004
BALM GROVE COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6476806375822210092108670000000343846



Service For:
11480 COUNTY ROAD 672
PMP, RIVERVIEW, FL 33579

Account #: 221009210867
Statement Date: April 15, 2025
Charges Due: May 06, 2025

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Mar 12, 2025 - Apr 09, 2025

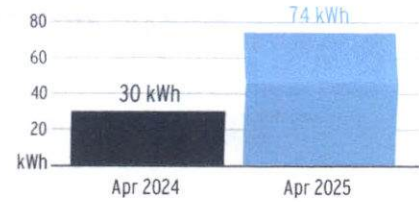
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852833	04/09/2025	18,495	16,359	2,136 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	2,136 kWh @ \$0.08641/kWh	\$184.57
	Fuel Charge	2,136 kWh @ \$0.03083/kWh	\$65.85
	Storm Protection Charge	2,136 kWh @ \$0.00577/kWh	\$12.32
	Clean Energy Transition Mechanism	2,136 kWh @ \$0.00418/kWh	\$8.93
	Storm Surcharge	2,136 kWh @ \$0.02121/kWh	\$45.30
	Florida Gross Receipt Tax		\$8.60
	Electric Service Cost		\$343.84

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$343.84

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



BALM GROVE COMMUNITY DEVELOPMENT
13401 NEW JADE AVE, LFT STN
RIVERVIEW, FL 33579

Statement Date: April 15, 2025

Amount Due: \$483.40

Due Date: May 06, 2025

Account #: 211034391436

Account Summary

Current Service Period: March 20, 2025 - April 09, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$483.40

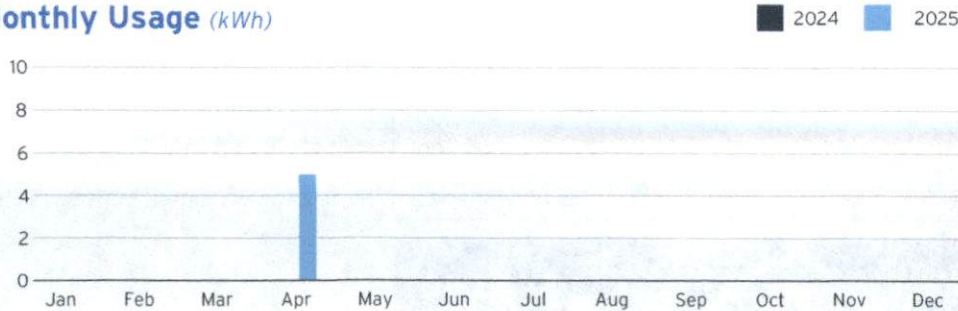
Amount Due by May 06, 2025 \$483.40

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211034391436

Due Date: May 06, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$483.40

Payment Amount: \$ _____

639038710395

BALM GROVE COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

639038710395211034391436000000483405



Service For:
13401 NEW JADE AVE
LFT STN, RIVERVIEW, FL 33579

Account #: 211034391436
Statement Date: April 15, 2025
Charges Due: May 06, 2025

Meter Read

Meter Location: LIFT STATION

Service Period: Mar 20, 2025 - Apr 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000850481	04/09/2025	5	0	5 kWh	1	21 Days

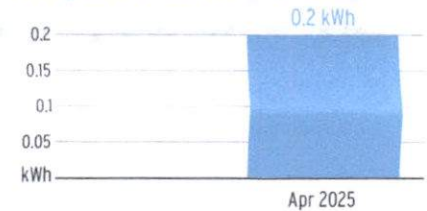
Charge Details

	Electric Charges		
Daily Basic Service Charge	21 days @ \$0.63000	\$13.23	
Energy Charge	5 kWh @ \$0.08641/kWh	\$0.43	
Fuel Charge	5 kWh @ \$0.03083/kWh	\$0.15	
Storm Protection Charge	5 kWh @ \$0.00577/kWh	\$0.03	
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02	
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11	
Florida Gross Receipt Tax		\$0.36	
Electric Service Cost		\$14.33	
State Tax		\$1.07	
Total Electric Cost, Local Fees and Taxes		\$15.40	

