

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 7, 2025

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

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, August 07, 2025, at 2:00 p.m.

The Public Hearing and Regular Meeting of the **Balm Grove Community Development District** will be held on **August 07, 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#

THE PUBLIC HEARING & REGULAR MEETING OF 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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-09; Adopting the FY 2026 Budget
- E. Consideration of Resolution 2025-10, Levying O&M Assessments

4. BUSINESS ITEMS

- A. General Consulting Change Order
- B. Consideration of Resolution 2025-11, Setting the FY 2026 Meeting Schedule

5. CONSENT AGENDA

- A. Approval of Minutes of July 10, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025
- D. Ratification of Stantec Expansion Area ER Proposal

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report
 - ii. Lake Maintenance Service Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Balm Grove Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Balm

Grove Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:

**Balm Grove
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

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	\$ 532,260
Developer contribution	-	\$ -
TOTAL REVENUES	\$ 352,425	\$ 532,260
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
Total Financial and Administrative	\$ 144,325	\$ 137,100

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		-
Contract - Landscape Services		134,000		134,000
Contract - Aquatic Control		7,500		16,200
Contract - Pool		500		-
Other Landscape R&M		9,000		25,000
Irrigation Repairs and Maintenance		1,000		12,500
Janitorial Supplies		7,000		-
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	\$	286,600

Misc-contingency

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

TOTAL EXPENDITURES

\$	352,425	\$	532,260
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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				Percent Change	Units
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change			
SF 50' West	46	\$ 748.79	\$ 495.80	\$ 252.99	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,477.38	\$ 2,224.39	\$ 252.99	11%		46
SF 60' West	223	\$ 898.55	\$ 594.95	\$ 303.59	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 2,972.85	\$ 2,669.25	\$ 303.59	11%		223
SF 40' East	39	\$ 599.03	\$ 396.64	\$ 202.39	\$ 1,382.86	\$ 1,382.86	\$ -	\$ 1,981.89	\$ 1,779.50	\$ 202.39	11%		39
SF 50' East	225	\$ 748.79	\$ 495.80	\$ 252.99	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,477.38	\$ 2,224.39	\$ 252.99	11%		225
SF 60' East	82	\$ 898.55	\$ 594.95	\$ 303.59	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 2,972.85	\$ 2,669.25	\$ 303.59	11%		82
SF 50' South	88	\$ 748.79	\$ 495.80	\$ 252.99	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,477.38	\$ 2,224.39	\$ 252.99	11%		88
	703												703

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:

**Balm Grove Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 14 July 2025

"Stantec" Stantec Consulting Services Inc.
Stantec Project # 238202121
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729
Ph: (813) 746-3842
email: tonja.stewart@stantec.com

"Client" Balm Grove CDD
Client Project #
2005 Pan Am Circle, Suite 300, Tampa, Florida 33607
Ph: (813) 873-7300
email: michael.perez@inframark.com

Project Name and Location: Wimauma, FL

In accordance with the original Professional Services Agreement dated 11 March 2021 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2025-1 to be added to Task 2025 (see attachment)

Total fees this Change Order	\$ 2,000.00		
Original agreement amount	<table border="1"><tr><td>\$</td><td>9,500.00</td></tr></table>	\$	9,500.00
\$	9,500.00		
Total Agreement	<table border="1"><tr><td>\$</td><td>11,500.00</td></tr></table>	\$	11,500.00
\$	11,500.00		

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Balm Grove CDD

Tonja Stewart, Senior Project
Manager

Print Name and Title

Signature

Date Signed:

July 25, 2025

Print Name and Title

Signature

Date Signed:

Unbilled Detail Report by Project No.

Sem Thru Date:2025-07-14				Unbilled Detail Report (UDR) by PM				Project Manager: Stewart, Tonja												
PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Prepared new Ownership Map	2025-03-29	384173126	On Hold	CHANGE ORDER PENDING	TMU	167.00	1.00	167.00			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Updated SWFWMD Inspection Spreadsheet	2025-04-22	386288943	On Hold	CHANGE ORDER PENDING	TMU	167.00	0.50	83.50			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Financial review	2025-04-24	386288959	On Hold	CHANGE ORDER PENDING	TMU	167.00	0.25	41.75			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Financial review	2025-04-28	387058174	Available		TMU	167.00	0.25	41.75			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Prepared Affidavit & Testimony of the DE	2025-05-14	388637952	Available		TMU	167.00	0.50	83.50			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Prepared Affidavit & Testimony of the DE	2025-05-15	388637958	Available		TMU	167.00	1.00	167.00			
Total Resource: Direct Labor																3.50		584.50	584.50	
Total Employee: Nurse, Vanessa M																		584.50	584.50	
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Monthly Board Meeting preparation and meeting attendance.	2025-04-03	384249395	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Monthly board meeting preparation and meeting attendance.	2025-05-01	387134178	Available		TMU	190.00	0.50	95.00			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Monthly board meeting preparation and meeting attendance.	2025-06-05	391114431	Available		TMU	190.00	0.75	142.50			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM regarding MES drain washout.	2025-06-26	393654362	Available		TMU	190.00	0.50	95.00			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Correspondence with DM and vendors regarding MES drain washout and location.	2025-06-27	393654370	Available		TMU	190.00	0.50	95.00			
Stewart, Tonja	238202121	Balm Grove CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Monthly Board Meeting preparation and attendance via TEAMS. Correspondence with vendor regarding MES	2025-07-10	395154262	Available		TMU	190.00	1.00	190.00			
Total Resource: Direct Labor																3.75		712.50	712.50	
Total Employee: Waag, R Tyson (Tyson)																		712.50	712.50	
Total - Task: 2025																		1,297.00	1,297.00	

Unbilled Detail Report by Project No.

