Balm Grove
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

INFRAMARK
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BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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	$ 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	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
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
REVENUES				
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%**
EXPENDITURES				
Administration				
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%
Utility Services				
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 ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Janitorial Services	4,500	-	4,500	0.00%
Contracts-Landscape	134,000	20,125	113,875	15.02%
Contracts-Aquatic Control	7,500	7,350	150	98.00%
Contracts-Pools	500	-	500	0.00%
Insurance - General Liability	3,200	3,314	(114)	103.56%
R&M-Other Landscape	9,000	-	9,000	0.00%
Irrigation Repairs & Maintenance	1,000	-	1,000	0.00%
Janitorial Supplies	7,000	-	7,000	0.00%
Total Other Physical Environment	173,100	30,789	142,311	17.79%
Parks and Recreation				
Misc-Contingency	10,000	7,243	2,757	72.43%
Total Parks and Recreation	10,000	7,243	2,757	72.43%
TOTAL EXPENDITURES	**352,425**	**116,562**	**235,863**	**33.07%**
Excess (deficiency) of revenues Over (under) expenditures	-	210,644	210,644	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(64,030)**		
FUND BALANCE, ENDING		**$ 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
REVENUES				
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%**
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	-	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
REVENUES				
Interest - Investments	$ -	$ 22,322	$ 22,322	0.00%
TOTAL REVENUES	**-**	**22,322**	**22,322**	**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	-	(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

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