	Other Fees and Charges		
Electric Security Deposit		\$300.00	
Elec Connection Chrg Initial		\$168.00	
Total Other Fees and Charges		\$468.00	

Total Current Month's Charges **\$483.40**

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469			

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BALM GROVE COMMUNITY DEVELOPMENT
BALM GROVE W PH 1
WIMAUMA, FL 33598

Statement Date: April 16, 2025

Amount Due: \$3,268.45

Due Date: May 07, 2025

Account #: 211031805164

Account Summary

Current Service Period: March 13, 2025 - April 10, 2025

Previous Amount Due	\$1,878.10
Payment(s) Received Since Last Statement	-\$1,878.10
Current Month's Charges	\$3,268.45

Amount Due by May 07, 2025

\$3,268.45

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211031805164

Due Date: May 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,268.45

Payment Amount: \$ _____

655087986701

BALM GROVE COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6550879867012110318051640000003268452



Service For:
BALM GROVE W PH 1
WIMAUMA, FL 33598

Account #: 211031805164
Statement Date: April 16, 2025
Charges Due: May 07, 2025

Service Period: Mar 13, 2025 - Apr 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1311 kWh @ \$0.03412/kWh	\$44.73
Fixture & Maintenance Charge	69 Fixtures	\$1146.09
Lighting Pole / Wire	71 Poles	\$2010.72
Lighting Fuel Charge	1311 kWh @ \$0.03059/kWh	\$40.10
Storm Protection Charge	1311 kWh @ \$0.00559/kWh	\$7.33
Clean Energy Transition Mechanism	1311 kWh @ \$0.00043/kWh	\$0.56
Storm Surcharge	1311 kWh @ \$0.01230/kWh	\$16.13
Florida Gross Receipt Tax		\$2.79

Lighting Charges **\$3,268.45**

Total Current Month's Charges

\$3,268.45

00000041-0000423-Page 8 of 26

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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BALM GROVE COMMUNITY DEVELOPMENT
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Statement Date: April 16, 2025

Amount Due: \$319.64

Due Date: May 07, 2025

Account #: 221009453830

Account Summary

Current Service Period: March 13, 2025 - April 10, 2025

Previous Amount Due	\$255.23
Payment(s) Received Since Last Statement	-\$255.23
Current Month's Charges	\$319.64

Amount Due by May 07, 2025 \$319.64

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

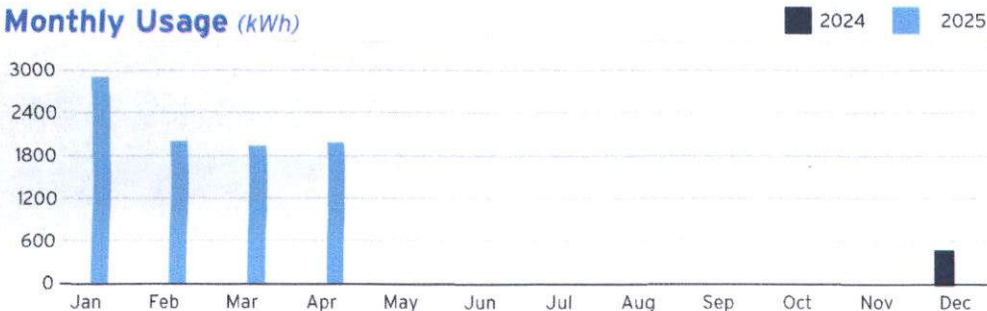
Your Energy Insight

Your average daily kWh used was **3.03% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

A one-stop shop to manage your account.



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Log in at TECOaccount.com today!



