

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 02, 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
Arturo Gandarilla, Field Service Manager

Regular Meeting Agenda

Thursday, October 02, 2025, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **October 02, 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: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

THE 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 Resolution 2026-01; Designation of Officers

4. CONSENT AGENDA

A. Approval of Minutes of September 04, 2025, Regular Meeting

B. Consideration of Operation and Maintenance for August 2025

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

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

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 2nd day of October, 2025.

Attest:

Balm Grove Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

**MINUTES OF MEETING
BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday September 4, 2025 and called to order at 2:44 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer
Paul Young	Field Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

The Board received comments regarding pool construction, amenity costs, mailboxes, parking, park, speeding vehicles, traffic signs compliance-speed bumps were suggested. CDD/HOA responsibilities. Ms. Cooper will respond to comments indicating an E-Blast will be sent to the community. Ms. Hopkinson mentioned Human Trafficking

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Grau & Associates Audit Engagement Letter

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Grau & Associates Audit Engagement Letter, in the amount of \$4,900.00 was accepted. 5-0
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- Ms. Hopkinson mentioned Human Trafficking Affidavit for *Grau & Associates*.

B. Consideration of Goals & Objectives

On MOTION by Mr. la Ossa seconded by Ms. Evans, with all in favor, Goals & Objectives, were approved. 5-0

C. Consideration of FY 2025-2026 Operations and Maintenance Budget Funding Agreement

On MOTION by Mr. la Ossa seconded by Ms. Evans, with all in favor, FY 2025-2026 Operations and Maintenance Budget Funding Agreement, in the amount of \$132,783.00, was approved. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of August 7, 2025, 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 Cleanup**

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Vericker requested copy of agreement.

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. Young provided updates regarding trash, fertilizer application and ponds.

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting adjourned at 2:53 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	8/1/2025	5503	\$3,675.00	\$3,675.00	LAKE MAINTENANCE JULY 2025
INFRAMARK LLC	8/1/2025	155245	\$100.00		MANAGMENT FEE
INFRAMARK LLC	8/1/2025	155245	\$750.00		MANAGMENT FEE
INFRAMARK LLC	8/1/2025	155245	\$2,083.33		MANAGMENT FEE
INFRAMARK LLC	8/1/2025	155245	\$2,258.33		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155245	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155245	\$50.00	\$5,591.66	MANAGEMENT FEE
TREE FARM 2, INC.	8/1/2025	10-195063	\$2,633.00	\$2,633.00	LANDSCAPE MAINTENANCE AUGUST 2025
TREE FARM 2, INC.	8/1/2025	10-195025	\$9,622.00	\$9,622.00	LANDSCAPE SERVICES AUGUST 2025
Monthly Contract Subtotal			\$21,521.66	\$21,521.66	
Variable Contract					
STRALEY ROBIN VERICKER	8/15/2025	26962	\$3,104.00	\$3,104.00	PROFESSIONAL SERVICES
Variable Contract Subtotal			\$3,104.00	\$3,104.00	
Utilities					
TECO (ACH)	8/14/2025	081425-0867 ACH	\$3.17	\$3.17	ELECTRIC
TECO (ACH)	8/14/2025	081425-1436 ACH	\$34.71	\$34.71	ELECTRIC
TECO (ACH)	8/15/2025	081525-3830	\$232.40	\$232.40	ELECTRIC
TECO (ACH)	8/15/2025	081525-5164	\$3,623.12	\$3,623.12	SVC PRD
Utilities Subtotal			\$3,893.40	\$3,893.40	
Regular Services					
ALBERTO VIERA	8/7/2025	AV-080725	\$200.00	\$200.00	BOARD 8/7/25
CARLOS DE LA OSSA	8/7/2025	CO-080725	\$200.00	\$200.00	BOARD 8/7/25
KELLY A EVANS	8/7/2025	KE-080725	\$200.00	\$200.00	BOARD 8/7/25

BALM GROVE CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
NICHOLAS J. DISTER	8/7/2025	ND-080725	\$200.00	\$200.00	BOARD 8/7/25
RYAN MOTKO	8/7/2025	RM-080725	\$200.00	\$200.00	BOARD 8/7/25
Regular Services Subtotal			\$1,000.00	\$1,000.00	
TOTAL			\$29,519.06	\$29,519.06	

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
8/1/2025	5503

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

[illegible]

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

155245

CUSTOMER ID

C2377

PO#**DATE**

8/1/2025

NET TERMS

Due On Receipt

DUE DATE

8/1/2025

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

Services provided for the Month of: August 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 #
8/1/2025	10-195063

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	8/1/2025	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

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 #
8/1/2025	10-195025

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	8/1/2025	2,950.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance - Additional Areas			2,975.00	8/1/2025	2,975.00
1	Monthly Contracted Landscape Maintenance Services. Services include Fert & Pest Control Program			894.00	8/1/2025	894.00
1	Monthly Contracted Landscape Maintenance Services. Services include Irrigation Management			670.00	8/1/2025	670.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance added on 3 pond area			2,133.00	8/1/2025	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

