

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 04, 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, September 04, 2025, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **September 04, 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. BUSINESS ITEMS

A. Consideration of Grau & Associates Audit Engagement Letter

B. Consideration of Goals & Objectives

4. CONSENT AGENDA

A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance for July 2025

C. Acceptance of the Financials and Approval of the Check Register for July 2025

D. Ratification of Hurricane and Storm Clean Up Addendum

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

ii. Lake Maintenance Service Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
Balm Grove Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Balm Grove Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Balm Grove Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Balm Grove Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Balm Grove Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Balm Grove Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Balm Grove Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Balm Grove Community Development District

The Public Hearing and regular meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday August 7, 2025 and called to order at 4:43 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kelly Evans	Assistant Secretary

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer
Arturo Gandarilla	Field Manager (<i>via phone</i>)
Paul Young	Field Manager

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**
Ms. Cooper called the meeting to order, and a quorum was established.

THIRD ORDER OF BUSINESS Public Hearing on Adopting Fiscal Year 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was opened. 5-0

Ms. Cooper informed the Board of an eleven (11) percent increase due to utilities, storm clean-up and right of way maintenance.

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On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was closed. 5-0

D. Consideration of Resolution 2025-09; Adopting the FY 2026 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-09; Adopting the FY 2026 Budget, was adopted. 5-0

E. Consideration of Resolution 2025-10, Levying O&M Assessments

On MOTION by Mr. Motko seconded by Mr. de la Ossa, with all in favor, Resolution 2025-10, Levying O&M Assessments, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Business Items

A. General Consulting Change Order

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, General Consulting Change Order in the amount of \$2,000, as discussed, was accepted. 5-0

B. Consideration of Resolution 2025-11, Setting the FY 2026 Meeting Schedule

The following is the FY 2026 CDD Meeting Schedule:

- 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 2:00pm ET at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-11, Setting the FY 2026 Meeting Schedule, as detailed above, was adopted. 5-0

FIFTH ORDER OF BUSINESS**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**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Consent Agenda, was approved. 5-0

SIXTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Gandarilla also spoke with regards to completed pending items.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the meeting was adjourned at 4:45 pm. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ECO-LOGIC SERVICES LLC	7/1/2025	5391	\$1,350.00	\$1,350.00	LAKE MAINTENANCE JUNE 2025
INFRAMARK LLC	7/1/2025	152954	\$100.00		July 2025 Website maintenance
INFRAMARK LLC	7/1/2025	152954	\$750.00		July 2025 Accounting services
INFRAMARK LLC	7/1/2025	152954	\$2,083.33		July 2025 District management
INFRAMARK LLC	7/1/2025	152954	\$2,258.33		July 2025 Field management
INFRAMARK LLC	7/1/2025	152954	\$350.00		July 2025 Dissemination services
INFRAMARK LLC	7/1/2025	152954	\$50.00	\$5,591.66	July 2025 Technology/data storage
INFRAMARK LLC	7/15/2025	135969-1	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	7/15/2025	135969-1	\$350.00		MANAGEMENT FEE
INFRAMARK LLC	7/15/2025	135969-1	\$2,258.33		DISTRICT INVOICE
INFRAMARK LLC	7/15/2025	135969-1	\$50.00	\$4,741.66	DISTRICT INVOICE
TREE FARM 2, INC.	7/1/2025	10-193415	\$9,622.00	\$9,622.00	LANDSCAPE SERVICES
TREE FARM 2, INC.	7/1/2025	10-193454	\$2,633.00	\$2,633.00	LANDSCAPE MAINTENANCE JULY 25
Monthly Contract Subtotal			\$23,938.32	\$23,938.32	
Utilities					
TECO (ACH)	7/17/2025	071725 211031805164	\$3,309.12	\$3,309.12	ELECTRIC
TECO (ACH)	7/17/2025	071725 221009453830	\$245.45	\$245.45	ELECTRIC
TECO (ACH)	7/16/2025	071625 211034391436	\$38.19	\$38.19	ELECTRIC
TECO (ACH)	7/17/2025	071725 211031840005	\$1,491.43	\$1,491.43	ELECTRIC
TECO (ACH)	7/16/2025	071625 221009210867	\$259.27	\$259.27	ELECTRIC
Utilities Subtotal			\$5,343.46	\$5,343.46	
Regular Services					
ALBERTO VIERA	7/10/2025	AV-071025	\$200.00	\$200.00	BOARD 7/10/25
BUSINESS OBSERVOR, INC.	7/11/2025	25-01957H	\$78.75	\$78.75	LEGAL AD

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BUSINESS OBSERVOR, INC.	7/4/2025	25-01889H	\$214.38	\$214.38	LEGAL AD
CARLOS DE LA OSSA	7/10/2025	CO-071025	\$200.00	\$200.00	BOARD 7/10/25
GRAU & COMPANY	7/1/2025	27814	\$2,300.00	\$2,300.00	AUDIT FYE 09/30/23
INFRAMARK LLC	7/16/2025	154272	\$3.45	\$3.45	POSTAGE
KELLY A EVANS	7/10/2025	KE-071025	\$200.00	\$200.00	BOARD 7/10/25
NICHOLAS J. DISTER	7/10/2025	ND-071025	\$200.00	\$200.00	BOARD 7/10/25
RYAN MOTKO	7/10/2025	RM-071025	\$200.00	\$200.00	BOARD 7/10/25
STRALEY ROBIN VERICKER	7/9/2025	26799	\$2,925.13	\$2,925.13	PROFESSIONAL SERVICES
Regular Services Subtotal			\$6,521.71	\$6,521.71	
Additional Services					
BALM GROVE CDD	7/9/2025	07092025 - 713	\$2,093.80	\$2,093.80	SERIES 2022 FY25 TAX DIST ID 713
SPEAREM ENTERPRISES, LLC	6/26/2025	6233	\$225.00	\$225.00	FENCING REPAIR LABOR
Additional Services Subtotal			\$2,318.80	\$2,318.80	
TOTAL			\$38,122.29	\$38,122.29	

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
7/1/2025	5391

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

Description		Amount
Lake maintenance services for June 2025		1,350.00
Total		\$1,350.00

Phone # 941-312-1764

Pete@Eco-Logic-Services.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152954

DATE

7/1/2025

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

Due On Receipt

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: July 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