Item Thru Date:2025-07-14

Unbilled Detail Report (UDR) by PM

Project Manager: Stewart, Tonja

PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment										
Client: Balm Grove Community Development District										Total - Project: 238202121										1,297.00	1,297.00									
										PM Signature:_____											WIP Write-Off Total _____									

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Balm Grove Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

**October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026**

**All meetings will convene at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	6/11/2025	151753	\$100.00		April 2025 Website admin services
INFRAMARK LLC	6/11/2025	151753	\$750.00		April 2025 Accounting services
INFRAMARK LLC	6/11/2025	151753	\$2,083.33		April 2025 District management services
INFRAMARK LLC	6/11/2025	151753	\$2,258.33		April 2025 Field management services
INFRAMARK LLC	6/11/2025	151753	\$350.00		April 2025 Dissemination services
INFRAMARK LLC	6/11/2025	151753	\$50.00	\$5,591.66	April 2025 Technology/Data storage
INFRAMARK LLC	6/1/2025	150750	\$100.00		June 2025 Website maint and admin
INFRAMARK LLC	6/1/2025	150750	\$750.00		June 2025 Accounting services
INFRAMARK LLC	6/1/2025	150750	\$2,083.33		June 2025 District Manager
INFRAMARK LLC	6/1/2025	150750	\$2,258.33		June 2025 Field management
INFRAMARK LLC	6/1/2025	150750	\$350.00		June 2025 Dissemination services
INFRAMARK LLC	6/1/2025	150750	\$50.00	\$5,591.66	June 2025 Technology/data storage
INFRAMARK LLC	6/11/2025	151752	\$100.00		June 2025 Website maint and admin
INFRAMARK LLC	6/11/2025	151752	\$750.00		June 2025 Accounting services
INFRAMARK LLC	6/11/2025	151752	\$2,083.33		June 2025 District Manager
INFRAMARK LLC	6/11/2025	151752	\$2,258.33		June 2025 Field management
INFRAMARK LLC	6/11/2025	151752	\$350.00		June 2025 Dissemination services
INFRAMARK LLC	6/11/2025	151752	\$50.00	\$5,591.66	June 2025 Technology and data storage
TREE FARM 2, INC.	6/1/2025	10-191889	\$7,489.00	\$7,489.00	June 2025 Landscaping service
TREE FARM 2, INC.	6/19/2025	10-192954	\$2,133.00	\$2,133.00	June 2025 Landscaping service
Monthly Contract Subtotal			\$26,396.98	\$26,396.98	
Utilities					
TECO	6/17/2025	061725 211031840005	\$1,491.43	\$1,491.43	5/13 - 6/11/2025 Electricity
TECO	6/17/2025	061725 221009453830	\$221.34	\$221.34	5/13 - 6/11/2025 Electricity
TECO	6/16/2025	061625 221009210867	\$382.36	\$382.36	5/10 - 6/10/2025 Electricity

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO	6/16/2025	061625 211034391436	\$40.40	\$40.40	5/10 - 6/10/2025 Electricity
TECO	6/17/2025	061725 211031805164	\$3,309.12	\$3,309.12	5/13 - 6/11/2025 Electricity
Utilities Subtotal			\$5,444.65	\$5,444.65	
Regular Services					
ALBERTO VIERA	6/5/2025	AV-060525	\$200.00	\$200.00	BOARD 6/5/25
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25
INFRAMARK LLC	6/17/2025	151817	\$479.40		godaddy domain renewal
INFRAMARK LLC	6/17/2025	151817	\$8.13	\$487.53	Postage and copies
KELLY A EVANS	6/5/2025	KE-060525	\$200.00	\$200.00	BOARD 6/5/25
NICHOLAS J. DISTER	6/5/2025	ND-060525	\$200.00	\$200.00	BOARD 6/5/25
RYAN MOTKO	6/5/2025	RM-060525	\$200.00	\$200.00	BOARD 6/5/25
STRALEY ROBIN VERICKER	6/10/2025	26633	\$2,554.50	\$2,554.50	May 2025 District counsel services
TREE FARM 2, INC.	5/31/2025	10-192254	\$262.50	\$262.50	May 2025 Irrigation Repairs
Regular Services Subtotal			\$4,304.53	\$4,304.53	
TOTAL			\$36,146.16	\$36,146.16	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151753

CUSTOMER ID

C2377

PO#**DATE**

6/11/2025

NET TERMS

Net 30

DUE DATE

7/10/2025

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: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	2,258.33		2,258.33
Dissemination Services	1	Ea	350.00		350.00
Technology / Data Storage	1	Ea	50.00		50.00
Subtotal					5,591.66

Subtotal

\$5,591.66

Tax

\$0.00

Total Due

\$5,591.66

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150750

DATE

6/1/2025

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

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	2,258.33		2,258.33
Dissemination Services	1	Ea	350.00		350.00
Technology / Data Storage	1	Ea	50.00		50.00
Subtotal					5,591.66

Subtotal

\$5,591.66

Tax

\$0.00

Total Due

\$5,591.66

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.

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151752

DATE

6/11/2025

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

7/10/2025

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
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	2,258.33		2,258.33
Dissemination Services	1	Ea	350.00		350.00
Technology / Data Storage	1	Ea	50.00		50.00
Subtotal					5,591.66

Subtotal \$5,591.66

Tax \$0.00

Total Due \$5,591.66

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.

Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
 14620 Bellamy Brothers Blvd Dade City, FL 33525
 Phone 866-617-2235 Fax 866-929-6998
 AR@CornerstoneSolutionsGroup.com
 Tax ID: 61-1632592
 www.CornerstoneSolutionsGroup.com

Invoice Created By

Field Mgr/Super:	
Ship To	
BGD4348 - Balm Grove Com Dev Dist 4348 Ben Topaz Blue Street Wimauma, FL	

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

25

Invoice

Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
 14620 Bellamy Brothers Blvd Dade City, FL 33525
 Phone 866-617-2235 Fax 866-929-6998
 AR@CornerstoneSolutionsGroup.com
 Tax ID: 61-1632592
 www.CornerstoneSolutionsGroup.com

Date	Invoice #
6/19/2025	10-192954

Invoice Created By

Bill To
Balm Grove Development, LLC c/o Inframark Attn: District Manager Michael Perez 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Field Mgr/Super:	
Ship To	BGD4348 - Balm Grove Com Dev Dist 4348 Ben Topaz Blue Street Wimauma, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	BGD4348 - Balm Grove Com Dev Dist, #M...
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance added on 3 Ponds area 6/2025		2,133.00	6/1/2025	2,133.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,133.00
Payments/Credits	\$0.00
Balance Due	\$2,133.00



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

Statement Date: June 17, 2025

Amount Due: \$1,491.43

Due Date: July 08, 2025

Account #: 211031840005

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

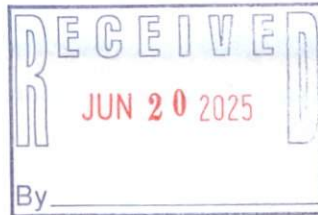
Previous Amount Due \$1,489.53

Payment(s) Received Since Last Statement -\$1,489.53

Current Month's Charges \$1,491.43

Amount Due by July 08, 2025 \$1,491.43

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



Scan here to view
your account online.



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 #: 211031840005

Due Date: July 08, 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: \$1,491.43

Payment Amount: \$ _____

646446103745

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.

6464461037452110318400050000001491434



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

Account #: 211031840005
Statement Date: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$20.45
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		\$1.34

Lighting Charges

\$1,491.43

Total Current Month's Charges

\$1,491.43

00000035-0000351-Page 4 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

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
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Statement Date: June 17, 2025

Amount Due: \$221.34

Due Date: July 08, 2025

Account #: 221009453830

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

Previous Amount Due	\$255.68
Payment(s) Received Since Last Statement	-\$255.68
Current Month's Charges	\$221.34

Amount Due by July 08, 2025 \$221.34

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

Your Energy Insight

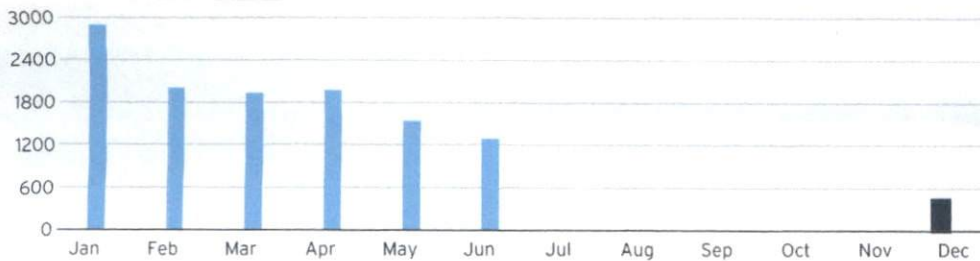


Your average daily kWh used was **10.42% lower** than it was in your previous period.

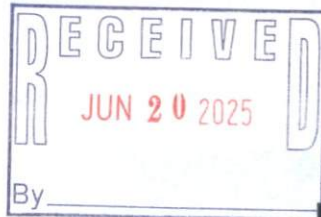


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009453830

Due Date: July 08, 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: \$221.34

Payment Amount: \$ _____

674841021172

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.

6748410211722210094538300000000221341



Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: June 17, 2025
Charges Due: July 08, 2025

Meter Read

Meter Location: IRR WELL

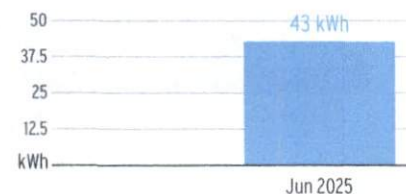
Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000853590	06/11/2025	12,090	10,790	1,300 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,300 kWh @ \$0.08641/kWh	\$112.33
Fuel Charge	1,300 kWh @ \$0.03391/kWh	\$44.08
Storm Protection Charge	1,300 kWh @ \$0.00577/kWh	\$7.50
Clean Energy Transition Mechanism	1,300 kWh @ \$0.00418/kWh	\$5.43
Storm Surcharge	1,300 kWh @ \$0.02121/kWh	\$27.57
Florida Gross Receipt Tax		\$5.53
Electric Service Cost		\$221.34

Total Current Month's Charges

\$221.34

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
11480 COUNTY ROAD 672, PMP
RIVERVIEW, FL 33579

Statement Date: June 16, 2025

Amount Due: \$382.36

Due Date: July 07, 2025

Account #: 221009210867

Account Summary

Current Service Period: May 10, 2025 - June 10, 2025

Previous Amount Due \$393.97

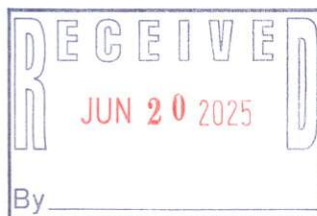
Payment(s) Received Since Last Statement -\$393.97

Current Month's Charges \$382.36

Amount Due by July 07, 2025

\$382.36

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



Your Energy Insight



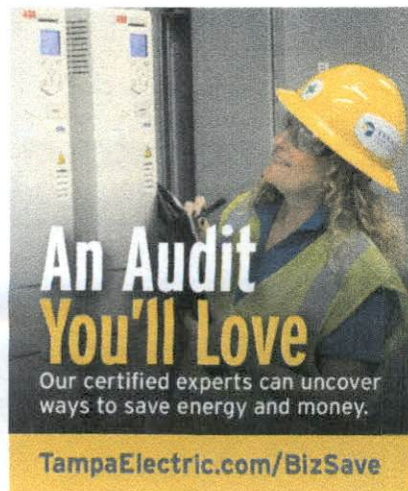
Your average daily kWh used was **102.78% higher** than the same period last year.