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

August 15, 2025

Client: 001541

Matter: 000001

Invoice #: 26962

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	KCH	REVIEW PLATS FOR TRACT A; REVIEW EMAILS FROM C. DE LA OSSA REGARDING CONVEYANCE TO CDD; REVIEW CITY QUIT CLAIM DEED; EMAILS WITH C. DE LA OSSA REGARDING SAME; REVIEW AGENDA PACKAGE.	1.4	\$469.00
7/7/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKAGE AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	CAW	REVIEW PROPOSED ORDINANCE TO AMEND THE BOUNDARIES; EMAIL CORRESPONDENCE REGARDING CHANGES TO THE ORDINANCE.	0.6	\$225.00
7/11/2025	CAW	RESEARCH AND REVIEW PRIOR EXAMPLES OF ORDINANCES EXPANDING AND CONTRACTING DISTRICTS; REVISE PROPOSED ORDINANCE AMENDING THE BOUNDARIES.	1.2	\$450.00
7/11/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
7/18/2025	VKB	PREPARE FOR AND ATTEND OPS MEETING VIA TEAMS.	0.2	\$81.00
7/22/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM HILLSBOROUGH COUNTY REGARDING TRANSFER OF PARK SITE AND REQUEST FOR CDD ESTOPPEL; REVIEW PLAT AND TITLE COMMITMENT.	0.5	\$187.50
7/23/2025	JMV	REVIEW PLATTING ISSUES AND CDD COMMON AREA DEEDS.	0.4	\$162.00

SERVICES

Date	Person	Description of Services	Hours	Amount
7/23/2025	CAW	PREPARE ESTOPPEL CERTIFICATE OF NO ASSESSMENTS FOR COUNTY PARK SITE TRANSFER.	1.6	\$600.00
7/31/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			8.4	\$3,104.00
Total Services			\$3,104.00	
Total Disbursements			\$0.00	
Total Current Charges				\$3,104.00
Previous Balance				\$2,925.13
Less Payments				(\$2,925.13)
PAY THIS AMOUNT				\$3,104.00

Please Include Invoice Number on all Correspondence



BALM GROVE COMMUNITY DEVELOPMENT
11480 COUNTY ROAD 672, PMP
RIVERVIEW, FL 33579

Statement Date: August 14, 2025

Amount Due: \$3.17

Due Date: September 04, 2025

Account #: 221009210867

DO NOT PAY. Your account will be drafted on September 04, 2025

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$259.27
Payment(s) Received Since Last Statement	-\$382.36
Credit balance after payments and credits	-\$123.09
Current Month's Charges	\$126.26

Amount Due by September 04, 2025 \$3.17

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 **33.33% lower** than the same period last year.



Your average daily kWh used was **52.94% lower** than it was in your previous period.



Scan here to view your account online.

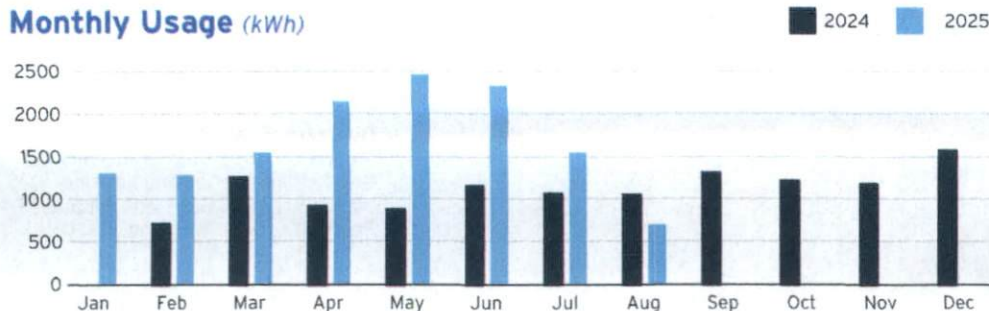
Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Monthly Usage (kWh)



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



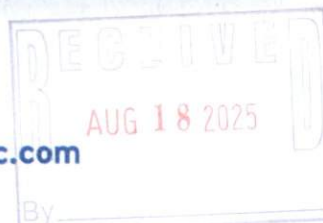
To ensure prompt credit, please return stub portion of this bill with your payment.



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: September 04, 2025

Amount Due: \$3.17

Payment Amount: \$ _____

652618940478

Your account will be drafted on September 04, 2025

00004344 FTECO108152501101410 00000 02 01000000 11072 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: August 14, 2025
Charges Due: September 04, 2025

Meter Read

Meter Location: BOOSTER PUMP

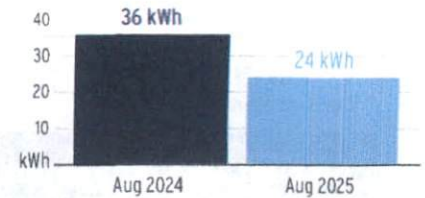
Service Period: Jul 11, 2025 - Aug 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000852833	08/08/2025	25,520	24,828	692 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	692 kWh @ \$0.08641/kWh	\$59.80
Fuel Charge	692 kWh @ \$0.03391/kWh	\$23.47
Storm Protection Charge	692 kWh @ \$0.00577/kWh	\$3.99
Clean Energy Transition Mechanism	692 kWh @ \$0.00418/kWh	\$2.89
Storm Surcharge	692 kWh @ \$0.02121/kWh	\$14.68
Florida Gross Receipt Tax		\$3.16
Electric Service Cost		\$126.26