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 #
7/1/2025	10-193415

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			2,950.00	7/1/2025	2,950.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance - Additional Areas			2,975.00	7/1/2025	2,975.00
1	Monthly Contracted Landscape Maintenance Services. Services include Fert & Pest Control Program			894.00	7/1/2025	894.00
1	Monthly Contracted Landscape Maintenance Services. Services include Irrigation Management			670.00	7/1/2025	670.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance added on 3 pond area			2,133.00	7/1/2025	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	\$9,622.00
Payments/Credits	\$0.00
Balance Due	\$9,622.00

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 #
7/1/2025	10-193454

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			2,633.00	7/1/2025	2,633.00

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	\$2,633.00
Payments/Credits	\$0.00
Balance Due	\$2,633.00



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

Statement Date: July 17, 2025

Amount Due: \$3,309.12

Due Date: August 07, 2025

Account #: 211031805164

DO NOT PAY. Your account will be drafted on August 07, 2025

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$3,309.12
Payment(s) Received Since Last Statement	-\$3,309.12

Current Month's Charges	\$3,309.12
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Amount Due by August 07, 2025	\$3,309.12
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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: August 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,309.12

Payment Amount: \$ _____

608174644066

Your account will be
drafted on August 07, 2025

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.



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

Account #: 211031805164
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.



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

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 17, 2025

Amount Due: \$245.45

Due Date: August 07, 2025

Account #: 221009453830

DO NOT PAY. Your account will be drafted on August 07, 2025

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due \$221.34

Payment(s) Received Since Last Statement -\$221.34

Current Month's Charges \$245.45

Amount Due by August 07, 2025 \$245.45

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

Your Energy Insight

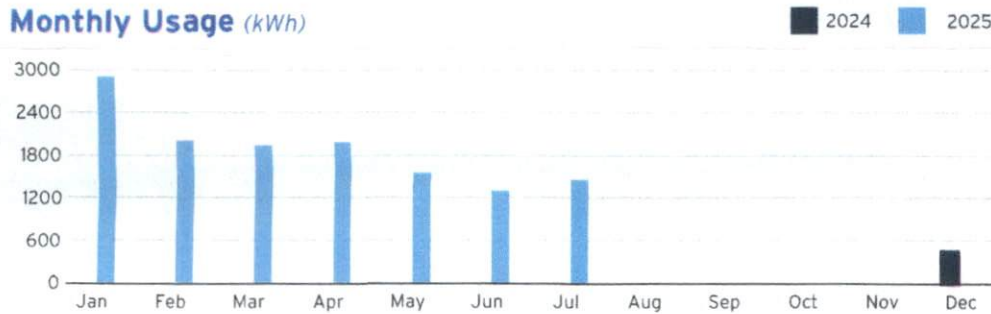


Your average daily kWh used was **13.95% higher** than it was in your previous period.



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

ZapCap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



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

Account #: 221009453830

Due Date: August 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: \$245.45

Payment Amount: \$ _____

683482983336

Your account will be
drafted on August 07, 2025

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.



Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Meter Read

Meter Location: IRR WELL

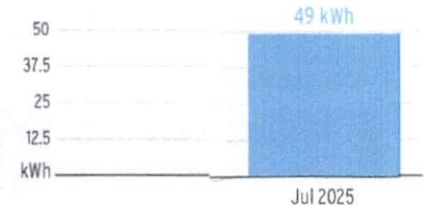
Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	07/11/2025	13,545		12,090		1,455 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
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Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,455 kWh @ \$0.08641/kWh	\$125.73
Fuel Charge	1,455 kWh @ \$0.03391/kWh	\$49.34
Storm Protection Charge	1,455 kWh @ \$0.00577/kWh	\$8.40
Clean Energy Transition Mechanism	1,455 kWh @ \$0.00418/kWh	\$6.08
Storm Surcharge	1,455 kWh @ \$0.02121/kWh	\$30.86
Florida Gross Receipt Tax		\$6.14
Electric Service Cost		\$245.45

Total Current Month's Charges

\$245.45

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
13401 NEW JADE AVE, LFT STN
RIVERVIEW, FL 33579

Statement Date: July 16, 2025

Amount Due: \$38.19

Due Date: August 06, 2025

Account #: 211034391436

DO NOT PAY. Your account will be drafted on August 06, 2025

Account Summary

Current Service Period: June 11, 2025 - July 10, 2025

Previous Amount Due \$40.40

Payment(s) Received Since Last Statement -\$40.40

Current Month's Charges \$38.19

Amount Due by August 06, 2025 \$38.19

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

Your Energy Insight

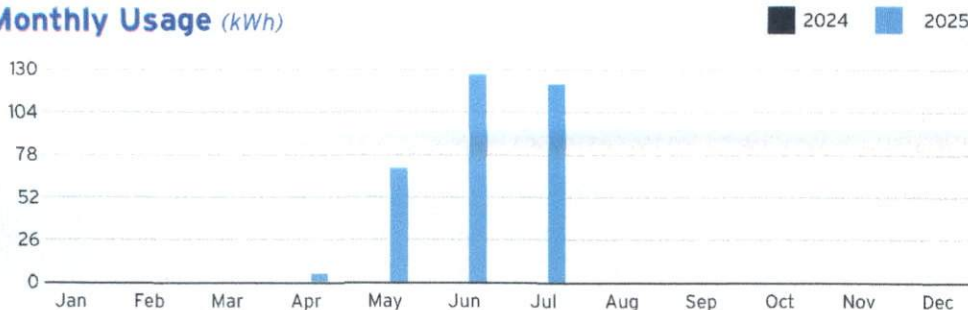


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

ZapCap SYSTEMS™ | **TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

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: August 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$38.19

Payment Amount: \$ _____

605088228267

Your account will be
drafted on August 06, 2025



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.



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

Account #: 211034391436
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Meter Read

Meter Location: LIFT STATION

Service Period: Jun 11, 2025 - Jul 10, 2025

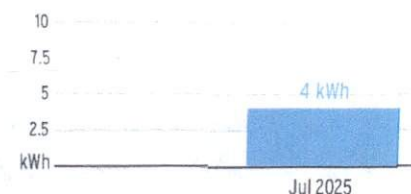
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000850481	07/10/2025	323	202	121 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	121 kWh @ \$0.08641/kWh	\$10.46
	Fuel Charge	121 kWh @ \$0.03391/kWh	\$4.10
	Storm Protection Charge	121 kWh @ \$0.00577/kWh	\$0.70
	Clean Energy Transition Mechanism	121 kWh @ \$0.00418/kWh	\$0.51
	Storm Surcharge	121 kWh @ \$0.02121/kWh	\$2.57
	Florida Gross Receipt Tax		\$0.95
	Electric Service Cost		\$38.19

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](https://www.tampaelectric.com/2025Bills) to learn more.