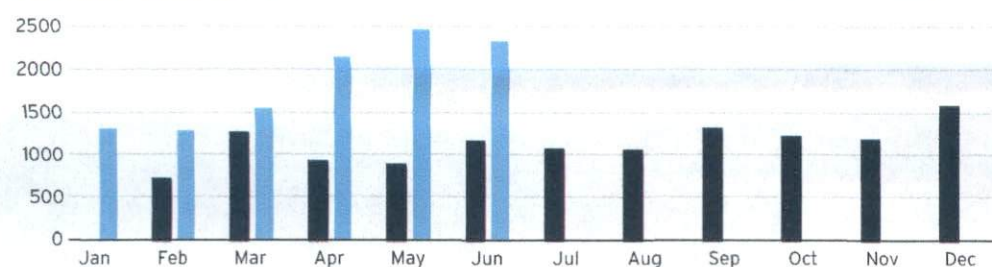
Your average daily kWh used was **10.98% lower** than it was in your previous period.



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



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

Account #: 221009210867

Due Date: July 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: \$382.36

Payment Amount: \$ _____

668668187023

00004513 FTECO106172501251910 00000 02 01000000 11445 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.

6686681870232210092108670000000382362



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

Account #: 221009210867
Statement Date: June 16, 2025
Charges Due: July 07, 2025

Meter Read

Meter Location: BOOSTER PUMP

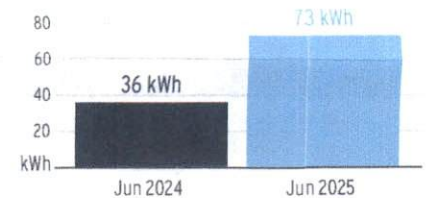
Service Period: May 10, 2025 - Jun 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852833	06/10/2025	23,284	20,956	2,328 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,328 kWh @ \$0.08641/kWh	\$201.16
Fuel Charge	2,328 kWh @ \$0.03391/kWh	\$78.94
Storm Protection Charge	2,328 kWh @ \$0.00577/kWh	\$13.43
Clean Energy Transition Mechanism	2,328 kWh @ \$0.00418/kWh	\$9.73
Storm Surcharge	2,328 kWh @ \$0.02121/kWh	\$49.38
Florida Gross Receipt Tax		\$9.56
Electric Service Cost		\$382.36

Total Current Month's Charges

\$382.36

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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In-Person

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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.



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Toll Free:
866-689-6469

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

Contact Us

Online:

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Phone:

Commercial Customer Care:

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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: June 16, 2025

Amount Due: \$40.40

Due Date: July 07, 2025
Account #: 211034391436

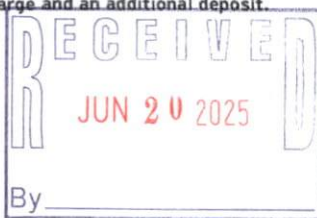
Account Summary

Current Service Period: May 10, 2025 - June 10, 2025

Previous Amount Due	\$28.96
Payment(s) Received Since Last Statement	-\$28.96
Current Month's Charges	\$40.40

Amount Due by July 07, 2025 \$40.40

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 **100% 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



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

Account #: 211034391436
Due Date: July 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: \$40.40

Payment Amount: \$ _____

602001841200

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.

6020018412002110343914360000000040408



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

Account #: 211034391436
Statement Date: June 16, 2025
Charges Due: July 07, 2025

Meter Read

Meter Location: LIFT STATION

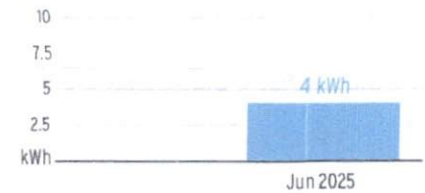
Service Period: May 10, 2025 - Jun 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850481	06/10/2025	202	75		127 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	127 kWh @ \$0.08641/kWh	\$10.97
Fuel Charge	127 kWh @ \$0.03391/kWh	\$4.31
Storm Protection Charge	127 kWh @ \$0.00577/kWh	\$0.73
Clean Energy Transition Mechanism	127 kWh @ \$0.00418/kWh	\$0.53
Storm Surcharge	127 kWh @ \$0.02121/kWh	\$2.69
Florida Gross Receipt Tax		\$1.01
Electric Service Cost		\$40.40

Total Current Month's Charges

\$40.40

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

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

Statement Date: June 17, 2025

Amount Due: \$3,309.12

Due Date: July 08, 2025

Account #: 211031805164

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

Previous Amount Due \$3,298.09

Payment(s) Received Since Last Statement -\$3,298.09

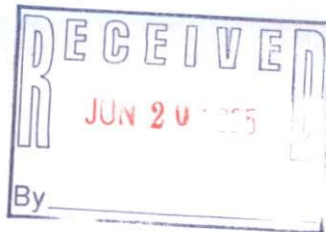
Current Month's Charges \$3,309.12

Amount Due by July 08, 2025 \$3,309.12

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



Scan here to view
your account online.



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: July 08, 2025



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

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

Amount Due: \$3,309.12

Payment Amount: \$ _____

668668187944

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.

