

# ***Balm Grove Community Development District***

**January 08, 2026  
Agenda Package**

**TEAMS MEETING INFORMATION**

**[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#

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



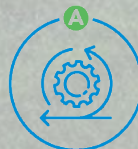
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# 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  
Rollamay Turkoane, District Manager

## Regular Meeting Agenda

Thursday, January 08, 2026, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **January 08, 2026 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 2026-08; Imposing and Levying Special Assessments

### 4. CONSENT AGENDA

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

B. Consideration of Operation and Maintenance for November 2025

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

D. Ratification of Inframark Proposal #1021 (\$150.00)

E. Ratification of Inframark Proposal #057-002-5-25 (\$585.00)

### 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 2026-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Balm Grove Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the *Master Report of the District Engineer – Boundary Amendment* dated December 4, 2025, (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2026-05 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its Special Assessment Bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2026-05, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2026-05 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2026-05 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-06 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Boundary Amendment Master Assessment Methodology Report* dated December 4, 2025, (the “**Assessment Report**”) attached hereto as **Exhibit “B,”** and the amount of such costs is reasonable and proper;



(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“**Assessable Unit**” means a building lot in the product type or lot size as set forth in the Assessment Report.

“**Debt Assessment**” or “**Debt Assessments**” means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

“**Developer**” means **Balm Grove, LLC**, a Florida limited liability company, and its successors and assigns.

**SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2026-01, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “**Improvement Lien Book.**” The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien

of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will

constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to

all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**SECTION 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 17. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.



**PASSED AND ADOPTED this 8th day of January, 2026.**

**Attest:**

**Balm Grove Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

**Exhibit “A” – Master Report of the District Engineer – Boundary Amendment dated  
December 4, 2025**

**Exhibit “B” – Boundary Amendment Master Assessment Methodology Report dated  
December 4, 2025**

**Exhibit “A”**  
**Master Report of the District Engineer –**  
**Boundary Amendment dated December 4, 2025**

**Exhibit “B”**  
**Boundary Amendment Master Assessment**  
**Methodology Report dated December 4, 2025**

**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, December 4, 2025 and called to order at 2:13pm 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
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Arturo Gandarilla	Field Management

*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**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations, was approved. 5-0
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**B. Consideration of Resolution 2026-03; Authorizing Recording of Second Amended Notice of Establishment**



On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-03; Authorizing Recording of Second Amended Notice of Establishment, was adopted. 5-0

**C. Consideration of School Now CDD Website Proposal**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, School Now CDD Website Proposal, was approved. 5-0

**D. Consideration of Expansion Area Master Engineer Report**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Expansion Area Master Engineer Report, in substantial form, was approved. 5-0

**E. Consideration of Expansion Area Master Assessment Methodology (*Under Separate Cover*)**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Expansion Area Master Assessment Methodology, in substantial form, was approved. 5-0

**F. Consideration of Resolution 2026-04; Additional Validation Resolution**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-04; Additional Validation Resolution, in substantial form, was adopted. 5-0

**G. Consideration of Resolution 2026-05; Declaring Assessments (*Under Separate Cover*)**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-05; Declaring Assessments, was adopted. 5-0

**H. Consideration of Resolution 2026-06; Setting Hearing for Master Assessments (*Under Separate Cover*)**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-06; Setting Hearing for Master Assessments, was adopted. 5-0

**I. Other Items Related to the Series 2025 Bonds**

Mr. de la Ossa requested to expedite all processes to schedule the validation hearing.

**J. Report of FY 2025 Goals & Objectives**

No action needed by the Board. This report will be posted on the website.

**K. Consideration of Resolution 2026-07; Designation of Officers**

The District Officers are as follows:

- Carlos de la Ossa Chairperson
- Nicholas Dister Vice-Chairperson
- Brian Lamb Secretary
- Ryan Motko Assistant Secretary
- Kelly Evans Assistant Secretary
- Alberto Viera Assistant Secretary
- Jayna Cooper Assistant Secretary
- Rollamay Turkoane Assistant Secretary
- Eric Davidson Treasurer

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-07; Designation of Officers, as described above, was adopted. 5-0