Total Current Month's Charges

\$38.19

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 2
WIMAUMA, FL 33598

Statement Date: July 17, 2025

Amount Due: \$1,491.43

Due Date: August 07, 2025

Account #: 211031840005

DO NOT PAY. Your account will be drafted on August 07, 2025

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due \$1,491.43

Payment(s) Received Since Last Statement -\$1,491.43

Current Month's Charges **\$1,491.43**

Amount Due by August 07, 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: August 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,491.43

Payment Amount: \$ _____

608174644067

Your account will be
drafted on August 07, 2025

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.



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

Account #: 211031840005
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.



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

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

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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.



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
11480 COUNTY ROAD 672, PMP
RIVERVIEW, FL 33579

Statement Date: July 16, 2025

Amount Due: \$259.27

Due Date: August 06, 2025

Account #: 221009210867

DO NOT PAY. Your account will be drafted on August 06, 2025

Account Summary

Current Service Period: June 11, 2025 - July 10, 2025

Previous Amount Due \$382.36

Payment(s) Received Since Last Statement -\$382.36

Current Month's Charges \$259.27

Amount Due by August 06, 2025 \$259.27

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 **45.71% higher** than the same period last year.

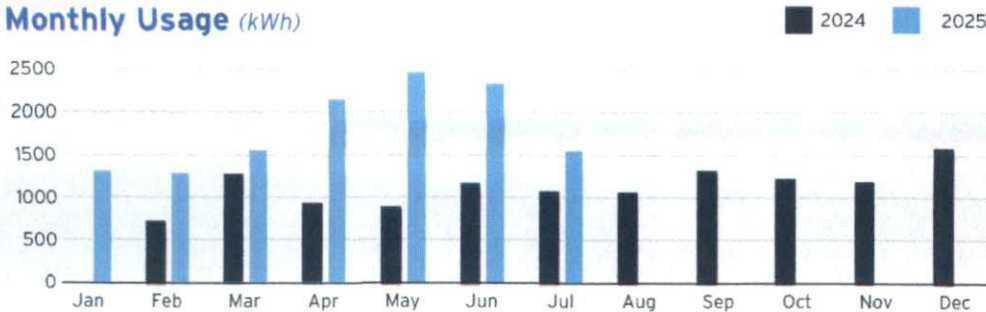


Your average daily kWh used was **30.14% lower** than it was in your previous period.



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS™ TAMPA ELECTRIC
AN EMERA COMPANY



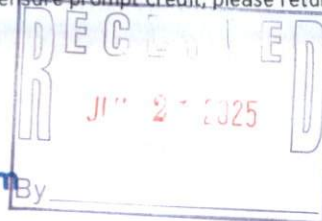
To ensure prompt credit, please return stub portion of this bill with your payment.



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.



Account #: 221009210867

Due Date: August 06, 2025

Amount Due: \$259.27

Payment Amount: \$ _____

661260836382

Your account will be
drafted on August 06, 2025



00004319 FTECO107162523293710 00000 02 01000000 11253 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.



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

Account #: 221009210867
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Jun 11, 2025 - Jul 10, 2025

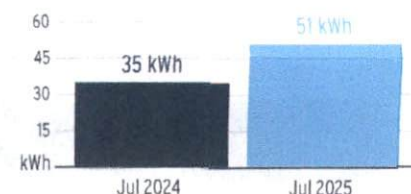
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852833	07/10/2025	24,828	23,284		1,544 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	1,544 kWh @ \$0.08641/kWh	\$133.42
	Fuel Charge	1,544 kWh @ \$0.03391/kWh	\$52.36
	Storm Protection Charge	1,544 kWh @ \$0.00577/kWh	\$8.91
	Clean Energy Transition Mechanism	1,544 kWh @ \$0.00418/kWh	\$6.45
	Storm Surcharge	1,544 kWh @ \$0.02121/kWh	\$32.75
	Florida Gross Receipt Tax		\$6.48
	Electric Service Cost		\$259.27

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](https://www.tampaelectric.com/2025Bills) to learn more.

Total Current Month's Charges

\$259.27

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 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	Hearing Impaired/TTY: 7-1-1
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)	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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Balm Grove CDD
Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Alberto Viero	X	\$200

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

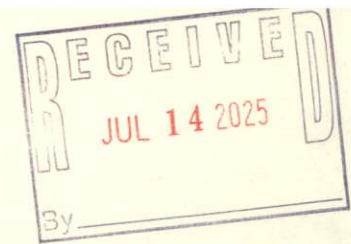
Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322



INVOICE

Legal Advertising

Invoice # 25-01957H

Date 07/11/2025

Attn:

Balm Grove CDD - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01957H

\$78.75

Notice of Public Hearing and Board of Supervisors Meeting

RE: Balm Grove CDD Fiscal Year 2025-2026 Budget Board of Supervisors
Meeting on 8/7/25 @ 2:00 PM

Published: 7/11/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$78.75

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Balm Grove Community Development District

The Board of Supervisors (the "**Board**") of the Balm Grove Community Development District (the "**District**") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://balmgrovecdd.com/> or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager
4920-5425-8481, v. 1
July 11, 2025

25-01957H

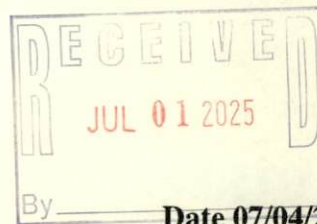
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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE**Legal Advertising****Invoice # 25-01889H****Attn:**

Balm Grove CDD - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description**Amount**

Serial # 25-01889H

\$214.38

Notice of Public Hearing and Board of Supervisors Meeting

RE: Balm Grove CDD Fiscal Year 2025-2026 Budget Board of Supervisors
Meeting on 8/7/25 @ 2:00 PM

Published: 7/4/2025**Important Message**

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid
Total

()

\$214.38

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first publication date of your notice.