6686681879442110318051640000003309129



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

Account #: 211031805164
Statement Date: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1349 kWh @ \$0.03412/kWh	\$46.03
Fixture & Maintenance Charge	71 Fixtures	\$1179.31
Lighting Pole / Wire	71 Poles	\$2010.72
Lighting Fuel Charge	1349 kWh @ \$0.03363/kWh	\$45.37
Storm Protection Charge	1349 kWh @ \$0.00559/kWh	\$7.54
Clean Energy Transition Mechanism	1349 kWh @ \$0.00043/kWh	\$0.58
Storm Surcharge	1349 kWh @ \$0.01230/kWh	\$16.59
Florida Gross Receipt Tax		\$2.98

Lighting Charges

\$3,309.12

Total Current Month's Charges

\$3,309.12

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
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.



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Toll Free:
866-689-6469

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

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866-832-6249

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010
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Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Kelly Evans	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Kelly Evans	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

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Michael Perez
District Manager Signature

6/9/2025
Date



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151817

DATE

6/17/2025

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

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: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Color Copies	1	Ea	0.39		0.39
Eric J Davidson - 04-21-25 DNH*GODADDY#371875520 : email renewals \$479.40	1	Ea	479.40		479.40
Postage	11	Ea	0.69		7.59
Subtotal					487.53

Subtotal

\$487.53

Tax

\$0.00

Total Due

\$487.53

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.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: June 5, 2025

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6/9/2025
Date

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for
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Board Meeting Date: June 5, 2025

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6/9/2025
Date

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove

Board Meeting Date: June 5, 2025

	Name	Please X	Paid
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3	Kelly Evans	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
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

June 10, 2025

Client: 001541

Matter: 000001

Invoice #: 26633

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
5/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$167.50
5/5/2025	KCH	REVIEW PETITION TO EXPAND BOUNDARIES AND EMAIL E.DAVIDSON REGARDING SAME.	2.1	\$703.50
5/7/2025	CAW	REVIEW PETITION PACKAGE TO EXPAND AND CONTRACT BOUNDARIES.	0.8	\$268.00
5/8/2025	CAW	CONTINUE REVIEW OF PETITION PACKAGE TO EXPAND AND CONTRACT BOUNDARIES; PROVIDE COMMENTS.	2.2	\$737.00
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.3	\$100.50
5/20/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION.	0.5	\$167.50
5/29/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICES.	0.2	\$81.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$134.00
Total Professional Services			7.5	\$2,554.50

June 10, 2025
Client: 001541
Matter: 000001
Invoice #: 26633

Page: 2

Total Services	\$2,554.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,554.50
Previous Balance		\$2,865.00
Less Payments		(\$2,865.00)
PAY THIS AMOUNT		\$2,554.50

Please Include Invoice Number on all Correspondence

Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

www.CornerstoneSolutionsGroup.com

Invoice Created By

Field Mgr/Super:	
Ship To	
BGD4348 - Balm Grove Com Dev Dist 4348 Ben Topaz Blue Street Wimauma, FL	

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 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		
ASSETS							
Cash - Operating Account	\$ 77,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,027
Due From Developer	23,780	-	-	-	-	-	23,780
Due From Other Funds	-	20,674	-	-	-	-	20,674
Investments:							
Acq. & Const. (Offsite Project)	-	-	141	-	-	-	141
Acq. & Construction - Amenity	-	-	679,705	-	-	-	679,705
Acquisition & Construction Account	-	-	4	-	-	-	4
Other	-	-	226,012	-	-	-	226,012
Reserve Fund	-	614,363	-	-	-	-	614,363
Revenue Fund	-	775,808	-	-	-	-	775,808
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	\$ 101,107	\$ 1,410,845	\$ 905,862	\$ 8,665,160	\$ 21,435,000	\$ -	\$ 32,517,974

LIABILITIES

Accounts Payable	\$ 19,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,474
Accounts Payable - Other	1,480	-	-	-	-	-	1,480
Bonds Payable	-	-	-	-	21,435,000	-	21,435,000
Due To Other Funds	4,188	-	16,486	-	-	-	20,674
Deferred Inflow of Resources	23,780	-	-	-	-	-	23,780
TOTAL LIABILITIES	48,922	-	16,486	-	21,435,000	-	21,500,408

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 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	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,410,845	-	-	-	1,410,845
Capital Projects	-	-	889,376	-	-	889,376
Unassigned:	52,185	-	-	8,665,160	-	8,717,345
TOTAL FUND BALANCES	52,185	1,410,845	889,376	8,665,160	-	11,017,566
TOTAL LIABILITIES & FUND BALANCES	\$ 101,107	\$ 1,410,845	\$ 905,862	\$ 8,665,160	\$ 21,435,000	\$ 32,517,974