**FOURTH ORDER OF BUSINESS****Consent Agenda**

**A. Approval of Minutes of November 06, 2025, Regular Meeting**

**B. Consideration of Operation and Maintenance for October 2025**

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

**D. Ratification of Cornerstone Proposal - EPG4081-Annual Install (\$2,001.00)**

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

**FIFTH 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 provided updates/pending items. Discussion ensued.

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**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 was adjourned at 2:28 pm. 5-0

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Jayna Cooper  
District Manager

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Carlos de la Ossa  
Chairperson

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ECO-LOGIC SERVICES LLC	10/30/2025	5856	\$1,350.00			LAKE MAINTENANCE
TREE FARM 2, INC.	11/1/2025	10-199593	\$9,622.00			LANDSCAPE MAINTENANCE
TREE FARM 2, INC.	11/1/2025	10-199628	\$2,633.00		\$12,255.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$13,605.00			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27441	\$1,446.45			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$1,446.45			
Regular Services						
ALBERTO VIERA	11/6/2025	AV-110625	\$200.00			BOARD 11/06/25
CARLOS DE LA OSSA	11/6/2025	CO-110625	\$200.00			BOARD 11/06/25
Disclosure Technology Services, LLC	10/23/2025	1548	\$1,500.00			OCT 25 - DTS - CDA SAAS 1YR SUPSCRIPTION
IPFS CORPORATION	9/29/2025	092925-D81325-1	\$6,290.50			11/20/25-INSURANCE PAYOFF PAYMENT
KELLY A EVANS	11/6/2025	KE-110625	\$200.00			BOARD 11/06/25
NICHOLAS J. DISTER	11/6/2025	ND-110625	\$200.00			BOARD 11/06/25
RYAN MOTKO	11/6/2025	RM-110625	\$200.00			BOARD 11/06/25
Regular Services Subtotal			\$8,790.50			
Additional Services						
NANCY C MILLAN, TAX COLLECTOR	11/4/2025	110425-0929	\$2,767.80			2025 TAX COLLECTOR
Additional Services Subtotal			\$2,767.80			
TOTAL						
			\$26,609.75			



PO Box 18204  
Sarasota, FL 34276

Date	Invoice #
10/30/2025	5856

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

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

Pete@Eco-Logic-Services.com

# 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 #
11/1/2025	10-199593

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	11/1/2025	2,950.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance - Additional Areas			2,975.00	11/1/2025	2,975.00
1	Monthly Contracted Landscape Maintenance Services. Services include Fert & Pest Control Program			894.00	11/1/2025	894.00
1	Monthly Contracted Landscape Maintenance Services. Services include Irrigation Management			670.00	11/1/2025	670.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance added on 3 pond area			2,133.00	11/1/2025	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.

<b>Total</b>	\$9,622.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$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 #
11/1/2025	10-199628

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	11/1/2025	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.

<b>Total</b>	\$2,633.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,633.00

# 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

November 14, 2025  
Client: 001541  
Matter: 000001  
Invoice #: 27441

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
10/2/2025	KCH	ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
10/3/2025	MS	REVIEW COUNTY AGENDA RE PUBLIC HEARING ON BOUNDARY AMENDMENT; PROCESS COUNTY AGENDA TO JMV AND KCH WITH INFORMATION RE MISSING AGENDA ITEM.	0.4	\$78.00
10/8/2025	KCH	PREPARE ADDENDUM TO SERVICES AGREEMENT WITH ECO-LOGIC FOR ADDITION OF PHASE 3 LAKES.	1.0	\$375.00
10/14/2025	KCH	OPERATIONS TEAMS MEETING WITH DEVELOPMENT TEAM.	0.1	\$37.50
10/15/2025	CAW	REVIEW TITLE REPORT FOR BALM GROVE EAST COMMON AREA CONVEYANCES; UPDATE DEED AND DISTRIBUTE FOR SIGNATURE.	0.4	\$150.00
10/16/2025	LC	E-RECORD DEED FOR TRACTS TO THE DISTRICT IN THE BALM GROVE EAST PLAT.	0.2	\$39.00
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/31/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			4.0	\$1,422.00



DISBURSEMENTS

Date	Description of Disbursements	Amount
10/17/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$24.45
	Total Disbursements	\$24.45
	Total Services	\$1,422.00
	Total Disbursements	\$24.45
	Total Current Charges	\$1,446.45
	Previous Balance	\$6,588.50
	Less Payments	(\$6,588.50)
	PAY THIS AMOUNT	\$1,446.45