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009453830

Due Date: May 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$319.64

Payment Amount: \$ _____

693358361391

BALM GROVE COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

693358361391221009453830000000319646



Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: April 16, 2025
Charges Due: May 07, 2025

Meter Read

Meter Location: IRR WELL

Service Period: Mar 13, 2025 - Apr 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	04/10/2025	9,246	7,269		1,977 kWh	1	29 Days

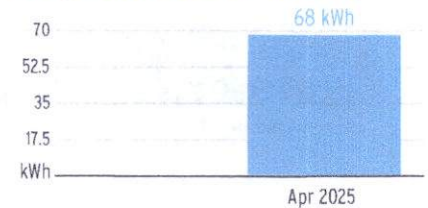
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,977 kWh @ \$0.08641/kWh	\$170.83
Fuel Charge	1,977 kWh @ \$0.03083/kWh	\$60.95
Storm Protection Charge	1,977 kWh @ \$0.00577/kWh	\$11.41
Clean Energy Transition Mechanism	1,977 kWh @ \$0.00418/kWh	\$8.26
Storm Surcharge	1,977 kWh @ \$0.02121/kWh	\$41.93
Florida Gross Receipt Tax		\$7.99
Electric Service Cost		\$319.64

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$319.64

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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866-689-6469

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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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BALM GROVE COMMUNITY DEVELOPMENT
BALM GROVE W PH 2
WIMAUMA, FL 33598

Statement Date: April 16, 2025

Amount Due: \$1,489.53

Due Date: May 07, 2025

Account #: 211031840005

Account Summary

Current Service Period: March 13, 2025 - April 10, 2025

Previous Amount Due	\$668.74
Payment(s) Received Since Last Statement	-\$668.74
Current Month's Charges	\$1,489.53

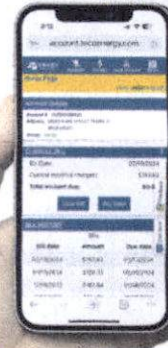
Amount Due by May 07, 2025 \$1,489.53

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
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Log in at TECOaccount.com today!

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211031840005

Due Date: May 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,489.53

Payment Amount: \$ _____

655087986702

BALM GROVE COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6550879867022110318400050000001489530



Service For:
BALM GROVE W PH 2
WIMAUMA, FL 33598

Account #: 211031840005
Statement Date: April 16, 2025
Charges Due: May 07, 2025

Service Period: Mar 13, 2025 - Apr 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	608 kWh @ \$0.03412/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03059/kWh	\$18.60
Storm Protection Charge	608 kWh @ \$0.00559/kWh	\$3.40
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.29
Lighting Charges		\$1,489.53

Total Current Month's Charges

\$1,489.53

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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Find list of Payment Agents at TampaElectric.com



Mail A Check

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com

Phone:

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Balm Grove Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 27127
Date 04/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147931

CUSTOMER ID

C2377

PO#

INVOICE

DATE

4/21/2025

NET TERMS

Net 30

DUE DATE

5/21/2025

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Hanna M Simpson 02-14-25 NIC*-FL SUNBIZ.ORG : \$70.44	1	Ea	70.44		70.44
Postage	4	Ea	0.69		2.76
Subtotal					73.35

Subtotal	\$73.35
Tax	\$0.00
Total Due	\$73.35

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 152,919	\$ -	\$ -	\$ -	\$ -	\$ 152,919
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	-	-	675,260	-	-	675,260
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	224,534	-	-	224,534
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	1,088,258	-	-	-	1,088,258
Utility Deposits	300	-	-	-	-	300
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 176,999	\$ 1,719,107	\$ 899,938	\$ 8,665,160	\$ 21,435,000	\$ 32,896,204

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2025
(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	
LIABILITIES						
Accounts Payable	\$ 5,125	\$ -	\$ -	\$ -	\$ -	5,125
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	30,385	-	16,486	-	21,435,000	21,481,871
FUND BALANCES						
Restricted for:						
Debt Service	-	1,719,107	-	-	-	1,719,107
Capital Projects	-	-	883,452	-	-	883,452
Unassigned:	146,614	-	-	8,665,160	-	8,811,774
TOTAL FUND BALANCES	146,614	1,719,107	883,452	8,665,160	-	11,414,333
TOTAL LIABILITIES & FUND BALANCES	\$ 176,999	\$ 1,719,107	\$ 899,938	\$ 8,665,160	\$ 21,435,000	\$ 32,896,204