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	-	135,977	135,977	0.00%
Special Assmnts- CDD Collected	352,425	202,423	(150,002)	57.44%
TOTAL REVENUES	352,425	339,212	(13,213)	96.25%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,000	3,000	75.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,800	1,400	66.67%
ProfServ-Field Management	27,100	18,067	9,033	66.67%
ProfServ-Info Technology	600	400	200	66.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
District Counsel	15,000	16,343	(1,343)	108.95%
District Engineer	9,500	11,185	(1,685)	117.74%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	16,667	8,333	66.67%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	91	409	18.20%
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	900	300	75.00%
Miscellaneous Expenses	250	365	(115)	146.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	679	(504)	388.00%
Total Administration	161,825	94,366	67,459	58.31%
<u>Utility Services</u>				
Utility - Electric	2,500	14,269	(11,769)	570.76%
Utility - StreetLights	5,000	38,493	(33,493)	769.86%
Total Utility Services	7,500	52,762	(45,262)	703.49%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	52,214	81,786	38.97%
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	720	280	72.00%
Janitorial Supplies	7,000	-	7,000	0.00%
Total Other Physical Environment	173,100	67,273	105,827	38.86%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	8,100	1,900	81.00%
Total Parks and Recreation	10,000	8,100	1,900	81.00%
<u>Construction In Progress</u>				
Construction in Progress	-	496	(496)	0.00%
Total Construction In Progress	-	496	(496)	0.00%
TOTAL EXPENDITURES	352,425	222,997	129,428	63.28%
Excess (deficiency) of revenues				
Over (under) expenditures	-	116,215	116,215	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(64,030)		
FUND BALANCE, ENDING		\$ 52,185		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 33,650	\$ 33,650	0.00%
Special Assmnts- Tax Collector	-	483,478	483,478	0.00%
Special Assmnts- CDD Collected	788,469	1,023,688	235,219	129.83%
Developer Contribution	-	142,989	142,989	0.00%
TOTAL REVENUES	788,469	1,683,805	895,336	213.55%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	463,430	463,430	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,410,845		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 28,246	\$ 28,246	0.00%
TOTAL REVENUES	-	28,246	28,246	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	-	(5,990)	(5,990)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		895,366		
FUND BALANCE, ENDING		\$ 889,376		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_06

Statement Date 06/30/2025

G/L Account No. 101001 Balance	77,026.86	Statement Balance	83,643.52
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	83,643.52
Subtotal	77,026.86	Outstanding Checks	-6,616.66
Negative Adjustments	0.00	Ending Balance	77,026.86
Ending G/L Balance	77,026.86		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/01/2024		JE000404		ACH_Utility - Electric	385.23	385.23	0.00
11/01/2024		JE000473		Check 1199 adjustment	497.00	497.00	0.00
11/18/2024	Payment	BD00003		Deposit No. BD00003	631.79	631.79	0.00
01/07/2025	Payment	JE000506	Special Assmnts-Tax Collector	Tax Revenue/debt Service	6,696.94	6,696.94	0.00
01/01/2025		JE000526	Utility - StreetLights	Reverse Utility - Streetlights	3,295.65	3,295.65	0.00
01/01/2025		JE000527	Utility - StreetLights	Reverse Utility - Streetlights	7,230.38	7,230.38	0.00
02/01/2025		JE000546	Utility - Electric	Reverse Adj JE-Utility -	6,647.93	6,647.93	0.00
01/07/2025		JE000547	Special Assmnts-Tax Collector	Truist Bank corre000506ct je	0.30	0.30	0.00
06/17/2025	Payment	BD00015	Special Assmnts-CDD Collected	Deposit No. BD00015 - Bayshore Title FY 2025 O&	13,499.85	13,499.85	0.00
06/17/2025	Payment	BD00016	Due to Other	Deposit No. BD00016 -	5,202.50	5,202.50	0.00
06/18/2025	Payment	BD00017	Special Assmnts-Tax Collector	Deposit No. BD00017	2,694.34	2,694.34	0.00
06/18/2025	Payment	BD00018	Special Assmnts-Tax Collector	Deposit No. BD00018 - Debt Service - Distrib. #728	2,694.34	2,694.34	0.00
06/30/2025		JE000628	Utility - Electric	Utility - Electric Adjustment	220.23	220.23	0.00
06/30/2025		JE000628	Utility - Electric	Utility electric Adj JE	220.23	220.23	0.00
Total Deposits					49,916.71	49,916.71	0.00

Checks

							0.00
01/01/2025		JE000525	Utility - Electric	Reverse Utility - Electric	-220.23	-220.23	0.00
01/07/2025		JE000547	Special Assmnts-Tax Collector	Truist Bank corre000506ct je	-0.30	-0.30	0.00
01/07/2025	Payment	JE000506	Special Assmnts-Tax Collector	Tax Revenue/debt Service	-6,696.94	-6,696.94	0.00
05/01/2025		JE000599	R&M-Clubhouse	REV 11/18/24 Deposit of	-631.79	-631.79	0.00
05/28/2025	Payment	1302	INFRAMARK LLC	Check for Vendor V00016	-5,591.66	-5,591.66	0.00
05/28/2025	Payment	1303	TECO	Check for Vendor V00034	-5,466.23	-5,466.23	0.00
06/11/2025	Payment	1304	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
06/11/2025	Payment	1305	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_06

Statement Date

06/30/2025

06/11/2025	Payment	1306	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-3,675.00	-3,675.00	0.00
06/11/2025	Payment	1307	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
06/18/2025	Payment	JE000614	Due to Other	Repayment of Sawgrass	-5,202.50	-5,202.50	0.00
06/19/2025	Payment	1310	STRALEY ROBIN VERICKER	Check for Vendor V00008	-2,554.50	-2,554.50	0.00
06/19/2025	Payment	1311	TREE FARM 2, INC.	Check for Vendor V00042	-7,751.50	-7,751.50	0.00
06/18/2025		JE000615	Special Assmnts- Tax Collector	REV DUPLICATE Deposit No. BD00017	-2,694.34	-2,694.34	0.00
06/30/2025		JE000624	Cash in Transit	Check 1199 adjustment	-497.00	-497.00	0.00
06/30/2025		JE000625	Utility - StreetLights	Utility - StreetLights Adj JE	-10,526.03	-10,526.03	0.00
06/30/2025		JE000626	Utility - Electric	Utility - StreetLights Adj JE	-6,647.93	-6,647.93	0.00
06/30/2025		JE000627	Utility - Electric	ACH_Utility - Electric Adj JE	-385.23	-385.23	0.00
06/30/2025		JE000628	Utility - Electric	Utility - Electric Adjustment	-220.23	-220.23	0.00
Total Checks					-59,361.41	-59,361.41	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/17/2025	Payment	1	STRALEY ROBIN VERICKER	Payment of Invoice 000550		-625.00
06/11/2025	Payment	1308	NICHOLAS J. DISTER	Check for Vendor V00010		-200.00
06/11/2025	Payment	1309	RYAN MOTKO	Check for Vendor V00017		-200.00
06/25/2025	Payment	1312	INFRAMARK LLC	Check for Vendor V00016		-5,591.66