Total Current Month's Charges

\$126.26

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



BALM GROVE COMMUNITY DEVELOPMENT
13401 NEW JADE AVE, LFT STN
RIVERVIEW, FL 33579

Statement Date: August 14, 2025

Amount Due: \$34.71

Due Date: September 04, 2025

Account #: 211034391436

DO NOT PAY. Your account will be drafted on September 04, 2025

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$38.19
Payment(s) Received Since Last Statement	-\$40.40
Credit balance after payments and credits	-\$2.21
Current Month's Charges	\$36.92

Amount Due by September 04, 2025 \$34.71

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

Your Energy Insight

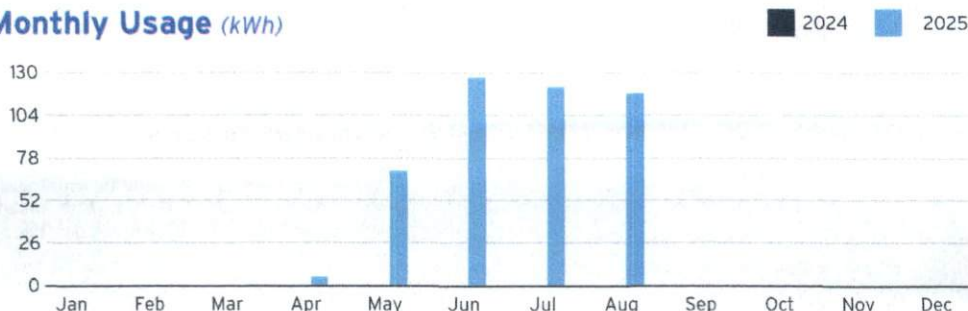


Your average daily kWh used was **0% higher** than it was in your previous period.

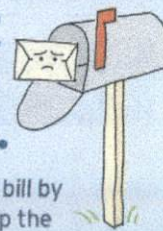


Scan here to view your account online.

Monthly Usage (kWh)



Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

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: September 04, 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: \$34.71

Payment Amount: \$ _____

672371925355

Your account will be drafted on September 04, 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: August 14, 2025
Charges Due: September 04, 2025

Meter Read

Meter Location: LIFT STATION

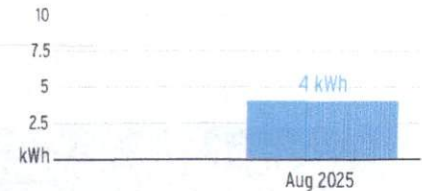
Service Period: Jul 11, 2025 - Aug 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000850481	08/08/2025	440	323	117 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00004344-0010681-Page 6 of 8

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	117 kWh @ \$0.08641/kWh	\$10.11
	Fuel Charge	117 kWh @ \$0.03391/kWh	\$3.97
	Storm Protection Charge	117 kWh @ \$0.00577/kWh	\$0.68
	Clean Energy Transition Mechanism	117 kWh @ \$0.00418/kWh	\$0.49
	Storm Surcharge	117 kWh @ \$0.02121/kWh	\$2.48
	Florida Gross Receipt Tax		\$0.92
	Electric Service Cost		\$36.92

Total Current Month's Charges

\$36.92

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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Amount Due: \$232.40

Due Date: September 05, 2025

Account #: 221009453830

DO NOT PAY. Your account will be drafted on September 05, 2025

Your Energy Insight



Your average daily kWh used was **10.2% lower** than it was in your previous period.



Scan here to view your account online.

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

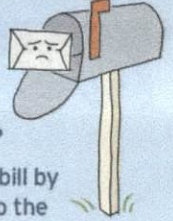
Previous Amount Due	\$245.45
Payment(s) Received Since Last Statement	-\$245.45

Current Month's Charges	\$232.40
--------------------------------	-----------------

Amount Due by September 05, 2025	\$232.40
---	-----------------

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

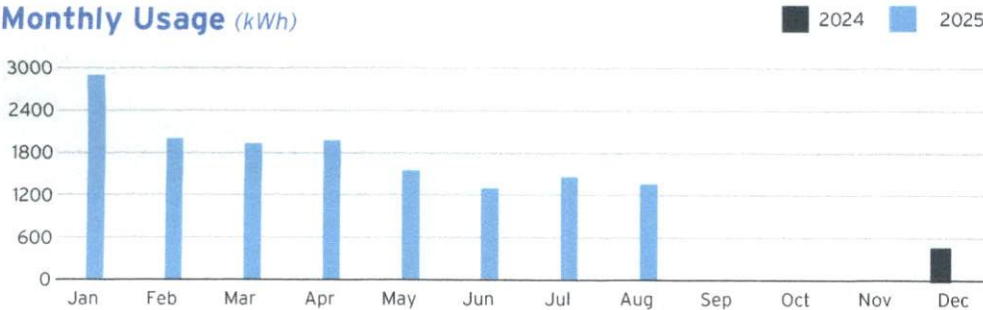
Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Monthly Usage (kWh)



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



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

Account #: 221009453830

Due Date: September 05, 2025

Amount Due: \$232.40

Payment Amount: \$ _____

655088054037

Your account will be drafted on September 05, 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.