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 812	\$ 812	0.00%
Special Assmnts- Tax Collector	-	137,471	137,471	0.00%
Special Assmnts- CDD Collected	352,425	188,923	(163,502)	53.61%
TOTAL REVENUES	352,425	327,206	(25,219)	92.84%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,000	5,000	58.33%
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	10,923	4,077	72.82%
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	1,500	4,500	25.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	83	417	16.60%
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	2,078	1,422	59.37%
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	54,017	107,808	33.38%
<u>Utility Services</u>				
Utility - Electric	2,500	6,134	(3,634)	245.36%
Utility - StreetLights	5,000	18,379	(13,379)	367.58%
Total Utility Services	7,500	24,513	(17,013)	326.84%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<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	20,125	113,875	15.02%
Contracts-Aquatic Control	7,500	7,350	150	98.00%
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	30,789	142,311	17.79%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	7,243	2,757	72.43%
Total Parks and Recreation	10,000	7,243	2,757	72.43%
TOTAL EXPENDITURES	352,425	116,562	235,863	33.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	210,644	210,644	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(64,030)		
FUND BALANCE, ENDING		\$ 146,614		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,859	\$ 24,859	0.00%
Special Assmnts- Tax Collector	-	479,291	479,291	0.00%
Special Assmnts- CDD Collected	788,469	950,694	162,225	120.57%
Developer Contribution	-	142,989	142,989	0.00%
TOTAL REVENUES	788,469	1,597,833	809,364	202.65%
<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	-	771,692	771,692	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,719,107		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22,322	\$ 22,322	0.00%
TOTAL REVENUES	-	22,322	22,322	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	-	(11,914)	(11,914)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		895,366		
FUND BALANCE, ENDING		\$ 883,452		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_04

Statement Date 04/30/2025

G/L Account No. 101001 Balance	152,918.60	Statement Balance	135,349.20
		Outstanding Deposits	18,687.98
Positive Adjustments	0.00	Subtotal	154,037.18
Subtotal	152,918.60	Outstanding Checks	-1,118.58
Negative Adjustments	0.00	Ending Balance	152,918.60
Ending G/L Balance	152,918.60		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025	Payment	BD00013	Special Assmnts-Tax Collector	Deposit No. BD00013 - Debt Service - Distrib. #719	5,231.73	5,231.73	0.00
04/23/2025	Payment	BD00014	Interest - Tax Collector	Deposit No. BD00014 - Hillsborough County Tax C	10.44	10.44	0.00
Total Deposits					5,242.17	5,242.17	0.00
Checks							
							0.00
03/26/2025	Payment	1270	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-3,163.25	-3,163.25	0.00
04/01/2025	Payment	1272	INFRAMARK LLC	Check for Vendor V00016	-6.90	-6.90	0.00
04/04/2025	Payment	1273	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
04/04/2025	Payment	1274	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
04/04/2025	Payment	1275	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
04/04/2025	Payment	1276	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
04/09/2025	Payment	1278	BALM GROVE CDD	Check for Vendor V00031	-4,065.62	-4,065.62	0.00
04/15/2025	Payment	1279	GRAU & COMPANY	Check for Vendor V00025	-1,500.00	-1,500.00	0.00
04/17/2025	Payment	1281	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-3,675.00	-3,675.00	0.00
04/24/2025	Payment	1284	STRALEY ROBIN VERICKER	Check for Vendor V00008	-1,460.00	-1,460.00	0.00
04/24/2025	Payment	1285	TECO	Check for Vendor V00034	-5,904.86	-5,904.86	0.00
Total Checks					-20,575.63	-20,575.63	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/17/2025	Payment	1	STRALEY ROBIN VERICKER	Payment of Invoice 000550			-625.00
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Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_04

Statement Date

04/30/2025

01/01/2025		JE000525	Utility - Electric	Reverse Utility - Electric	-220.23
04/04/2025	Payment	1277	RYAN MOTKO	Check for Vendor V00017	-200.00
04/29/2025	Payment	1286	INFRAMARK LLC	Check for Vendor V00016	-73.35
Total Outstanding Checks					-1,118.58