Total Outstanding Checks

-6,616.66

Outstanding Deposits

Total Outstanding Deposits

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(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	1304	06/11/25	V00015	ALBERTO VIERA	AV-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1305	06/11/25	V00023	CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1306	06/11/25	V00038	ECO-LOGIC SERVICES LLC	5268	LAKE MAINTENANCE MAY 2025	May 2025 Pond maintenance, ditch, and conservation area	534067-53908	\$3,675.00
001	1307	06/11/25	V00019	KELLY A EVANS	KE-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1308	06/11/25	V00010	NICHOLAS J. DISTER	ND-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1309	06/11/25	V00017	RYAN MOTKO	RM-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1310	06/19/25	V00008	STRALEY ROBIN VERICKER	26633	May 2025 District counsel services	District Counsel	531146-51301	\$2,554.50
001	1311	06/19/25	V00042	TREE FARM 2, INC.	10-192254	May 2025 Irrigation Repairs	Irrigation Repairs & Maintenance	546179-53908	\$262.50
001	1311	06/19/25	V00042	TREE FARM 2, INC.	10-191889	June 2025 Landscaping service	Contracts-Landscape	534050-53908	\$7,489.00
001	1312	06/25/25	V00016	INFRAMARK LLC	151753	District management April 2025	April 2025 Website admin services	549936-51301	\$100.00
001	1312	06/25/25	V00016	INFRAMARK LLC	151753	District management April 2025	April 2025 Accounting services	532001-51301	\$750.00
001	1312	06/25/25	V00016	INFRAMARK LLC	151753	District management April 2025	April 2025 District management services	531151-51301	\$2,083.33
001	1312	06/25/25	V00016	INFRAMARK LLC	151753	District management April 2025	April 2025 Field management services	531016-51301	\$2,258.33
001	1312	06/25/25	V00016	INFRAMARK LLC	151753	District management April 2025	April 2025 Dissemination services	531142-51301	\$350.00
001	1312	06/25/25	V00016	INFRAMARK LLC	151753	District management April 2025	April 2025 Technology/Data storage	531020-51301	\$50.00

Fund Total	\$20,572.66
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Total Checks Paid	\$20,572.66
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Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729

July 28, 2025

Balm Grove CDD
c/o Inframark
313 Campus Street
Celebration, FL 34747

**RE: PROFESSIONAL SERVICES PROPOSAL
 BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
 ENGINEERS' REPORTS
 PROJECT NUMBER: 238202121**

To Whom It May Concern:

Attached please find our Professional Services Agreement associated with the subject project. If deemed acceptable to you, please sign the form on page 3 where required and return to our office at your earliest convenience. We will then send a fully executed copy to you for your records.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over the company name.

Tonja L. Stewart, PE
Senior Project Manager
Civil Engineering
Ph: (813) 223-9500
Fax: (813) 223-0009
tonja.stewart@stantec.com

Att.: As noted



Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729

July 28, 2025

TO: Balm Grove CDD
c/o Inframark
313 Campus Street
Celebration, FL 34747

RE: **PROFESSIONAL SERVICES PROPOSAL**
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
ENGINEERS' REPORTS
PROJECT NUMBER: 238202121

OVERVIEW

- 1. The Balm Grove Community Development District ("Client") has requested that Stantec Consulting Services Inc. ("Consultant") provide a proposal for professional engineering services to prepare a Report of the District Engineer ("Report").
- 2. Support documents (i.e. legal descriptions, surveys, permits, and/or construction plans) will be provided to Consultant for preparation and/or inclusion in the Report.

SCOPE OF SERVICES

202 Report of the District Engineer – Expansion of the District

Prepare for and attend District meetings and hearings associated with the preparation of a Report of the District Engineer related to the Expansion of the District. Based on meetings with and documents provided by the Developer of Balm Grove Community Development District, Stantec Consulting Services, Inc. ("Stantec") will estimate development public improvements construction costs and prepare a Report of the District Engineer related to the Expansion of the District.

FEES

The compensation to be paid to Stantec Consulting Services for providing the services described in the Scope of Services shall be as follows:



Task	Description	Fee Type (See Note)	Fee Amount
202	Report of the District Engineer – Expansion of the District	Fixed	\$ 10,000
Total			\$ 10,000

NOTE:

Fixed Fee = Each

GENERAL CONDITIONS AND UNDERSTANDINGS

The attached "Professional Services Terms and Conditions" shall govern the agreement.

Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

E-Verification

Pursuant to Section 448.095(2), Florida Statutes (the "Statute"),

- a. Consultant represents that Consultant is eligible to contract with the District, and is currently in compliance and will remain in compliance with the Statute for as long as it has any obligations under this Agreement, including, but not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Consultant has knowingly violated the Statute, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Consultant otherwise complied with its obligations thereunder, the District shall promptly notify the Consultant, and the Consultant will immediately terminate its contract with the subcontractor.



If this Agreement is terminated in accordance with such requirements, then the Consultant will be liable for any additional costs incurred by the District.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart".

Tonja L. Stewart, P.E.
Senior Project Manager

July 28, 2025

Date

Signed by:

A handwritten signature in blue ink, appearing to read "Carlos de la Ossa".