Please Include Invoice Number on all Correspondence

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:	<u>Balm Grove CDD</u>
Board Meeting Date:	<u>November 06, 2025</u>

	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 Viera	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:	<u>Balm Grove CDD</u>
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Approved for payment:

Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



INVOICE

BILL TO  
Inframark  
CDD:  
Balm Grove Community Development District

INVOICE 1458  
DATE 10/23/2025

BOND SERIES  
SPECIAL ASSESSMENT BONDS 2022 (SERIES 2022 PROJECT)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	1,500.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

BALANCE DUE \$1,500.00

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481



400 NORTHRIDGE ROAD SUITE 450  
ATLANTA, GA 30350  
PHONE: (800)584-9969 FAX: ( ) -

Producer

EGIS INSURANCE & RISK ADVISORS  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827  
(561)693-4515

Client

BALM GROVE CDD  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008  
(813)608-8242

Account #GAA-D81325-1

Premium: \$6,663.00	Balance: \$6,550.94	Payments: 0/11	Status: DELINQUENT
Down Amount: \$559.69	Principal: \$6,125.01	Due Date: 11/1/2025	Payoff On 11/20/2025 of \$6,290.50
Amount Financed: \$6,103.31	Interest: \$0.00	Due Amount: \$595.54	
APR: 13.6500%	Credit: \$0.00	Maturity: 9/1/2026	
	Fees: \$0.00		

Transaction History

Posted	Amount	Source	Type	Due Date
11/6/2025	\$29.78		Late Fee	11/01/2025

Policy

Policy Number	Effective Date	Premium	Fee	Tax	Coverage	Company GA	Policy Term
100125793	10/1/2025	\$6,663.00	\$0.00	\$0.00	PKG	LLOYD'S LONDON - CERTAIN UNDERWRITE/ FLORIDA INSURANCE ALLIANCE	12

Funds

Paid To	Funds Method	Paid Date	Check/Draft Number
AGENT	ACH FUNDINGS	2025-10-20	

Mailings

Sent To	Mailing	Sent Date
Agent	NOTICE OF INTENT TO CANCEL	11/6/2025

Insured	NOTICE OF INTENT TO CANCEL	11/6/2025
Insured	NOTICE OF PAYMENT DUE	10/13/2025
Agent	NOTICE OF ACCEPTANCE AND ASSIGNMENT	9/29/2025
Insured	NOTICE OF ACCEPTANCE AND ASSIGNMENT	9/29/2025
GA	NOTICE OF FINANCED PREMIUM	9/29/2025
Company	NOTICE OF FINANCED PREMIUM	9/29/2025

## Payment Schedule

Amount	Due Date	Pay Date
\$595.54	11/1/2025	
\$595.54	12/1/2025	
\$595.54	1/1/2026	
\$595.54	2/1/2026	
\$595.54	3/1/2026	
\$595.54	4/1/2026	
\$595.54	5/1/2026	
\$595.54	6/1/2026	
\$595.54	7/1/2026	
\$595.54	8/1/2026	
\$595.54	9/1/2026	

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:	<u>Balm Grove CDD</u>
Board Meeting Date:	<u>November 06, 2025</u>

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Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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BOARD OF SUPERVISORS

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November 06, 2025  
Date

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BOARD OF SUPERVISORS

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Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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hillstaxfl.gov



## 2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0778960929

Account Name: BALM GROVE CDD  
Address: 2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

Legal Description: BALM GROVE WEST TRACT B-13

Property Location:

Ad Valorem Taxes						
Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	156,338	0	156,338	5.4608	853.73
ENVIRONMENTAL LAND	813-272-5890	156,338	0	156,338	0.0604	9.44
COUNTY M.S.T.U.	813-272-5890	156,338	0	156,338	4.6163	721.70
LIBRARY-SERVICE	813-273-3652	156,338	0	156,338	0.5583	87.28
SCHOOL - LOCAL	813-272-4064	156,338	0	156,338	2.2480	351.45
SCHOOL - VOTER APPROVED	813-272-4064	156,338	0	156,338	1.0000	156.34
SCHOOL - STATE	813-272-4064	156,338	0	156,338	3.0920	483.40
PORT AUTHORITY	813-905-5132	156,338	0	156,338	0.0737	11.52
HILLS CO TRANSIT AUTHORITY	813-384-6583	156,338	0	156,338	0.5000	78.17
CHILDRENS BOARD	813-229-2884	156,338	0	156,338	0.4589	71.74
WATER MANAGEMENT	352-796-7211	156,338	0	156,338	0.1831	28.63
		Total Millage: <b>18.2515</b>		Total Ad Valorem Taxes: <b>\$2,853.40</b>		
Non-Ad Valorem Taxes						
Taxing Authority	Telephone	Tax Amount				
BALM GROVE CDD	954-603-0034	0.00				
STORMWATER MANAGEMENT	813-635-5400	0.00				
		Total Non-Ad Valorem Assessments: <b>\$0.00</b>		Combined Taxes & Assessments: <b>\$2,853.40</b>		