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Balm Grove Community Development District

The Board of Supervisors (the "Board") of the Balm Grove Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 50' West	\$2,561.03	\$2,224.39	15%	\$336.64	\$28.05
SF 60' West	\$3,073.22	\$2,669.25	15%	\$403.97	\$33.66
SF 40' East	\$2,048.81	\$1,779.50	15%	\$269.31	\$22.44
SF 50' East	\$2,561.03	\$2,224.39	15%	\$336.64	\$28.05
SF 60' East	\$3,073.22	\$2,669.25	15%	\$403.97	\$33.66
SF 50' South	\$2,561.03	\$2,224.39	15%	\$336.64	\$28.05

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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Michael Perez, District Manager



4921-0280-0691, v. 1
July 4, 2025

25-01889H

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Balm Grove CDD
Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Alberto Viero	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27814
Date 07/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,300.00</u>
Current Amount Due	\$ <u><u>2,300.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,300.00	0.00	0.00	0.00	0.00	2,300.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

154272

DATE

7/16/2025

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/16/2025

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: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.69		3.45
Subtotal					3.45

Subtotal

\$3.45

Tax

\$0.00

Total Due

\$3.45

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 CDD
Board Meeting Date:	July 10, 2025

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District Manager Signature	Date

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District Manager Signature	Date

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for
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<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

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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

July 09, 2025

Client: 001541

Matter: 000001

Invoice #: 26799

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/4/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH T. STEWART; TELEPHONE CALL WITH C. DE LA OSSA; REVIEW REQUISITION ISSUES.	0.6	\$243.00
6/5/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.5	\$202.50
6/5/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$97.50
6/5/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE UPDATED SPENDING AUTHORITY RESOLUTION.	0.6	\$225.00
6/6/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$445.50
6/6/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
6/11/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.0	\$405.00
6/11/2025	AM	REVISE RESOLUTIONS TO INCLUDE OFF ROLL ASSESSMENTS.	0.5	\$97.50
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2025	CAW	REVIEW NOTICES OF PUBLIC HEARING TO ADOPT THE 2025/2026 BUDGET, MAILED O/M ASSESSMENT LETTER, RESOLUTION ADOPTING 2025/2026 BUDGET, AND RESOLUTION IMPOSING ASSESSMENTS.	0.3	\$112.50
6/20/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.4	\$150.00
6/24/2025	KCH	PREPARE NO FISHING POLICY AND NATURAL AREAS POLICY; PREPARE ADDENDUM FOR AQUATIC MANAGEMENT AGREEMENT WITH CORNERSTONE; REVIEW FINAL LONG FORM FIRST PUBLICATION FOR NOTICE OF PUBLIC HEARING.	0.2	\$75.00
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER AND CONFIRM SEAT DESIGNATIONS AND TERMS.	0.2	\$39.00
6/27/2025	KCH	PREPARE ADDNEDUM TO LANDSCAPE MAINTENANCE AGREEMENT TO INCLUDE PONDS WITH CORNERSTONE.	1.0	\$375.00
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50
Total Professional Services			9.2	\$2,916.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/19/2025	Postage	\$9.13
Total Disbursements		\$9.13

July 09, 2025
Client: 001541
Matter: 000001
Invoice #: 26799

Page: 3

Total Services	\$2,916.00	
Total Disbursements	\$9.13	
Total Current Charges		\$2,925.13
Previous Balance		\$2,554.50
Less Payments		(\$2,554.50)
PAY THIS AMOUNT		\$2,925.13

Please Include Invoice Number on all Correspondence

BALM GROVE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>7/9/2025</u>
Check Amount	<u>\$2,093.80</u>
Payable To	<u>BALM GROVE CDD</u>
Check Description	<u>Series 2022 - FY 25 Tax Dist. ID Dist 713</u>

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	Date

BALM GROVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	146,656.17	22.29%	0.222900
Net DS 2022	511,315.85	77.71%	0.777100
Net Total	657,972.02	100.00%	1.000000

94%

Date Received	Amount Received	22.29%	22.29%	77.71%	77.71%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue			
12/9/2024	190,854.02	42,539.68	42,539.68	148,314.34	148,314.34	-	706	1219
12/17/2024	411,842.88	91,796.15	91,796.15	320,046.73	320,046.73	-	707	1234
1/7/2025	6,696.64	1,492.62	1,492.62	5,204.02	5,204.02	-	709	1240
2/7/2025	2,136.30	476.16	476.16	1,660.14	1,660.14	-	713	1255
4/7/2025	5,231.73	1,166.11	1,166.11	4,065.62	4,065.62	-	719	1278
6/18/2025	2,694.34	600.54	600.54	2,093.80	2,093.80	-	728	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	619,455.91	138,071.27	138,071.26	481,384.64	481,384.65			
Net Total on Roll	657,972.02		146,656.17		511,315.85			
Collection Surplus / (Deficit)	(38,516.11)		(8,584.91)		(29,931.20)			

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



Bill to
balm grove
balm grove
2005 pan am circle
tampa, fl

Ship to
balm grove
balm grove
2005 pan am circle
tampa, fl

Invoice details
Invoice no.: 6233
Terms: Net 15
Invoice date: 06/26/2025
Due date: 07/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	perimeter fencing repair. re-install 4 panels of vinyl fencing	1	\$225.00	\$225.00

Total \$225.00

Note to customer
Thank You! We Appreciate Your Business.

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 19,575	\$ -	\$ -	\$ -	\$ -	\$ 19,575
Due From Developer	23,780	-	-	-	-	23,780
Due From Other Funds	-	18,580	-	-	-	18,580
Investments:						
Acq. & Const. (Offsite Project)	-	-	142	-	-	142
Acq. & Construction - Amenity	-	-	681,889	-	-	681,889
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	226,738	-	-	226,738
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	782,181	-	-	-	782,181
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	\$ 43,655	\$ 1,415,124	\$ 908,773	\$ 8,665,160	\$ 21,435,000	\$ 32,467,712

LIABILITIES

Accounts Payable	\$ 3,577	\$ -	\$ -	\$ -	\$ -	\$ 3,577
Accounts Payable - Other	1,480	-	-	-	-	1,480
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	2,094	-	16,486	-	-	18,580
Deferred Inflow of Resources	23,780	-	-	-	-	23,780
TOTAL LIABILITIES	30,931	-	16,486	-	21,435,000	21,482,417

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,415,124	-	-	-	1,415,124
Capital Projects	-	-	892,287	-	-	892,287
Unassigned:	12,724	-	-	8,665,160	-	8,677,884
TOTAL FUND BALANCES	12,724	1,415,124	892,287	8,665,160	-	10,985,295
TOTAL LIABILITIES & FUND BALANCES	\$ 43,655	\$ 1,415,124	\$ 908,773	\$ 8,665,160	\$ 21,435,000	\$ 32,467,712