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

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1272	04/01/25	V00016	INFRAMARK LLC	143762	postage	Postage, Phone, Faxes, Copies	541024-51301	\$1.38
001	1272	04/01/25	V00016	INFRAMARK LLC	145919	postage	Postage, Phone, Faxes, Copies	541024-51301	\$5.52
001	1273	04/04/25	V00015	ALBERTO VIERA	AV 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1274	04/04/25	V00023	CARLOS DE LA OSSA	CO 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1275	04/04/25	V00019	KELLY A EVANS	KE 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1276	04/04/25	V00010	NICHOLAS J. DISTER	ND 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1277	04/04/25	V00017	RYAN MOTKO	RM 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1279	04/15/25	V00025	GRAU & COMPANY	27127	Auditing Service FYE 9/30/2024	AUDIT FYE 09/30/23	532002-51301	\$1,500.00
001	1281	04/17/25	V00038	ECO-LOGIC SERVICES LLC	5023	Pond and ditch Maint March 2025	LAKE and ditch MAINT. March 2025	534067-57201	\$3,675.00
001	1284	04/24/25	V00008	STRALEY ROBIN VERICKER	26304	dist counsel March 2025	DISTRICT counsel March 2025	531146-51301	\$1,460.00
001	1285	04/24/25	V00034	TECO	041525 221009210867	ELECTRIC 03/12/25-04/09/25	SVC PRD	543041-53150	\$343.84
001	1285	04/24/25	V00034	TECO	041525 211034391436	ELECTRIC 03/20/25-04/09/25	SVC PRD	543041-53150	\$15.40
001	1285	04/24/25	V00034	TECO	041525 211034391436	ELECTRIC 03/20/25-04/09/25	DEPOSIT	156220-53150	\$300.00
001	1285	04/24/25	V00034	TECO	041525 211034391436	ELECTRIC 03/20/25-04/09/25	CONNECTION FEE	543041-53150	\$168.00
001	1285	04/24/25	V00034	TECO	041625 211031805164	ELECTRIC 03/13/25-04/10/25	SVC PRD	543041-53150	\$3,268.45
001	1285	04/24/25	V00034	TECO	041625 221009453830	ELECTRIC 03/13/25-04/10/25	SVC PRD	543041-53150	\$319.64
001	1285	04/24/25	V00034	TECO	041625 211031840005	ELECTRIC 03/13/25-04/10/25	SVC PRD	543041-53150	\$1,489.53
001	1286	04/29/25	V00016	INFRAMARK LLC	147931	copies, postage, and sunbiz	postage and copies	541024-51301	\$2.91
001	1286	04/29/25	V00016	INFRAMARK LLC	147931	copies, postage, and sunbiz	sunbiz.org	548002-51301	\$70.44
Fund Total									\$13,620.11

SERIES 2022 DEBT SERVICE FUND - 200

200	1278	04/09/25	V00031	BALM GROVE CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2022 FY25 TAX DIST ID 719	103200	\$4,065.62
Fund Total									\$4,065.62

Total Checks Paid	\$17,685.73
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Arturo Gandarilla
DISTRICT FIELD COORDINATOR

BALM GROVE MAY FIELD INSPECTION REPORT, 5/28/25, 1:59 PM

BALM GROVE CDD, CORNERSTONE.

Green - Completed
Red - Not Completed/ No response
Orange - Scheduled/ Monitor

Wednesday, May 28, 2025

Prepared For Board Of Supervisors

19 Items Identified



VIOLET FLAME AVE.

ITEM 1

Assigned To: Cornerstone.

The monument is well- maintained.

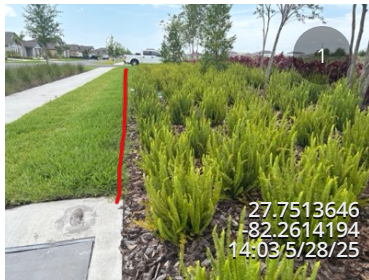
VIOLET FLAME AVE.