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: August 15, 2025
Charges Due: September 05, 2025

Meter Read

Meter Location: IRR WELL

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000853590	08/11/2025	14,912	13,545	1,367 kWh	1	31 Days

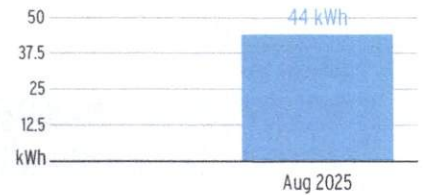
Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,367 kWh @ \$0.08641/kWh	\$118.12
Fuel Charge	1,367 kWh @ \$0.03391/kWh	\$46.35
Storm Protection Charge	1,367 kWh @ \$0.00577/kWh	\$7.89
Clean Energy Transition Mechanism	1,367 kWh @ \$0.00418/kWh	\$5.71
Storm Surcharge	1,367 kWh @ \$0.02121/kWh	\$28.99
Florida Gross Receipt Tax		\$5.81
Electric Service Cost		\$232.40

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$232.40

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

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: August 15, 2025

Amount Due: \$3,623.12

Due Date: September 05, 2025

Account #: 211031805164

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

Previous Amount Due \$3,309.12

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

Current Month's Charges \$3,623.12

Amount Due by September 05, 2025 \$3,623.12

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



Scan here to view
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**Let's be honest.
You don't
need me
anymore.**



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and select "ON" to enroll.

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



Account #: 211031805164

Due Date: September 05, 2025



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

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

Amount Due: \$3,623.12

Payment Amount: \$ _____

692124892124

Your account will be
drafted on September 05, 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: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 31 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

	Other Fees and Charges		
	Electric Security Deposit		\$314.00
	Total Other Fees and Charges		\$314.00

Total Current Month's Charges **\$3,623.12**

Important Messages

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Balm Grove CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
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>	08/07/2025
District Manager Signature	Date

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

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_____	_____
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<i>Jayna Cooper</i>	08/07/2025
District Manager Signature	Date

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

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 8,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,956
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	-	-	641,693	-	-	-	641,693
Acquisition & Construction Account	-	-	4	-	-	-	4
Other	-	-	227,492	-	-	-	227,492
Reserve Fund	-	614,363	-	-	-	-	614,363
Revenue Fund	-	786,817	-	-	-	-	786,817
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	\$ 33,036	\$ 1,419,760	\$ 869,331	\$ 8,665,160	\$ 21,435,000	\$ -	\$ 32,422,287
LIABILITIES							
Accounts Payable	\$ 25,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,094
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	52,448	-	16,486	-	21,435,000	-	21,503,934
FUND BALANCES							
Restricted for:							
Debt Service	-	1,419,760	-	-	-	-	1,419,760
Capital Projects	-	-	852,845	-	-	-	852,845
Unassigned:	(19,412)	-	-	8,665,160	-	-	8,645,748
TOTAL FUND BALANCES	(19,412)	1,419,760	852,845	8,665,160	-	-	10,918,353
TOTAL LIABILITIES & FUND BALANCES	\$ 33,036	\$ 1,419,760	\$ 869,331	\$ 8,665,160	\$ 21,435,000	\$ -	\$ 32,422,287

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 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%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,200	800	93.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,850	350	91.67%
ProfServ-Field Management	27,100	22,583	4,517	83.33%
ProfServ-Info Technology	600	500	100	83.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
District Counsel	15,000	21,747	(6,747)	144.98%
District Engineer	9,500	11,185	(1,685)	117.74%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	25,175	(175)	100.70%
Accounting Services	9,000	8,250	750	91.67%
Auditing Services	6,000	4,800	1,200	80.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	475	25	95.00%
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	531	(331)	265.50%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,150	50	95.83%
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	121,403	40,422	75.02%
<u>Utility Services</u>				
Utility - Electric	2,500	15,106	(12,606)	604.24%
Utility - StreetLights	5,000	46,916	(41,916)	938.32%
Total Utility Services	7,500	62,022	(54,522)	826.96%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	81,154	52,846	60.56%
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%
Other Landscape R&M	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	101,238	71,862	58.49%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	9,450	550	94.50%
Total Parks and Recreation	10,000	9,450	550	94.50%
<u>Construction In Progress</u>				
Construction in Progress	-	497	(497)	0.00%
Total Construction In Progress	-	497	(497)	0.00%
TOTAL EXPENDITURES	352,425	294,610	57,815	83.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	44,618	44,618	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(64,030)		
FUND BALANCE, ENDING		\$ (19,412)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 42,565	\$ 42,565	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	1,692,720	904,251	214.68%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	425,000	(425,000)	0.00%
Interest Expense	788,469	795,375	(6,906)	100.88%
Total Debt Service	788,469	1,220,375	(431,906)	154.78%
TOTAL EXPENDITURES	788,469	1,220,375	(431,906)	154.78%
Excess (deficiency) of revenues Over (under) expenditures	-	472,345	472,345	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		947,415		
FUND BALANCE, ENDING		\$ 1,419,760		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 34,177	\$ 34,177	0.00%
TOTAL REVENUES	-	34,177	34,177	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	76,698	(76,698)	0.00%
Total Construction In Progress	-	76,698	(76,698)	0.00%
TOTAL EXPENDITURES	-	76,698	(76,698)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(42,521)	(42,521)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		895,366		
FUND BALANCE, ENDING		\$ 852,845		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_08