7/31/2025

Balm Grove Community Development District, Title

Date



The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

DESCRIPTION OF WORK: Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

TERMS AND CONDITIONS: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

COMPENSATION: Payment is due to Consultant within 28 days of receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make electronic payment of the invoices, the details of which can be obtained or verified by contacting ar@stantec.com. Consultant provides no guarantee or warranty that the Client's Project requirements can be achieved within its proposed Project budget or schedule. Any services to redesign, value-engineer or make changes to the Client's Project requirements, whether for cost-saving, schedule efficiency, or otherwise, constitute additional services.

NOTICES: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

TERMINATION: Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

ENVIRONMENTAL: Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

PROFESSIONAL RESPONSIBILITY: In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

INDEMNITY: The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

LIMITATION OF LIABILITY: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or \$100,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

DOCUMENTS: All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages



arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

FIELD SERVICES: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

GOVERNING LAW/COMPLIANCE WITH LAWS: The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

DISPUTE RESOLUTION: If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

ASSIGNMENT: The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

SEVERABILITY: If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

FORCE MAJEURE: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

CONTRA PROFERENTEM: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

BUSINESS PRACTICES: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.



SCHEDULE OF FEES

Effective January 1, 2025

<u>Staff Level</u>	<u>Rate*</u>
Level 3	\$ 122.00
Level 4	\$ 133.00
Level 5	\$ 152.00
Level 6	\$ 156.00
Level 7	\$ 167.00
Level 8	\$ 177.00
Level 9	\$ 183.00
Level 10	\$ 190.00
Level 11	\$ 206.00
Level 12	\$ 217.00
Level 13	\$ 228.00
Level 14	\$ 240.00
Level 15	\$ 254.00
Level 16	\$ 280.00
Level 17	\$ 290.00
Level 18	\$ 296.00
Level 19	\$ 308.00
Level 20	\$ 319.00
Level 21	\$ 338.00

*Rates subject to annual increase.

Unit billings, such as printing and survey materials, will be billed at standard rates.

All other out-of-pocket expenses will be billed at cost +10%.



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

BALM GROVE JULY FIELD INSPECTION REPORT, 7/21/25, 2:05 PM

BALM GROVE CDD, CORNERSTONE LANDSCAPE

completed

Monday, July 21, 2025

Not
completed
/ No
response

Prepared For Board Of Supervisors

10 Items Identified

scheduled
to be
completed

ITEM 1- VIOLET FLAME AVE

Assigned To: Cornerstone Landscape

Photos 1 through 4:

At the entrance of Balm Grove, weeds are growing between the plants in the landscape beds. This should be addressed as soon as possible and treated with weed control in all areas where it can be safely sprayed.

completed on 7-31-25



ITEM 2- VIOLET FLAME AVE

Due By: Monday, August 4, 2025

Assigned To: Cornerstone Landscape

Photo 1: weeds in the Fern bed.

Photos 2 and 3: prune the brown out of the Bismarck palms

completed on 7-31-25



ITEM 3- BALM WIMAUMA RD.

Due By: Monday, August 4, 2025

Assigned To: Cornerstone Landscape

Photos 1 through 3:

Heading down Balm Wimauma Road, the hedges along the fence line need to be trimmed and maintained at an even height for a clean, uniform appearance.

completed on 7-24-25



ITEM 4- VIOLET FLAME AVE

Assigned To: Eco Logic

The pond was treated for filamentous algae, which has now died off.



ITEM 5- VIOLET FLAME AVE

Assigned To: Cornerstone Landscape

Photos 1 and 2: show that the common area and sidewalks are well maintained.



ITEM 6- BLUE PEARL AVE

Due By: Thursday, August 14, 2025

Assigned To: Eco Logic

The pond has lots of shoreline weeds.

completed on 7-24-25



ITEM 7- TOPAZ BLUE

Assigned To: Cornerstone Landscape

Photos 1 through 3:

The hedges at the entrance of Balm Grove at Topaz Blue and Balm Road need to be trimmed. There is also a tall weed growing between the plants that should be removed. Additionally, ensure the sidewalks are clear for safe pedestrian access.

completed on 7-24-25



ITEM 8- TOPAZ BLUE

Assigned To: Cornerstone Landscape

Photos 1 through 3:

The turf looks good, and the plants are green and healthy. Sidewalks are clean, and the beds have a nice soft edging—overall, the area looks well maintained. However, some ornamental grasses have weed vines wrapped around them that need to be removed or treated.

completed on 7-31-25



ITEM 9- TOPAZ BLUE

Due By: Monday, August 11, 2025

Assigned To: Eco Logic

The pond has some Shoreline weeds.

completed on 7-24-31



ITEM 10 EAST SIDE OF BALM GROVE

Assigned To: Cornerstone Landscape

Cornerstone has been maintaining the Balm grove east ponds and along the road way.





Lake Maintenance Service Report

Date: Wednesday, July 23, 2025

Lead Technician: Robert Nagle

Site Name: Balm Grove

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal
3a	✓	✓						
1a	✓	✓						
2a		✓						
2b		✓						
2bs		✓						
2c		✓						
F1		✓						

Notes:

Lakes look OK, lots of shoreline growth due to rising water levels. Treated the complaint in lake 3a. Will return to finish treatment of floating weeds.



Lake Maintenance Service Report

Date: Thursday, July 24, 2025

Lead Technician: Robert Nagle

Site Name: Balm Grove

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal
F1	✓			✓				
2c	✓			✓				
2bs	✓			✓				
2b	✓			✓				
2a	✓			✓				
1b	✓			✓				

Notes:

Completed treatment of stubborn algae and underwater species in lakes.