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Tax Collector	\$ -	\$ 828	\$ 828	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	339,228	(13,197)	96.26%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	10,000	2,000	83.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,500	700	83.33%
ProfServ-Field Management	27,100	20,325	6,775	75.00%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
District Counsel	15,000	19,268	(4,268)	128.45%
District Engineer	9,500	11,185	(1,685)	117.74%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	23,092	1,908	92.37%
Accounting Services	9,000	7,500	1,500	83.33%
Auditing Services	6,000	4,800	1,200	80.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	94	406	18.80%
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	2,372	1,128	67.77%
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	1,050	150	87.50%
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	111,221	50,604	68.73%
Utility Services				
Utility - Electric	2,500	14,812	(12,312)	592.48%
Utility - StreetLights	5,000	43,293	(38,293)	865.86%
Total Utility Services	7,500	58,105	(50,605)	774.73%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Janitorial Services	4,500	-	4,500	0.00%
Contracts-Landscape	134,000	64,469	69,531	48.11%
Contracts-Aquatic Control	7,500	16,050	(8,550)	214.00%
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	84,553	88,547	48.85%
<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	-	495	(495)	0.00%
Total Construction In Progress	-	495	(495)	0.00%
TOTAL EXPENDITURES	352,425	262,474	89,951	74.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	76,754	76,754	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(64,030)		
FUND BALANCE, ENDING		\$ 12,724		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 37,929	\$ 37,929	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	1,688,084	899,615	214.10%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	425,000	(425,000)	0.00%
Interest Expense	788,469	795,375	(6,906)	100.88%
Total Debt Service	788,469	1,220,375	(431,906)	154.78%
TOTAL EXPENDITURES	788,469	1,220,375	(431,906)	154.78%
Excess (deficiency) of revenues				
Over (under) expenditures	-	467,709	467,709	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,415,124		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 31,157	\$ 31,157	0.00%
TOTAL REVENUES	-	31,157	31,157	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	-	(3,079)	(3,079)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		895,366		
FUND BALANCE, ENDING		\$ 892,287		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_07

Statement Date

07/31/2025

G/L Account No. 101001 Balance	19,574.73	Statement Balance	21,117.86
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	19,574.73	Subtotal	21,117.86
Negative Adjustments	0.00	Outstanding Checks	-1,543.13
Ending G/L Balance	19,574.73	Ending Balance	19,574.73

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/17/2025	Payment	BD00019	Interest - Tax Collector	Deposit No. BD00019 - Interest - Tax Collector	16.40	16.40	0.00
Total Deposits					16.40	16.40	0.00
Checks							
							0.00
06/11/2025	Payment	1308	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
06/25/2025	Payment	1312	INFRAMARK LLC	Check for Vendor V00016	-5,591.66	-5,591.66	0.00
07/02/2025	Payment	1313	INFRAMARK LLC	Check for Vendor V00016	-11,670.85	-11,670.85	0.00
07/02/2025	Payment	1314	TREE FARM 2, INC.	Check for Vendor V00042	-2,133.00	-2,133.00	0.00
07/09/2025	Payment	1315	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-1,350.00	-1,350.00	0.00
07/09/2025	Payment	1316	GRAU & COMPANY	Check for Vendor V00025	-2,300.00	-2,300.00	0.00
07/14/2025	Payment	1318	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
07/14/2025	Payment	1319	BALM GROVE CDD	Check for Vendor V00031	-2,093.80	-2,093.80	0.00
07/14/2025	Payment	1320	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
07/14/2025	Payment	1321	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
07/14/2025	Payment	1322	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
07/15/2025	Payment	1324	INFRAMARK LLC	Check for Vendor V00016	-4,741.66	-4,741.66	0.00
07/16/2025	Payment	1325	INFRAMARK LLC	Check for Vendor V00016	-5,591.66	-5,591.66	0.00
07/16/2025	Payment	1326	STRALEY ROBIN VERICKER	Check for Vendor V00008	-2,925.13	-2,925.13	0.00
07/16/2025	Payment	1327	TREE FARM 2, INC.	Check for Vendor V00042	-9,622.00	-9,622.00	0.00
07/17/2025	Payment	1328	TECO (ACH)	Check for Vendor V00034	-5,444.65	-5,444.65	0.00
07/17/2025	Payment	1329	TREE FARM 2, INC.	Check for Vendor V00042	-2,633.00	-2,633.00	0.00
07/08/2025	Payment	DD414	TECO (ACH)	Payment of Invoice 000633	-1,491.43	-1,491.43	0.00
07/08/2025	Payment	DD415	TECO (ACH)	Payment of Invoice 000634	-221.34	-221.34	0.00
07/08/2025	Payment	DD416	TECO (ACH)	Payment of Invoice 000636	-382.36	-382.36	0.00
07/08/2025	Payment	DD417	TECO (ACH)	Payment of Invoice 000637	-40.40	-40.40	0.00
07/08/2025	Payment	DD418	TECO (ACH)	Payment of Invoice 000638	-3,309.12	-3,309.12	0.00
Total Checks					-62,542.06	-62,542.06	0.00

Bank Account Statement

Balm Grove CDD

Bank Account No.6637

Statement No.25_07

Statement Date

07/31/2025

Adjustments

Total Adjustments

Outstanding Checks

01/17/2025	Payment	1	STRALEY ROBIN VERICKER	Payment of Invoice 000550	-625.00
06/11/2025	Payment	1309	RYAN MOTKO	Check for Vendor V00017	-200.00
07/09/2025	Payment	1317	SPEAREM ENTERPRISES, LLC	Check for Vendor V00043	-225.00
07/14/2025	Payment	1323	RYAN MOTKO	Check for Vendor V00017	-200.00
07/30/2025	Payment	1330	BUSINESS OBSERVOR, INC.	Check for Vendor V00044	-293.13
Total Outstanding Checks					-1,543.13