Statement Date 08/31/2025

G/L Account No. 101001 Balance	8,955.90	Statement Balance	19,069.41
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	19,069.41
Subtotal	8,955.90	Outstanding Checks	-10,113.51
Negative Adjustments	0.00	Ending Balance	8,955.90
Ending G/L Balance	8,955.90		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/01/2025	Refund	REF1	STRALEY ROBIN VERICKER	STRALEY ROBIN VERICKER-CLEAR CHECK #1	625.00	625.00	0.00
08/31/2025		JE000648	Interest - Investments	Interest Earned	0.03	0.03	0.00
Total Deposits					625.03	625.03	0.00
Checks							
							0.00
01/17/2025	Payment	1	STRALEY ROBIN VERICKER	Payment of Invoice 000550	-625.00	-625.00	0.00
06/11/2025	Payment	1309	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
07/30/2025	Payment	1330	BUSINESS OBSERVER, INC.	Check for Vendor V00044	-293.13	-293.13	0.00
08/12/2025	Payment	1331	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
08/12/2025	Payment	1332	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
08/12/2025	Payment	1333	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
08/13/2025	Payment	1335	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
08/26/2025		JE000646	Bank Fees	FY'25 Truist Bank Fees -	-531.24	-531.24	0.00
08/31/2025		JE000647	Utility - Electric	TECO Adj. JE	-24.11	-24.11	0.00
08/31/2025		JE000649	Supervisor Fees	Check- 1217	-200.00	-200.00	0.00
Total Checks					-2,673.48	-2,673.48	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
08/12/2025	Payment	1334	RYAN MOTKO	Check for Vendor V00017			-200.00
08/14/2025	Payment	1336	INFRAMARK LLC	Check for Vendor V00016			-5,595.11

Bank Account Statement

Balm Grove CDD

Bank Account No.6637

Statement No.25_08

Statement Date08/31/2025

08/20/2025	Payment	300000	TECO (ACH)	Inv: 081425-0867 ACH	-3.17
08/20/2025	Payment	300001	TECO (ACH)	Inv: 081425-1436 ACH	-34.71
08/29/2025	Payment	300002	TECO (ACH)	Inv: 081525-3830	-232.40
08/29/2025	Payment	300003	TECO (ACH)	Inv: 081525-5164	-3,623.12
Total Outstanding Checks					-10,113.51

Outstanding Deposits

Total Outstanding Deposits

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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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GENERAL FUND - 001

001	1331	08/12/25	V00015	ALBERTO VIERA	AV-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1332	08/12/25	V00023	CARLOS DE LA OSSA	CO-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1333	08/12/25	V00019	KELLY A EVANS	KE-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1334	08/12/25	V00017	RYAN MOTKO	RM-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1335	08/13/25	V00010	NICHOLAS J. DISTER	ND-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1336	08/14/25	V00016	INFRAMARK LLC	154272	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$3.45
001	1336	08/14/25	V00016	INFRAMARK LLC	155245	DISTRICT MGMT SVCS AUGUST 2025	MANAGMENT FEE	549936-51301	\$100.00
001	1336	08/14/25	V00016	INFRAMARK LLC	155245	DISTRICT MGMT SVCS AUGUST 2025	MANAGMENT FEE	532001-51301	\$750.00
001	1336	08/14/25	V00016	INFRAMARK LLC	155245	DISTRICT MGMT SVCS AUGUST 2025	MANAGMENT FEE	531151-51301	\$2,083.33
001	1336	08/14/25	V00016	INFRAMARK LLC	155245	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	531016-51301	\$2,258.33
001	1336	08/14/25	V00016	INFRAMARK LLC	155245	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	531012-51301	\$350.00
001	1336	08/14/25	V00016	INFRAMARK LLC	155245	DISTRICT MGMT SVCS AUGUST 2025	MANAGEMENT FEE	531020-51301	\$50.00
001	300000	08/20/25	V00034	TECO (ACH)	081425-0867 ACH	ELECTRIC 07/11/25-08/08/25	ELECTRIC	543041-53150	\$3.17
001	300001	08/20/25	V00034	TECO (ACH)	081425-1436 ACH	ELECTRIC 07/11/25-08/08/25	ELECTRIC	543041-53150	\$34.71
001	300002	08/29/25	V00034	TECO (ACH)	081525-3830	ELECTRIC 07/12/25-08/11/25	ELECTRIC	543041-53150	\$232.40
001	300003	08/29/25	V00034	TECO (ACH)	081525-5164	ELECTRIC 07/12/25-08/11/25	SVC PRD	543041-53150	\$3,623.12

Fund Total	\$10,488.51
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Total Checks Paid	\$10,488.51
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BALM GROVE CDD

FIELD INSPECTION- CORNERSTONE

Wednesday, September 17, 2025

Prepared For Board Of Supervisors

9 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

No response/Not completed

Scheduled/Monitoring

Watering days:
Tuesday
Thursday
Saturday

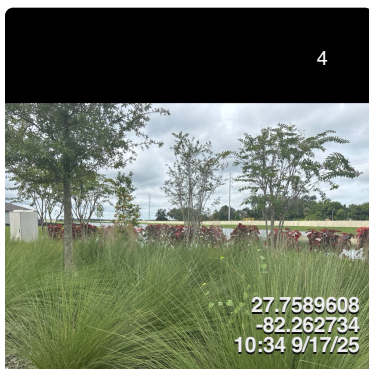
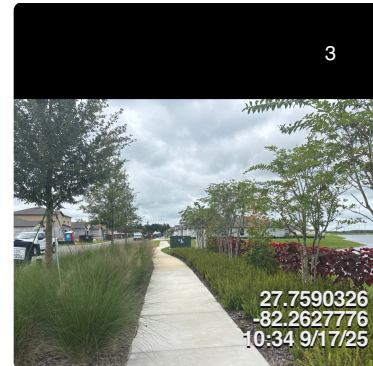
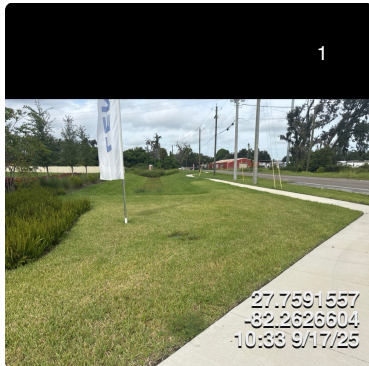
Zone 50 will
be replaced.