ITEM 2

Assigned To: Cornerstone.

The fern is well-maintained, soft edge the beds to separate the grass and mulch.

Completed on 5-29-25



VIOLET FLAME AVE.

ITEM 3

Assigned To: Cornerstone.

Trim back the grasses and keep away from the sidewalks.

Completed on 5-29-25

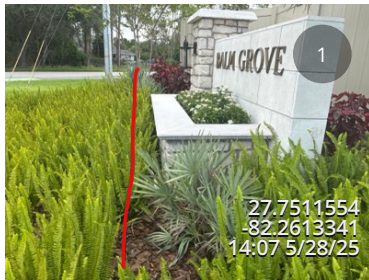


VIOLET FLAME AVE

ITEM 4

Assigned To: Cornerstone.

Keep the fern away from the monument and separate the fern from the saw palmetto. Completed on the 5-29-25

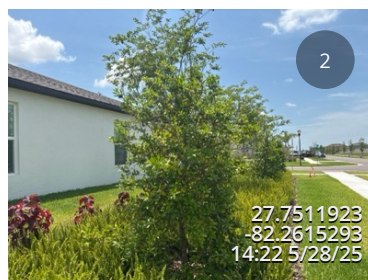
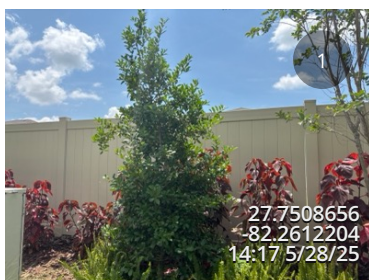


VIOLET FLAME AVE.

ITEM 5

Assigned To: Cornerstone.

Trim the holly tree on both sides of the entrance at Violet flame. Completed on the 5-29-25



BALM WIMAUMA RD.

ITEM 6

Assigned To: Cornerstone.

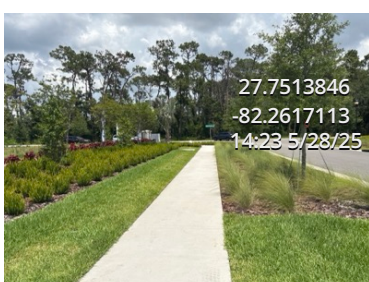
Heading south the landscape bed is well-maintained.

VIOLET FLAME AVE.

ITEM 7

Assigned To: Cornerstone.

Cornerstone will be adding a day to the irrigation to help the turf conditions, with the temperatures being so high it needs as much water it can get. Completed on the 5-29-25



GOLDSTONE CT & BLUE PEARL AVE.

ITEM 8

Assigned To: Cornerstone.

Cornerstone will be adding more run time and an extra day in the areas that are struggling, will continue to monitor these areas. Completed on the 5-29-25

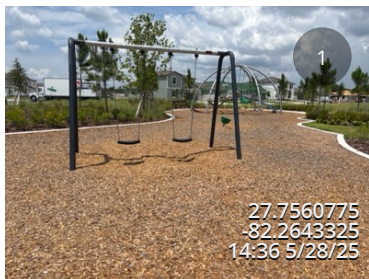


GOLDSTONE CT.

ITEM 9

Assigned To: Cornerstone.

The playground is well-maintained.

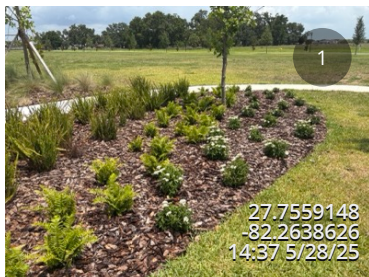


GOLDSTONE CT.

ITEM 10

Assigned To: Cornerstone.

The plants around the playground are well-maintained.

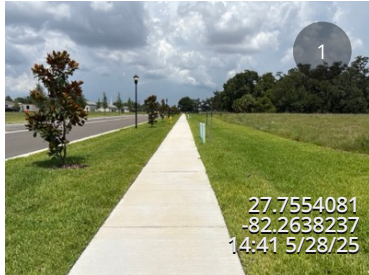


BLUE PEARL AVE.