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0778960929

Tax District: U

Escrow:

Assessed Value: 156,338

Exemptions:

### ONLY PAY ONE AMOUNT

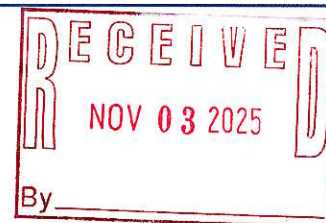
Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2025	\$2,739.26
Dec. 31, 2025	\$2,767.80
Jan. 31, 2026	\$2,796.33
Feb. 28, 2026	\$2,824.87
Mar. 31, 2026	\$2,853.40



SAVE A STAMP  
& PAY ONLINE!

SCAN QR CODE  
WITH SMARTPHONE



Remember to write your account number on your check.  
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

BALM GROVE CDD  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008



# **Balm Grove Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2025

Prepared by:



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

# BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b>ASSETS</b>							
Cash - Operating Account	\$ 91,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,162
Accounts Receivable - Off Roll	75,173	749,714	-	-	-	-	824,887
Due From Other Funds	-	20,531	-	-	-	-	20,531
Investments:							
Acq. & Const. (Offsite Project)	-	-	143	-	-	-	143
Acq. & Construction - Amenity	-	-	647,996	-	-	-	647,996
Acquisition & Construction Account	-	-	4	-	-	-	4
Other	-	-	229,697	-	-	-	229,697
Reserve Fund	-	614,363	-	-	-	-	614,363
Revenue Fund	-	412,804	-	-	-	-	412,804
Fixed Assets							
Construction Work In Process	-	-	-	22,128,493	-	-	22,128,493
Amount To Be Provided	-	-	-	-	19,910,000	-	19,910,000
<b>TOTAL ASSETS</b>	<b>\$ 166,335</b>	<b>\$ 1,797,412</b>	<b>\$ 877,840</b>	<b>\$ 22,128,493</b>	<b>\$ 19,910,000</b>	<b>\$ -</b>	<b>\$ 44,880,080</b>

# BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b>LIABILITIES</b>						
Accounts Payable	\$ 29,954	\$ -	\$ -	\$ -	\$ -	\$ 29,954
Accounts Payable - Other	1,480	-	-	-	-	1,480
Bonds Payable	-	-	-	-	19,910,000	19,910,000
Due To Other Funds	4,046	-	16,486	-	-	20,532
Deferred Inflow of Resources	1	-	-	-	-	1
<b>TOTAL LIABILITIES</b>	<b>35,481</b>	<b>-</b>	<b>16,486</b>	<b>-</b>	<b>19,910,000</b>	<b>19,961,967</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	1,797,412	-	-	-	1,797,412
Capital Projects	-	-	861,354	-	-	861,354
Unassigned:	130,854	-	-	22,128,493	-	22,259,347
<b>TOTAL FUND BALANCES</b>	<b>130,854</b>	<b>1,797,412</b>	<b>861,354</b>	<b>22,128,493</b>	<b>-</b>	<b>24,918,113</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 166,335</b>	<b>\$ 1,797,412</b>	<b>\$ 877,840</b>	<b>\$ 22,128,493</b>	<b>\$ 19,910,000</b>	<b>\$ 44,880,080</b>