Item 1- Blue Topaz St.

Due By: Thursday, October 2, 2025

Assigned To: Cornerstone

Photos 1 through 4 show that some plant material at the entrance of Balm Grove appears stressed, and the turf has a yellowish tint. Further inspection is recommended to determine the cause."

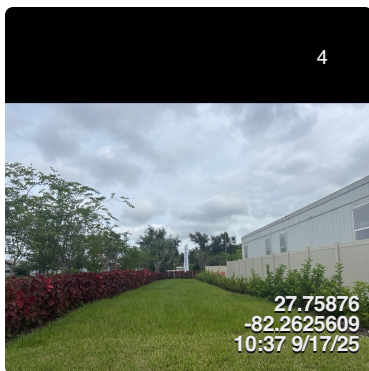
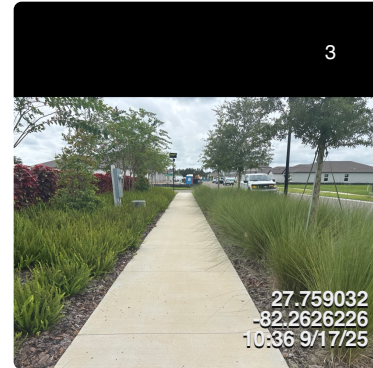


Cornerstone will be doing a soil inspection on 9-25-25

Item 2- Topaz Blue St.

Assigned To: Cornerstone

Photos 1 through 4 again show that the plant material and turf appear stressed. It is recommended to inspect the area and provide a report on watering schedules, including the number of watering days prior to the board meeting."



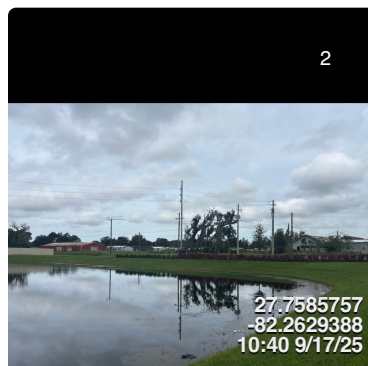
Watering days are set to 3 days a week

Item 3- Pond 1

Due By: Friday, October 3, 2025

Assigned To: Ecologic

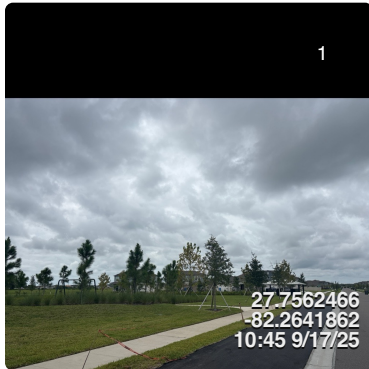
The pond was treated for Shoreline weeds, which have now died off (trash in pond)



Item 4- Zircon Red Dr.

Assigned To: District Manager.

Both photos show that the area where residents had been parking and damaging the turf has been replaced with asphalt parking. The mailbox area is also well maintained."

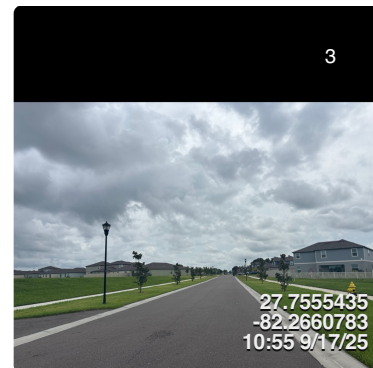
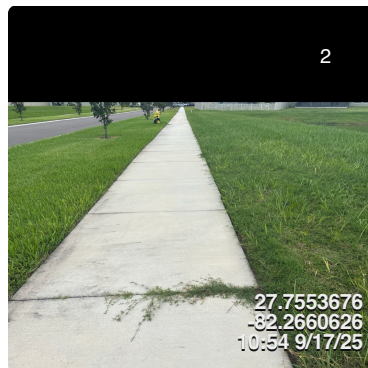
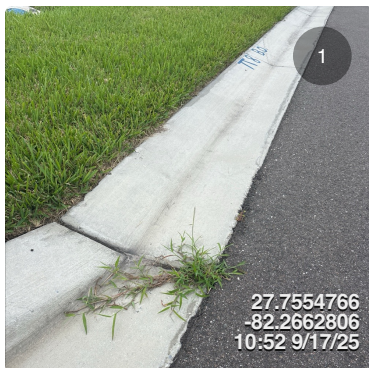


Item 5- Blue Pearl Ave

Due By: Thursday, October 2, 2025

Assigned To: Cornerstone

Photos 1 through 4 show that, although the turf fertility is good and the roadways are clean, there are some crack weeds along the sidewalks and curbs that need to be addressed and treated with weed control herbicide."