Outstanding Deposits

Total Outstanding Deposits

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(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
GENERAL FUND - 001									
001	1313	07/02/25	V00016	INFRAMARK LLC	150750	June 2025 District management services	June 2025 Website maint and admin	549936-51301	\$100.00
001	1313	07/02/25	V00016	INFRAMARK LLC	150750	June 2025 District management services	June 2025 Accounting services	532001-51301	\$750.00
001	1313	07/02/25	V00016	INFRAMARK LLC	150750	June 2025 District management services	June 2025 District Manager	531151-51301	\$2,083.33
001	1313	07/02/25	V00016	INFRAMARK LLC	150750	June 2025 District management services	June 2025 Field managment	531016-51301	\$2,258.33
001	1313	07/02/25	V00016	INFRAMARK LLC	150750	June 2025 District management services	June 2025 Dissemination services	531012-51301	\$350.00
001	1313	07/02/25	V00016	INFRAMARK LLC	150750	June 2025 District management services	June 2025 Technology/data storage	531020-51301	\$50.00
001	1313	07/02/25	V00016	INFRAMARK LLC	151752	June 2025 District management services	June 2025 Website maint and admin	549936-51301	\$100.00
001	1313	07/02/25	V00016	INFRAMARK LLC	151752	June 2025 District management services	June 2025 Accounting services	532001-51301	\$750.00
001	1313	07/02/25	V00016	INFRAMARK LLC	151752	June 2025 District management services	June 2025 District Manager	531151-51301	\$2,083.33
001	1313	07/02/25	V00016	INFRAMARK LLC	151752	June 2025 District management services	June 2025 Field management	531016-51301	\$2,258.33
001	1313	07/02/25	V00016	INFRAMARK LLC	151752	June 2025 District management services	June 2025 Dissemination services	531012-51301	\$350.00
001	1313	07/02/25	V00016	INFRAMARK LLC	151752	June 2025 District management services	June 2025 Technology and data storage	531020-51301	\$50.00
001	1313	07/02/25	V00016	INFRAMARK LLC	151817	Domain renewal, postage, and prints	godaddy domain renewal	554020-51301	\$479.40
001	1313	07/02/25	V00016	INFRAMARK LLC	151817	Domain renewal, postage, and prints	Postage and copies	541020-51301	\$8.13
001	1314	07/02/25	V00042	TREE FARM 2, INC.	10-192954	June 2025 Landscaping service	Contracts-Landscape	534050-53908	\$2,133.00
001	1315	07/09/25	V00038	ECO-LOGIC SERVICES LLC	5391	LAKE MAINTENANCE 2025	LAKE MAINTENANCE JUNE 2025	534067-53908	\$1,350.00
001	1316	07/09/25	V00025	GRAU & COMPANY	27814	AUDIT FYE 09/30/24	AUDIT FYE 09/30/23	532002-51301	\$2,300.00
001	1317	07/09/25	V00043	SPEAREM ENTERPRISES, LLC	6233	FENCING REPAIR LABOR	Misc-Contingency	549900-57201	\$225.00
001	1318	07/14/25	V00015	ALBERTO VIERA	AV-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1320	07/14/25	V00023	CARLOS DE LA OSSA	CO-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1321	07/14/25	V00019	KELLY A EVANS	KE-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1322	07/14/25	V00010	NICHOLAS J. DISTER	ND-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1323	07/14/25	V00017	RYAN MOTKO	RM-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1324	07/15/25	V00016	INFRAMARK LLC	135969-1	DISTRICT INVOICES - BALANCE	MANAGEMENT FEE	531151-51301	\$2,083.33
001	1324	07/15/25	V00016	INFRAMARK LLC	135969-1	DISTRICT INVOICES - BALANCE	MANAGEMENT FEE	531142-51301	\$350.00
001	1324	07/15/25	V00016	INFRAMARK LLC	135969-1	DISTRICT INVOICES - BALANCE	DISTRICT INVOICE	531151-51301	\$2,258.33
001	1324	07/15/25	V00016	INFRAMARK LLC	135969-1	DISTRICT INVOICES - BALANCE	DISTRICT INVOICE	549936-51301	\$50.00
001	1325	07/16/25	V00016	INFRAMARK LLC	152954	July 2025 District Managment services	July 2025 Website maintenance	549936-51301	\$100.00
001	1325	07/16/25	V00016	INFRAMARK LLC	152954	July 2025 District Managment services	July 2025 Accounting services	532001-51301	\$750.00
001	1325	07/16/25	V00016	INFRAMARK LLC	152954	July 2025 District Managment services	July 2025 District management	531151-51301	\$2,083.33
001	1325	07/16/25	V00016	INFRAMARK LLC	152954	July 2025 District Managment services	July 2025 Field management	531016-51301	\$2,258.33
001	1325	07/16/25	V00016	INFRAMARK LLC	152954	July 2025 District Managment services	July 2025 Dissemination services	531142-51301	\$350.00
001	1325	07/16/25	V00016	INFRAMARK LLC	152954	July 2025 District Managment services	July 2025 Technology/data storage	531020-51301	\$50.00
001	1326	07/16/25	V00008	STRALEY ROBIN VERICKER	26799	DISTRICT COUNSEL THROUGH 06/30/25	PROFESSIONAL SERVICES	531146-51401	\$2,925.13
001	1327	07/16/25	V00042	TREE FARM 2, INC.	10-193415	LANDSCAPE SERVICES	Contracts-Landscape	534050-53908	\$9,622.00
001	1328	07/17/25	V00034	TECO (ACH)	061725 211031840005	ELECTRIC 05/13/25 - 06/11/25	5/13 - 6/11/2025 Electricity	543041-53150	\$1,491.43
001	1328	07/17/25	V00034	TECO (ACH)	061725 221009453830	ELECTRIC 05/13/25 - 06/11/25	5/13 - 6/11/2025 Electricity	543041-53150	\$221.34
001	1328	07/17/25	V00034	TECO (ACH)	061625 221009210867	ELECTRIC 05/10/25 - 06/10/25	5/10 - 6/10/2025 Electricity	543041-53150	\$382.36
001	1328	07/17/25	V00034	TECO (ACH)	061625 211034391436	ELECTRIC 05/10/25 - 06/10/25	5/10 - 6/10/2025 Electricity	543041-53150	\$40.40
001	1328	07/17/25	V00034	TECO (ACH)	061725 211031805164	ELECTRIC 05/13/25 - 06/11/25	5/13 - 6/11/2025 Electricity	543041-53150	\$3,309.12
001	1329	07/17/25	V00042	TREE FARM 2, INC.	10-193454	LANDSCAPE MAINTENANCE JULY 24	LANDSCAPE MAINTENANCE JULY 25	534050-53908	\$2,633.00
001	1330	07/30/25	V00044	BUSINESS OBSERVOR, INC.	25-01957H	LEGAL AD 07/11/25	LEGAL AD	548002-51301	\$78.75
001	1330	07/30/25	V00044	BUSINESS OBSERVOR, INC.	25-01889H	LEGAL AD 07/04/15	LEGAL AD	548002-51301	\$214.38
001	DD414	07/08/25	V00034	TECO (ACH)	061725 211031840005	ELECTRIC 05/13/25 - 06/11/25	5/13 - 6/11/2025 Electricity	543041-53150	\$1,491.43
001	DD415	07/08/25	V00034	TECO (ACH)	061725 221009453830	ELECTRIC 05/13/25 - 06/11/25	5/13 - 6/11/2025 Electricity	543041-53150	\$221.34
001	DD416	07/08/25	V00034	TECO (ACH)	061625 221009210867	ELECTRIC 05/10/25 - 06/10/25	5/10 - 6/10/2025 Electricity	543041-53150	\$382.36
001	DD417	07/08/25	V00034	TECO (ACH)	061625 211034391436	ELECTRIC 05/10/25 - 06/10/25	5/10 - 6/10/2025 Electricity	543041-53150	\$40.40
001	DD418	07/08/25	V00034	TECO (ACH)	061725 211031805164	ELECTRIC 05/13/25 - 06/11/25	5/13 - 6/11/2025 Electricity	543041-53150	\$3,309.12