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 379	\$ 379	0.00%
Special Assmnts- CDD Collected	532,260	210,642	(321,618)	39.58%
<b>TOTAL REVENUES</b>	<b>532,260</b>	<b>211,021</b>	<b>(321,239)</b>	<b>39.65%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Dissemination Agent	5,000	1,917	3,083	38.34%
ProfServ-Field Management	18,000	1,500	16,500	8.33%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	4,500	750	3,750	16.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Assessment Roll	5,000	833	4,167	16.66%
District Counsel	15,000	4,217	10,783	28.11%
District Engineer	12,500	-	12,500	0.00%
Administrative Services	5,500	-	5,500	0.00%
District Management	25,000	3,000	22,000	12.00%
Accounting Services	12,000	1,000	11,000	8.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	32	468	6.40%
Rentals & Leases	1,200	200	1,000	16.67%
Insurance - General Liability	3,597	-	3,597	0.00%
Public Officials Insurance	3,444	-	3,444	0.00%
Insurance -Property & Casualty	20,000	6,850	13,150	34.25%
Legal Advertising	4,000	1,111	2,889	27.78%
Bank Fees	200	491	(291)	245.50%
Misc-Ad Valorem Taxes	-	2,768	(2,768)	0.00%
Website Administration	1,200	300	900	25.00%
Miscellaneous Expenses	250	2	248	0.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
<b>Total Administration</b>	<b>164,141</b>	<b>27,296</b>	<b>136,845</b>	<b>16.63%</b>

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Utility Services</u></b>				
Utility - Electric	6,035	768	5,267	12.73%
Utility - StreetLights	65,484	23,891	41,593	36.48%
<b>Total Utility Services</b>	<b>71,519</b>	<b>24,659</b>	<b>46,860</b>	<b>34.48%</b>
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	134,000	12,255	121,745	9.15%
Contracts-Aquatic Control	16,200	5,025	11,175	31.02%
ROW Landscape Maintenance	25,000	-	25,000	0.00%
Other Landscape R&M	25,000	-	25,000	0.00%
Irrigation Repairs & Maintenance	12,500	-	12,500	0.00%
Picnic R&M	2,500	-	2,500	0.00%
Hurricane Cleanup	35,000	-	35,000	0.00%
General Contingency	20,000	-	20,000	0.00%
Playground R&M	10,000	-	10,000	0.00%
<b>Total Other Physical Environment</b>	<b>286,600</b>	<b>17,280</b>	<b>269,320</b>	<b>6.03%</b>
<b><u>Parks and Recreation</u></b>				
Misc-Contingency	10,000	250	9,750	2.50%
<b>Total Parks and Recreation</b>	<b>10,000</b>	<b>250</b>	<b>9,750</b>	<b>2.50%</b>
<b>TOTAL EXPENDITURES</b>	<b>532,260</b>	<b>69,485</b>	<b>462,775</b>	<b>13.05%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	141,536	141,536	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(10,682)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 130,854</b>		

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,383	\$ 9,383	0.00%
Special Assmnts- CDD Collected	1,228,727	1,136,851	(91,876)	92.52%
<b>TOTAL REVENUES</b>	<b>1,228,727</b>	<b>1,146,234</b>	<b>(82,493)</b>	<b>93.29%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	834,234	440,000	394,234	52.74%
Interest Expense	387,084	394,234	(7,150)	101.85%
<b>Total Debt Service</b>	<b>1,221,318</b>	<b>834,234</b>	<b>387,084</b>	<b>68.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,221,318</b>	<b>834,234</b>	<b>387,084</b>	<b>68.31%</b>
Excess (deficiency) of revenues Over (under) expenditures	7,409	312,000	304,591	4211.09%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	7,409	-	(7,409)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,409</b>	<b>-</b>	<b>(7,409)</b>	<b>0.00%</b>
Net change in fund balance	\$ 7,409	\$ 312,000	\$ 289,773	4211.09%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,485,412</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,797,412</b>		



**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,539	\$ 5,539	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,539</b>	<b>5,539</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,539	5,539	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>855,815</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 861,354</b>		