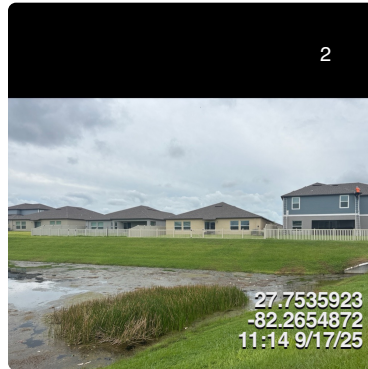
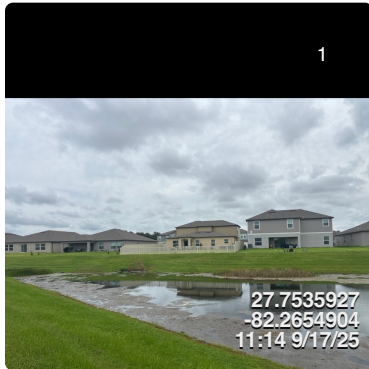
Completed on 9-25-25

Item 6- Pond 7

Due By: Thursday, October 2, 2025

Assigned To: Eco Logic

The pond was treated for filamentous algae, which has now died off however, there's a significant amount of trash present in the pond it needs to be removed.



Item 7- Violet Flame Ave.

Assigned To: Cornerstone

“Photos 1 through 3 show that the common areas are well maintained, the turf fertility is good, and the lift station is also in good condition.”

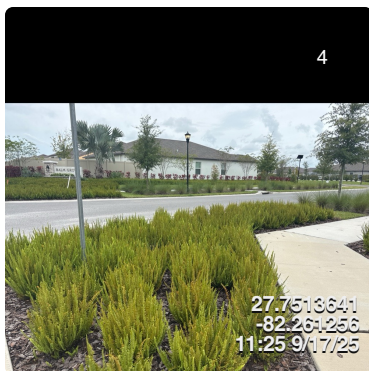
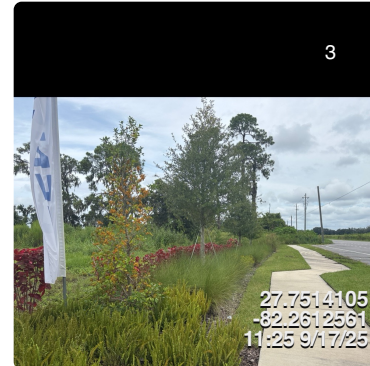
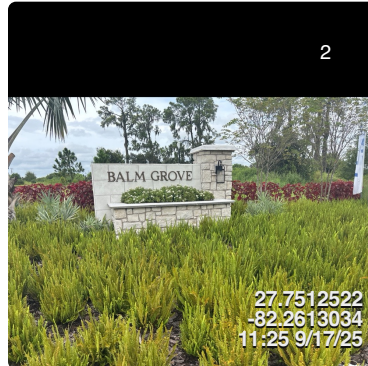
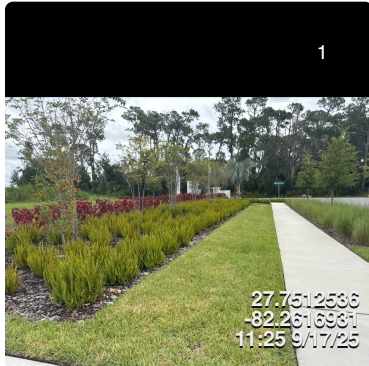


The area has gotten a little yellowish and cornerstone will be doing a soil inspection

Item 8- Violet Flame Ave

Assigned To: Cornerstone

Photos 1 through 4 show that the plant material at the entrance of Balm Wimauma, along Violet Flame, is stressed and needs to be inspected and determine the case. The turf in this area is also stressed and yellowish.



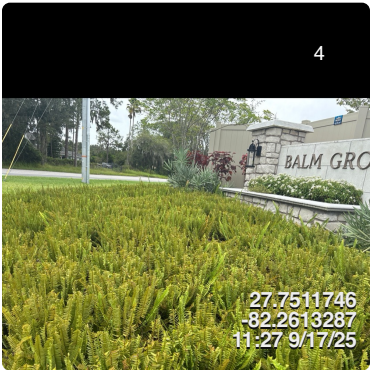
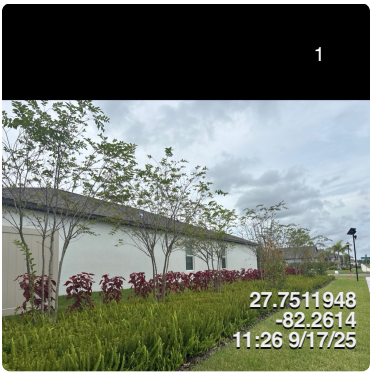
Again cornerstone will be performing the soil inspection on 9-25-25

Item 9- Violet Flame Ave

Due By: Thursday, October 2, 2025

Assigned To: Cornerstone

Photos 1 through 4 again show that the plant material at the entrance of Balm Wimauma, and Violet Flame, is stressed. Some plants are beginning to die, and several trees have already died and need to be replaced. Cornerstone is aware of the situation and is developing a plan to restore the area to a healthy, green condition.



