Balm Grove
Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 May 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	$ 99,241	$ -	$ -	$ -	$ -	$ 99,241
Due From Developer	23,780	-	-	-	-	23,780
Due From Other Funds	-	16,486	-	-	-	16,486
Investments:						
Acq. & Const. (Offsite Project)	-	-	141	-	-	141
Acq. & Construction - Amenity	-	-	677,452	-	-	677,452
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	225,263	-	-	225,263
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	698,448	-	-	-	698,448
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	**$ 123,321**	**$ 1,329,297**	**$ 902,860**	**$ 8,665,160**	**$ 21,435,000**	**$ 32,455,638**
LIABILITIES						
Accounts Payable	$ 3,675	$ -	$ -	$ -	$ -	$ 3,675
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	**28,935**	**-**	**16,486**	**-**	**21,435,000**	**21,480,421**
FUND BALANCES						
Restricted for:						
Debt Service	-	1,329,297	-	-	-	1,329,297
Capital Projects	-	-	886,374	-	-	886,374
Unassigned:	94,386	-	-	8,665,160	-	8,759,546
TOTAL FUND BALANCES	**94,386**	**1,329,297**	**886,374**	**8,665,160**	**-**	**10,975,217**
TOTAL LIABILITIES & FUND BALANCES	**$ 123,321**	**$ 1,329,297**	**$ 902,860**	**$ 8,665,160**	**$ 21,435,000**	**$ 32,455,638**

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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	$ -	$ 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	8,000	4,000	66.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,750	2,450	41.67%
ProfServ-Field Management	27,100	11,292	15,808	41.67%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
District Counsel	15,000	13,788	1,212	91.92%
District Engineer	9,500	11,185	(1,685)	117.74%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	9,000	4,500	4,500	50.00%
Auditing Services	6,000	2,500	3,500	41.67%
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	600	600	50.00%
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	73,549	88,276	45.45%
Utility Services				
Utility - Electric	2,500	6,812	(4,312)	272.48%
Utility - StreetLights	5,000	23,166	(18,166)	463.32%
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 May 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Janitorial Services	4,500	-	4,500	0.00%
Contracts-Landscape	134,000	42,592	91,408	31.79%
Contracts-Aquatic Control	7,500	11,025	(3,525)	147.00%
Contracts-Pools	500	-	500	0.00%
Insurance - General Liability	3,200	3,314	(114)	103.56%
R&M-Other Landscape	9,000	-	9,000	0.00%
Irrigation Repairs & Maintenance	1,000	457	543	45.70%
Janitorial Supplies	7,000	-	7,000	0.00%
Total Other Physical Environment	173,100	57,388	115,712	33.15%
Parks and Recreation				
Misc-Contingency	10,000	7,875	2,125	78.75%
Total Parks and Recreation	10,000	7,875	2,125	78.75%
TOTAL EXPENDITURES	**352,425**	**168,790**	**183,635**	**47.89%**
Excess (deficiency) of revenues Over (under) expenditures	-	158,416	158,416	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(64,030)**		
FUND BALANCE, ENDING		**$ 94,386**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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	$ -	$ 29,283	$ 29,283	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**	**1,602,257**	**813,788**	**203.21%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	425,000	(425,000)	0.00%
Interest Expense	788,469	795,375	(6,906)	100.88%
Total Debt Service	788,469	1,220,375	(431,906)	154.78%
TOTAL EXPENDITURES	**788,469**	**1,220,375**	**(431,906)**	**154.78%**
Excess (deficiency) of revenues Over (under) expenditures	-	381,882	381,882	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**947,415**		
FUND BALANCE, ENDING		**$ 1,329,297**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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	$ -	$ 25,244	$ 25,244	0.00%
TOTAL REVENUES	**-**	**25,244**	**25,244**	**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	-	(8,992)	(8,992)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**895,366**		
FUND BALANCE, ENDING		**$ 886,374**		

Bank Account Statement

Balm Grove CDD

Bank Account No.	6637		
Statement No.	25_05	**Statement Date**	05/31/2025

G/L Account No. 101001 Balance	99,241.29	**Statement Balance**	93,088.22
		Outstanding Deposits	18,687.98
Positive Adjustments	0.00	**Subtotal**	111,776.20
Subtotal	99,241.29	**Outstanding Checks**	-12,534.91
Negative Adjustments	0.00	**Ending Balance**	99,241.29
Ending G/L Balance	99,241.29		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/04/2025	Payment	1277	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
04/29/2025	Payment	1286	INFRAMARK LLC	Check for Vendor V00016	-73.35	-73.35	0.00
05/08/2025	Payment	1287	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
05/08/2025	Payment	1288	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
05/08/2025	Payment	1289	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-1,350.00	-1,350.00	0.00
05/08/2025	Payment	1290	GRAU & COMPANY	Check for Vendor V00025	-1,000.00	-1,000.00	0.00
05/08/2025	Payment	1291	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
05/08/2025	Payment	1292	LANDSCAPE MAINT PROFESSIONALS INC	Check for Vendor V00036	-3,775.00	-3,775.00	0.00
05/08/2025	Payment	1293	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
05/08/2025	Payment	1294	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
05/08/2025	Payment	1295	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-5,033.00	-5,033.00	0.00
05/14/2025	Payment	1299	TREE FARM 2, INC.	Check for Vendor V00042	-22,924.00	-22,924.00	0.00
05/14/2025	Payment	1300	STRALEY ROBIN VERICKER	Check for Vendor V00008	-2,865.00	-2,865.00	0.00
05/21/2025	Payment	1301	U.S. BANK	Check for Vendor V00024	-4,040.63	-4,040.63	0.00
Total Checks					-42,260.98	-42,260.98	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_05 **Statement Date** 05/31/2025

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
05/01/2025		JE000599	R&M-Clubhouse	REV 11/18/24 Deposit of	-631.79
05/28/2025	Payment	1302	INFRAMARK LLC	Check for Vendor V00016	-5,591.66
05/28/2025	Payment	1303	TECO	Check for Vendor V00034	-5,466.23
Total Outstanding Checks					-12,534.91

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