# Bank Account Statement

Balm Grove CDD

**Bank Account No.** 6637  
**Statement No.** 25\_11

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	91,161.63	<b>Statement Balance</b>	92,986.63
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	92,986.63
<b>Subtotal</b>	91,161.63	<b>Outstanding Checks</b>	-1,825.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	91,161.63
<b>Ending G/L Balance</b>	91,161.63		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/03/2025	Payment	BD00024	Accounts Receivable	Deposit No. BD00024 - FY25 Hillsborough County	4,225.64	4,225.64	0.00
11/14/2025	Payment	BD00025	Special Assmnts-CDD Collected	Deposit No. BD00025 - FY26 Hillsborough Co. Tax	2,796.86	2,796.86	0.00
11/30/2025		JE000706	Interest - Investments	Interest Earned	176.51	176.51	0.00
<b>Total Deposits</b>					7,199.01	7,199.01	0.00
<b>Checks</b>							
							0.00
08/14/2025	Payment	1336	INFRAMARK LLC	Check for Vendor V00016	-5,595.11	-5,595.11	0.00
10/15/2025	Payment	1350	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
10/15/2025	Payment	1351	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
10/24/2025	Payment	1358	BUSINESS OBSERVER, INC.	Check for Vendor V00044	-1,111.24	-1,111.24	0.00
10/30/2025	Payment	1363	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-3,675.00	-3,675.00	0.00
10/30/2025	Payment	1365	STRALEY ROBIN VERICKER	Check for Vendor V00008	-3,484.50	-3,484.50	0.00
10/30/2025	Payment	1366	TREE FARM 2, INC.	Check for Vendor V00042	-12,255.00	-12,255.00	0.00
11/06/2025	Payment	1367	BALM GROVE CDD	Check for Vendor V00031	-3,283.78	-3,283.78	0.00
11/07/2025	Payment	1368	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
11/07/2025	Payment	1369	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
11/07/2025	Payment	1370	Disclosure Technology Services, LLC	Check for Vendor V00035	-1,500.00	-1,500.00	0.00
11/07/2025	Payment	1371	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
11/07/2025	Payment	1372	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
11/07/2025	Payment	1373	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
11/12/2025	Payment	1374	IPFS CORPORATION	Check for Vendor V00046	-6,290.50	-6,290.50	0.00
11/18/2025	Payment	1375	NANCY C MILLAN, TAX COLLECTOR	Check for Vendor V00047	-2,767.80	-2,767.80	0.00

# Bank Account Statement

Balm Grove CDD

**Bank Account No.** 6637

**Statement No.** 25\_11

**Statement Date**

11/30/2025

11/18/2025	Payment	1376	STRALEY ROBIN VERICKER	Check for Vendor V00008	-1,446.45	-1,446.45	0.00
11/18/2025	Payment	1377	TREE FARM 2, INC.	Check for Vendor V00042	-12,255.00	-12,255.00	0.00
11/19/2025	Payment	1379	TECO	Check for Vendor V00034	-129.51	-129.51	0.00
11/20/2025	Payment	1380	TECO	Check for Vendor V00034	-9,567.41	-9,567.41	0.00
11/30/2025		JE000707	Bank Fees	Service Charges	-289.86	-289.86	0.00
<b>Total Checks</b>					-65,051.16	-65,051.16	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/09/2025	Payment	1317	SPEAREM ENTERPRISES, LLC	Check for Vendor V00043			-225.00
10/17/2025	Payment	1355	SPEAREM ENTERPRISES, LLC	Check for Vendor V00043			-250.00
11/25/2025	Payment	1381	ECO-LOGIC SERVICES LLC	Check for Vendor V00038			-1,350.00
<b>Total Outstanding Checks</b>							-1,825.00

