

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 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 January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 177,682	\$ -	\$ -	\$ -	\$ -	\$ 177,682
Due From Developer	23,780	-	-	-	-	23,780
Due From Other Funds	-	16,486	-	-	-	16,486
Investments:						
Acq. & Const. (Offsite Project)	-	-	139	-	-	139
Acq. & Construction - Amenity	-	-	668,670	-	-	668,670
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	222,343	-	-	222,343
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	695,625	-	-	-	695,625
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 201,462	\$ 1,326,474	\$ 891,156	\$ 8,665,160	\$ 21,435,000	\$ 32,519,252
LIABILITIES						
Accounts Payable	\$ 3,691	\$ -	\$ -	\$ -	\$ -	\$ 3,691
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	28,951	-	16,486	-	21,435,000	21,480,437

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**Balance Sheet**

As of January 31, 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	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,326,474	-	-	-	1,326,474
Capital Projects	-	-	874,670	-	-	874,670
Unassigned:	172,511	-	-	8,665,160	-	8,837,671
TOTAL FUND BALANCES	172,511	1,326,474	874,670	8,665,160	-	11,038,815
TOTAL LIABILITIES & FUND BALANCES	\$ 201,462	\$ 1,326,474	\$ 891,156	\$ 8,665,160	\$ 21,435,000	\$ 32,519,252

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 801	\$ 801	0.00%
Special Assmnts- Tax Collector	-	135,828	135,828	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	325,552	(26,873)	92.37%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,050	3,150	25.00%
ProfServ-Field Management	27,100	2,258	24,842	8.33%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	6,048	8,952	40.32%
District Engineer	9,500	1,976	7,524	20.80%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	10,767	14,233	43.07%
Accounting Services	9,000	3,000	6,000	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	73	427	14.60%
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	400	800	33.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	161,825	31,930	129,895	19.73%
<u>Utility Services</u>				
Utility - Electric	2,500	8,729	(6,229)	349.16%
Utility - StreetLights	5,000	21,249	(16,249)	424.98%
Total Utility Services	7,500	29,978	(22,478)	399.71%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<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	12,575	121,425	9.38%
Contracts-Aquatic Control	7,500	3,675	3,825	49.00%
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	5,175	4,825	51.75%
Total Parks and Recreation	10,000	5,175	4,825	51.75%
<u>Clubhouse</u>				
R&M-Clubhouse	-	(632)	632	0.00%
Total Clubhouse	-	(632)	632	0.00%
TOTAL EXPENDITURES	352,425	82,701	269,724	23.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	242,851	242,851	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(70,340)		
FUND BALANCE, ENDING		\$ 172,511		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,468	\$ 12,468	0.00%
Special Assmnts- Tax Collector	-	473,565	473,565	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	1,205,200	416,731	152.85%
<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	-	379,059	379,059	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,326,474		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,540	\$ 13,540	0.00%
TOTAL REVENUES	-	13,540	13,540	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	-	(20,696)	(20,696)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		895,366		
FUND BALANCE, ENDING		\$ 874,670		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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. 25_01

Statement Date 01/31/2025

G/L Account No. 101001 Balance	182,925.33	Statement Balance	178,535.60
		Outstanding Deposits	12,040.05
Positive Adjustments	0.00	Subtotal	190,575.65
Subtotal	182,925.33	Outstanding Checks	-7,650.32
Negative Adjustments	0.00	Ending Balance	182,925.33
Ending G/L Balance	182,925.33		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/10/2025	Payment	BD00006	Developer Contribution	Deposit No. BD00006	95,966.02	95,966.02	0.00
01/31/2025	Payment	BD00009	Interest - Tax Collector	Deposit No. BD00009	801.29	801.29	0.00
01/07/2025	Payment	BD00012	Special Assmnts-Tax Collector	Deposit No. BD00012	6,696.64	6,696.64	0.00
Total Deposits					103,463.95	103,463.95	0.00
Checks							
							0.00
12/10/2024	Payment	1214	EGIS INSURANCE	Check for Vendor V00007	-5,814.00	-5,814.00	0.00
12/18/2024	Payment	1220	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-10,050.00	-10,050.00	0.00
12/18/2024	Payment	1221	FLORIDA COMMERCE	Check for Vendor V00003	-200.00	-200.00	0.00
12/18/2024	Payment	1222	GRAU & COMPANY	Check for Vendor V00025	-4,700.00	-4,700.00	0.00
12/23/2024	Payment	1227	Disclosure Technology Services, LLC	Check for Vendor V00035	-1,500.00	-1,500.00	0.00
12/23/2024	Payment	1228	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-20,575.00	-20,575.00	0.00
12/23/2024	Payment	1230	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036	-11,325.00	-11,325.00	0.00
12/23/2024	Payment	1231	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-1,096.00	-1,096.00	0.00
12/23/2024	Payment	1232	STRALEY ROBIN VERICKER	Check for Vendor V00008	-3,230.00	-3,230.00	0.00
12/23/2024	Payment	1233	TIMES PUBLISHING COMPANY	Check for Vendor V00006	-1,192.00	-1,192.00	0.00
12/31/2024	Payment	1234	BALM GROVE CDD	Check for Vendor V00031	-320,046.73	-320,046.73	0.00
12/31/2024	Payment	1235	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-3,675.00	-3,675.00	0.00
12/31/2024	Payment	1236	INFRAMARK LLC	Check for Vendor V00016	-5,601.29	-5,601.29	0.00

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_01

Statement Date

01/31/2025

12/31/2024	Payment	1237	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036	-3,775.00	-3,775.00	0.00
12/31/2024	Payment	1238	STRALEY ROBIN VERICKER	Check for Vendor V00008	-1,567.50	-1,567.50	0.00
12/31/2024	Payment	1239	TECO	Check for Vendor V00034	-6,647.93	-6,647.93	0.00
01/08/2025	Payment	1240	BALM GROVE CDD	Check for Vendor V00031	-5,204.02	-5,204.02	0.00
01/13/2025	Payment	1241	INFRAMARK LLC	Check for Vendor V00016	-5,591.66	-5,591.66	0.00
01/17/2025	Payment	1242	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
01/17/2025	Payment	1243	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
01/17/2025	Payment	1244	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
01/17/2025	Payment	1245	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
01/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-324.79	-324.79	0.00
01/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-329.51	-329.51	0.00
01/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-592.21	-592.21	0.00
01/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-1,691.16	-1,691.16	0.00
01/31/2025		JE000545	Utility - Electric	Adj JE-Utility - Electric	-3,710.26	-3,710.26	0.00
Total Checks					-419,239.06	-419,239.06	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	1217	RYAN MOTKO	Check for Vendor V00017		-200.00
01/17/2025	Payment	1	STRALEY ROBIN VERICKER	Payment of Invoice 000550		-625.00
01/17/2025	Payment	1246	RYAN MOTKO	Check for Vendor V00017		-200.00
01/01/2025		JE000525	Utility - Electric	Reverse Utility - Electric		-220.23
01/30/2025	Payment	1247	STRALEY ROBIN VERICKER	Check for Vendor V00008		-625.00
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
Total Outstanding Checks						-7,650.32

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
Total Outstanding Deposits						12,040.05