All dead plant and tree material is scheduled to be replaced on the first week of October

BALM GROVE

Wednesday, August 13, 2025

57 Items Identified



BALM GROVE



TIMER: ACC2

PROGRAM: (A) BUBBLERS 6:00AM (Tue)(thu)(sat)

PROGRAM (B) DRIP 10:00PM(tue)(thu)(sat)

PROGRAM (C) SPRAYS 8:00PM (mon)(we'd)(fri)

PROGRAM (D) ROTOR 2:00AM

Water DAYS (tue) (thu)(sat)



ZONE 1 SPRAY

On violet flame By lif station



ZONE 2 (SPRAY)

Violet flame Dead end by pond on the Right side



ZONE 3 BUBBLE

Dead end on violet flame



ZONE 4 SPRAY

Dead en on violet flame



ZONE 5 SPRAY

Violet flame left side by pond



ZONE 6 SPRAY

Violet flame on the left side by fence from the house 13115 and 13153



ZONE 7 BUBBLE

Violet flame right side by fence



ZONE 8 SPRAY

Spray on right side by fence



ZONE 9 DRIP

Drip right side by timer



ZONE 10 SPRAY

Spray on violet flame by timer



ZONE 11 DRIP

Drip on Balm wimauma and violet flame on right



ZONE 12 SPRAY

Spray on sidewalks. balm wimauma rd right side.



ZONE 13 SPRAY

Spray right side on balm wimauma rd



ZONE 14 DRIP

Drip entrances left side on violet flame



ZONE 15 SPRAY

Spray left side entrance on Violet flame



ZONE 16 ROTOR

Rotorl left side entrance Violet flame and wimauma rd



ZONE 17 BUBBLE

Bubble right side and left side on violet flame rd



ZONE 18 DRIP

Drip at right side by fence on corner to violet flame and wimauma rd



ZONE 19 SPRAY

Blue pearl left side dead end by pond



ZONE 20 SPRAY

Spray dead end on blue pearl rd. Right side



ZONE 21 BUBBLE

Bubble on blue pearl dead end. right and left side



ZONE 22 SPRAY

Spray on blue pearl right side by house



ZONE 23 SPRAY

Spray blue pearl rd right side next to empty lot



ZONE 24 SPRAY

Spray blue pearl rd right side in front topaz blue



ZONE 25 SPRAY

Spray blue pearl dead end. Right side



ZONE 26 SPRAY

Spray blue pearl ave. right side by side walk



ZONE 27 SPRAY

Spray. Blue pearl. Right side to side walk



ZONE 28 SPRAY

Spray. topaz blue corner to blue pearl



ZONE 29 SPRAY

Spray. Blue pearl at right side dead end



ZONE 30 BUBBLE

Bubble. Blue pearl ave. all magnolia trees



ZONE 32 SPRAY

Spray entrance. Topaz blue right side to the pond. Broken head



ZONE 33 BUBBLE

Bubble. Topaz blue entrance all trees



ZONE 34 SPRAY

Spray right side of the road



ZONE 35 SPRAY

Spray entrance topaz blue right side of the road



ZONE 36 SPRAY

Spray. Topaz Blue rd. Left Side of the monument



ZONE 37 DRIP



ZONE 38 SPRAY

Topaz blue entrance at left side de road



ZONE 39 DRIP

Drip. Topaz blue entrance left side



ZONE 40 ROTOR

Topaz blue entrance left side of the road



ZONE 41 ROTOR

The park field



ZONE 42 ROTOR

Goldstone ct. left side to nex of the picnic area



ZONE 43 SPRAY

Spray. goldstone ct. median between sidewalk and road



ZONE 44 ROTOR

Rotor. Park area in the field



ZONE 45 ROTOR

Rotor. In the middle the field next to play ground



ZONE 46 BUBBLE

Bubble. Play ground all trees inside the park



ZONE 47 ROTOR

Rotor. Zircon red dr. Inside the park next to play ground



ZONE 48 ROTOR

Rotor not working



ZONE 49 DRIP

Drip. Park area. bed a round the playground and other bed next to mailbox



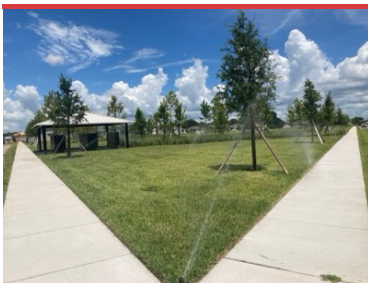
ZONE 50 SPRAY NO RUNNING

Park area. Zincon red. Valve, no water



ZONE 51 ROTOR

Park area between playground and mailbox



ISSUE 52 ROTOR

Rotor. Park are next to mailbox



ZONE 53 SPRAY

Spray. Park area zircon red and blue pearl



ZONE 54 ROTOR

Rotor. Park area blue pearl road



ZONE 55 SPRAY

Park area left side on blue pearl Road



ZONE 56 SPRAY

Spray. Park area corner of the blue pearl and topaz blue



Lake Maintenance Service Report

Date: Thursday, September 18, 2025

Lead Technician: Jarred Proia

Site Name: Balm Grove

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal
1A		✓						
1B		✓						
2A		✓						
2B		✓						
2B-S		✓						
2C		✓						
F1		✓						
3A	✓	✓						

Notes:
Sprayed shoreline weeds and algae