Fund Total

\$55,374.73

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(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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SERIES 2022 DEBT SERVICE FUND - 200

200	1319	07/14/25	V00031	BALM GROVE CDD	07092025 - 713	FY25 TAX DIST ID 713	SERIES 2022 FY25 TAX DIST ID 713	103200	\$2,093.80
Fund Total									\$2,093.80

Total Checks Paid	\$57,468.53
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Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement

This Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement (this “**Storm Addendum**”) is made and entered into as of August 8, 2025, by and between the **Balm Grove Community Development District** (the “**District**”) and **Cornerstone Solutions Group, LLC d/b/a Cornerstone**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into a Landscape Maintenance Services Agreement dated February 12, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to pre-authorize hurricane and storm clean-up expectations and pricing. The Contractor submitted a proposal for such clean-up services which have been incorporated into this Storm Addendum. The District and the Contractor each has the authority to execute this Storm Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Storm Addendum so that this Storm Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

- 1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Storm Addendum.
- 2. **Pre-Authorized Hurricane and Storm Clean-Up Services.** Contractor agrees to provide pre-authorized hurricane and storm clean-up services as further described in the attached **Exhibit A**.
 - a. Contractor shall provide all labor and equipment necessary for these services.
 - b. Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
 - c. Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
 - d. Phase 3: Property rebuild.
- 3. **Additional Compensation for Emergency Clean-Up Services.** Contractor shall perform the additional emergency clean-up services for the prices as further described on the attached Hurricane Price List (**Exhibit “A”**). Contractor is pre-authorized for a NOT TO EXCEED amount of \$50,000.00.
- 4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Storm Addendum effective as of the date written above.

**Cornerstone Solutions Group d/b/a
Cornerstone**

Signed by:

By: _____
550002F080E4110
Name: Alex Escudero
Title: Account manager

**Balm Grove
Community Development District**

Signed by:

By: _____
CC0GB251E795481...
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors



14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P:(866) 617-2235 F:(866) 929-6998 www.FLcornerstone.com
601 N Valrico Road Valrico, Florida 33594

2025 Hurricane Season Preparedness & Service Plan

Be First in Line for Post-Storm Cleanup!

Dear Valued Customer,

Hurricane Season is once again upon us. At Cornerstone, we are proactively preparing to safeguard your property in the event a hurricane or tropical storm should occur.

Please be assured that Cornerstone has a comprehensive response plan in place to address the landscape and tree-related needs of our customers. Our teams are preparing now to respond swiftly and effectively to storm-related damage. Leveraging the resources across all of our divisions and an expansive vendor network, we are committed to helping restore your property as quickly and safely as possible.

Once a storm has passed and it is safe to do so, your Cornerstone team will begin triaging all properties. Resources will be dispatched based on the following priorities. Although all customers will be assessed concurrently, those with pre-signed authorizations will receive prioritized service in the order authorizations were received. Please be mindful that impassable roads and damaged infrastructure may delay immediate access, but we will reach your property as soon and safely possible.

Initial Emergency Response Priorities

1. Clearing vehicular access to allow emergency personnel safe entry to the property.
2. Removing debris from buildings and structures that pose immediate risks to persons or property.

Post-Emergency Services

As conditions permit, we will offer additional services with your authorization:

- **Replanting/Resetting Plant Material:** Where feasible, we will replant vegetation with survival potential. Plants presenting liability risks—particularly unstable trees—will be removed.
- **Tree Staking:** Staking equipment and lodgepole prices surged in recent years. We've secured materials in advance to ensure readiness and availability.

2025 Hurricane Pricing Plan

14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P:(866) 617-2235 F:(866) 929-6998 www.FLcornerstone.com

During storm service operations, Cornerstone will deploy both local and out-of-area resources unaffected by the storm to assist in the recovery of your property. Our entire Management Team stands ready to support you and dispatch necessary resources both before and after storm events.

Once safe conditions are confirmed, dozens of our staff and specialists will be deployed to begin cleanup efforts.

Time & Materials Rates:

- \$95.00 per labor hour (clean-up, tree removal)
- \$275.00 per 4-cubic-yard truck of debris removed
- \$200.00 per hour for Bobcat or similar-sized equipment with operator
- \$95.00 per tree for staking and guying of salvageable trees
- \$150.00 per tree for bracing using 2x4's
- \$450.00 per hour for large (4-cubic-yard) articulating loaders or specialized tree equipment (written authorization required)
- \$500.00 mobilization fee for multiple, non-preapproved return visits

Storm Ready. Service Ready. Peace of Mind Guaranteed.

Standard Operating Procedure:

1. Clear entrances, exits, and roadways for vehicle access.
2. Remove dangerous debris from buildings or property (Note: please provide written notice if debris must remain for insurance inspection).
3. Stake or replant fallen trees and palms (staked only after major debris has been removed).
4. Perform general storm debris cleanup.

We appreciate the opportunity to partner with you and your property during these challenging weather events and wish you safety and peace of mind this hurricane season.



Balm Grove CDD

Field Inspection Report- Cornerstone

Friday, August 22, 2025

Prepared For Board Of Supervisors

11 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
No response/Not
completed
Scheduled/Monitoring

Item 1- Balm Rd.

Due By: Monday, September 8, 2025

Assigned To: Cornerstone

Photos 1 through 4 show the entrance at Balm Road. The monuments are well maintained, the plants look green and healthy, and the roadways are clean. **The turf does need some fertility improvement, but Cornerstone is aware and will get back to us on why the turf is beginning to look a little yellowish."**



Cornerstone is going to be adding more watering time and will continue to monitor the turf

Item 2- Topaz Blue St.