ITEM 11

Assigned To: Cornerstone.

Going down Blue Pearl Ave the turf fertility is currently in good condition,
Soft edge all tree rings on Blue Pearl Ave. Completed on the 5-29-25

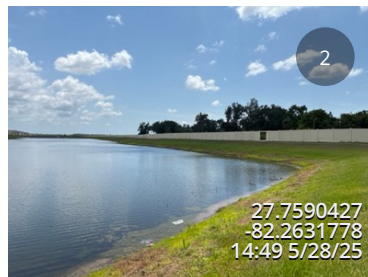
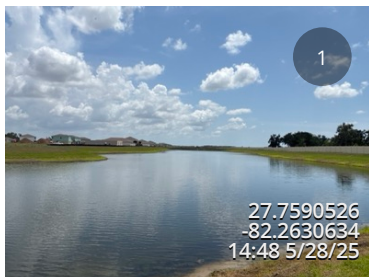


POND 1.

ITEM 12

Assigned To: Eco Logic.

The pond has some trash please advise on when this will be completed.
Scheduled to be completed on or before 6-3-25



BLAM RD. & BLUE PEARL AVE.

ITEM 13

Assigned To: Cornerstone.

Cornerstone will ensure that the fence line from Balm Road to Blue Pearl is line-trimmed and
maintained regularly. It is important to prevent it from becoming overgrown again.
Completed on the 5-29-25



BALM RD.

ITEM 14

Assigned To: Cornerstone.

Provide a proposal to have Bahia sod installed in front of the landscape bed.

Awaiting for a response on when they will send proposal. will have a response by the next meeting.

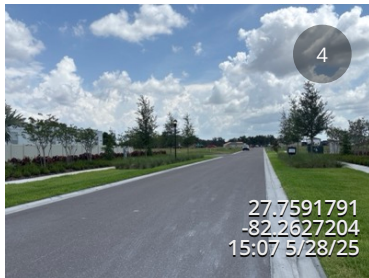
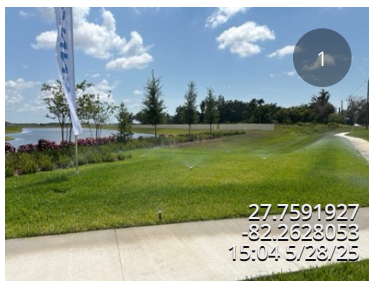


TOPAZ BLUE ST.

ITEM 15

Assigned To: Cornerstone.

The entrance to Balm grove along with the monuments are well-maintained.



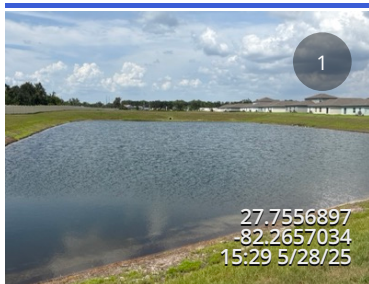
BLAM RD. & TOPAZ BLUE ST.

Assigned To: Cornerstone.

ITEM 16

Provide a proposal to remove the turf that is being damaged by construction trucks pulling out onto Balm Rd. And have shell installed.

Cornerstone will send proposal on or before 6-6-25



POND 2.

Assigned To: Eco Logic.

The pond is well-maintained.

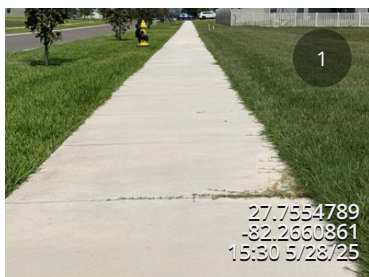
ITEM 17

BLUE PEARL AVE.

Assigned To: Cornerstone.

ITEM 18

Please ensure that all sidewalks are edged during every mowing visit to maintain a clean and well-defined appearance. Completed on the 5-29-25



POND 6.

ITEM 19

Assigned To: Eco Logic

The pond has trash. Eco Logic is scheduled to complete on or before the 6-3-25