Assigned To: Cornerstone

Photos 1 through 4 show that the landscape beds and plant material at the entrance of Balm Grove off Balm Road are in good condition. The beds are being soft-edged, and sidewalks are kept clear so residents can walk without obstruction. **However, there are some weeds present throughout the fern, and the copperleaf needs trimming so it is maintained at a uniform height."**



Completed on 8-25-25

Item 3- Topaz Blue St.

Due By: Monday, September 8, 2025

Assigned To: Cornerstone

Photos 1 through 4 show that the plant material is healthy, green, and has good color. Some of the hedges need to be trimmed and maintained at a consistent height, and there are weeds present in the fern.



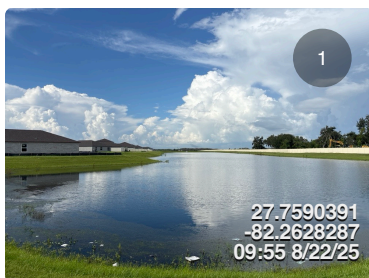
Completed on 8-25-25

Item 4- Pond 1- Topaz Blue St.

Due By: Monday, September 8, 2025

Assigned To: Eco Logic

Photos 1 and 2 show a pond with some shoreline weeds and a significant amount of trash. I spoke with Dustin Taylor from Lennar, and he advised that he would have someone go out the following week to remove the trash.”

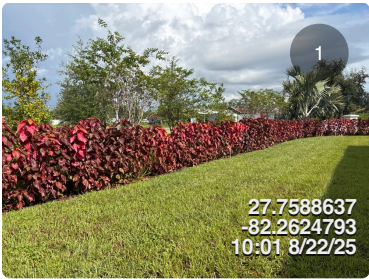


Item 5- Topaz Blue St.

Due By: Monday, September 8, 2025

Assigned To: Cornerstone

Photos 1 through 4 show that the Bahia turf is in good condition. Overall, the landscape is well maintained. The copperleaf and any other overgrown plant material should be trimmed and shaped to maintain a neat appearance.”

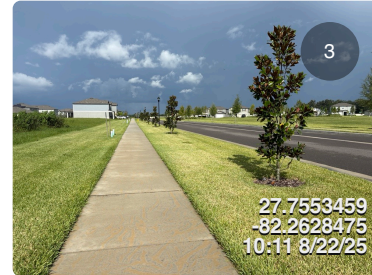
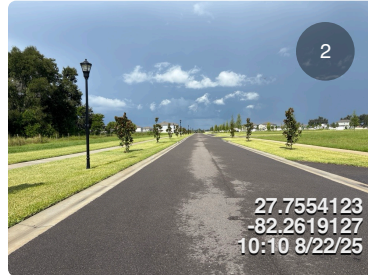
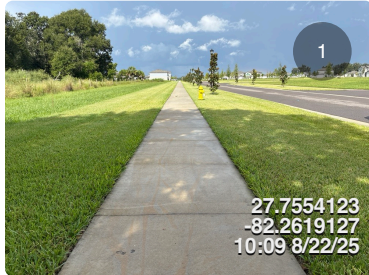


Scheduled for 8-28-25

Item 6- Blue Pearl Ave.

Assigned To: Cornerstone

Photos 1 through 4 show that the turf on Blue Pearl is well maintained in terms of mowing and edging along sidewalks and curbs. However, the turf has a slightly yellowish appearance. It will need further inspection to determine the cause of the stress. Cornerstone is aware of the issue and will provide a response on the cause. I have also asked them to monitor the turf and avoid mowing if it looks too low."

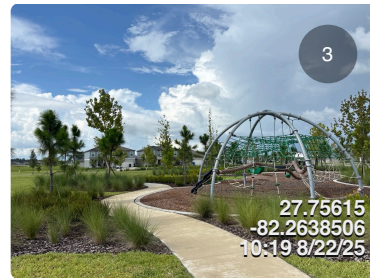
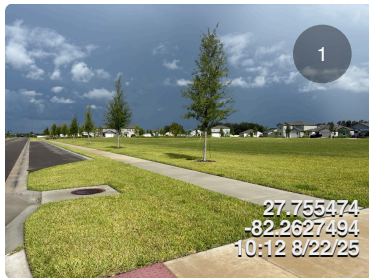


Item 7- Blue Pearl Ave & Zircon Red Dr.

Due By: Monday, September 8, 2025

Assigned To: Cornerstone

Photos 1 through 4 show that the Common Park is well maintained. Cornerstone is doing a great job on the detailing. There are a few weeds here and there, but nothing excessive. The turf is showing some stress, and as mentioned, Cornerstone is aware and will be checking to determine the cause."

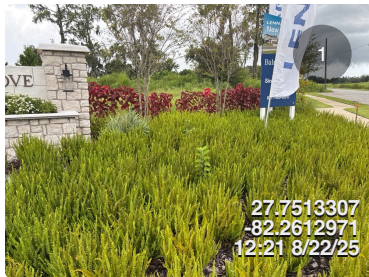


Item 8- Violet Flame Ave

Due By: Monday, September 8, 2025

Assigned To: Cornerstone

“Photos 1 through 4 show that the entrance of Balm Wimauma and Violet Flame has plant material showing signs of stress. There are weeds present in the fern bed and throughout the landscape bed that should be removed as soon as possible to prevent spreading. Additionally, some holly trees have died, and the crepe myrtles are showing stress. Cornerstone is aware of these issues and will provide a response on the cause.”



Item 9- Violet Flame & Balm Wimauma Rd.

Due By: Monday, September 8, 2025

Assigned To: Cornerstone

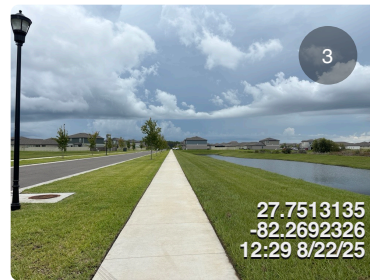
“At the exit side of Balm Grove on Violet Flame, the fern is showing a yellowish tint, along with the crepe myrtles and holly trees. Plant material should be trimmed for a better appearance. The turf in this area is also showing some yellowish stress. We will continue to monitor throughout the district to ensure the turf condition does not worsen.”



Cornerstone will remove the dead hollies and will replace them they will also be adding some fert.

Item 10- Violet Flame

Assigned To: Cornerstone



Item 11- Rainbow Quartz St. & Pearl White Ave

Due By: Monday, September 8, 2025

Assigned To: Eco Logic

The pond was treated for algae it has now died off however there is a significant amount of

trash present that needs to be taken care of as soon as possible.