Outstanding Deposits

Total Outstanding Deposits

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b><u>GENERAL FUND - 001</u></b>									
001	1368	11/07/25	V00015	ALBERTO VIERA	AV-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1369	11/07/25	V00023	CARLOS DE LA OSSA	CO-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1370	11/07/25	V00035	Disclosure Technology Services, LLC	1548	FY'26 - DTS - CDA SaaS 1YR SUPSCRIPTION	OCT 25 - DTS - CDA SAAS 1YR SUPSCRIPTION	554020-51301	\$1,500.00
001	1371	11/07/25	V00019	KELLY A EVANS	KE-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1372	11/07/25	V00010	NICHOLAS J. DISTER	ND-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1373	11/07/25	V00017	RYAN MOTKO	RM-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1374	11/12/25	V00046	IPFS CORPORATION	092925-D81325-1	11/20/25-INSURANCE PAYOFF PAYMENT	Insurance -Property & Casualty	545009-51325	\$6,290.50
001	1375	11/18/25	V00047	NANCY C MILLAN, TAX COLLECTOR	110425-0929	2025 AD-VALOREM TAX ASSESSMENTS	2025 TAX COLLECTOR	554020-51301	\$2,767.80
001	1376	11/18/25	V00008	STRALEY ROBIN VERICKER	27441	DISTRICT COUNSEL THROUGH 10/31/25	PROFESSIONAL SERVICES	531146-51401	\$1,446.45
001	1377	11/18/25	V00042	TREE FARM 2, INC.	10-199593	NOV 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534050-53908	\$9,622.00
001	1377	11/18/25	V00042	TREE FARM 2, INC.	10-199628	NOV 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534050-53908	\$2,633.00
001	1379	11/19/25	V00034	TECO	101425-221009210867	09/10/25-10/08/25 - ELECTRIC	ELECTRIC	543041-53150	\$129.51
001	1380	11/20/25	V00034	TECO	071725 221009453830	ELECTRIC 06/11/25-07/11/25	ELECTRIC	543041-53150	\$245.45
001	1380	11/20/25	V00034	TECO	101525-221009453830	09/11/25-10/09/25 ELECTRIC	ELECTRIC	543041-53150	\$186.05
001	1380	11/20/25	V00034	TECO	101525-211031840005	09/11/25-10/09/25 STREET LIGHTS	SVC PRD	543062-53150	\$1,491.43
001	1380	11/20/25	V00034	TECO	101525-211031805164	09/11/25-10/09/25	STREET LIGHTS	543041-53150	\$3,309.12
001	1380	11/20/25	V00034	TECO	101525 8571 ACH	09/11/25-10/09/25 STREET LIGHTS	ELECTRIC	543062-53150	\$4,556.70
001	1381	11/25/25	V00038	ECO-LOGIC SERVICES LLC	5856	OCT 25-LAKE MAINTENANCE	LAKE MAINTENANCE	534067-53908	\$1,350.00
<b>Fund Total</b>									<b>\$36,528.01</b>

**SERIES 2022 DEBT SERVICE FUND - 200**

200	1367	11/06/25	V00031	BALM GROVE CDD	10312025 - 01	SERIES 2022 FY25 TAX DIST ID 745 EXCESS FEES	SERIES 2022 FY25 TAX DIST ID 745	103200	\$3,283.78
<b>Fund Total</b>									<b>\$3,283.78</b>

<b>Total Checks Paid</b>	<b>\$39,811.79</b>
--------------------------	--------------------

Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607



Estimate #: 1021  
PO #: Balm Grove CDD  
Date: 12/15/2025  
Valid until: 1/31/2026

Balm Grove CDD  
2005 Pan Am Cir 300  
Tampa, FL 33607

Emptying two trash cans twice a week

**Job location**  
2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Labor	2	\$75.00	\$150.00
Two trash cans twice a week			
Includes disposal and new bags			
Monthly charge			
			Subtotal: \$150.00
			Total: \$150.00

Signed by:  
A handwritten signature in black ink that reads "Kollamay Turkoane".  
1F3BE9E795D0415...

12/22/2025

Customer signature

Date

Inframark  
Offices-Celebration-Tampa  
We are proud to provide a range of services for your community.



Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Phone: 656-247-3501

Date: 12/9/2025  
Work Order # **057-002-5-25**  
Customer ID: **Balm Grove CDD**  
Quotation valid until 12/30/2025  
Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
-Metal trash can with thermoplastic coating 36 gallon 2x2 concrete pad Trash can will be bolted on the pad 48 hours to allow concrete to dry after drying		\$460.00	1	\$460.00
Concrete slab with labor				\$125.00
<b>Total</b>	<b>Labor and Materials</b>			\$585.00

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Nathaniel Montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

Date: 12/9/25  
Inframark

Signed by:  
By: *Kollamay Turkoane*  
1F3BE9E795D0415...

Date: 12/22/2025  
Balm Grove CDD

Inframark  
Offices - Celebration - Tampa  
We are proud to provide a range of services for your community.





## BALM GROVE CDD

### DECEMBER FIELD INSPECTION- DOWN TO EARTH

Tuesday, December 23, 2025

Prepared For Board Of Supervisors

16 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed  
Not completed/No  
response  
Scheduled/Monitoring



## Item 1- Violet Flame Ave

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

- Violet Flame Area:

Turf in this area continues to struggle and requires additional fertility improvement. Some recovery is visible; however, overall turf health still needs attention.

- Ornamental Grasses:

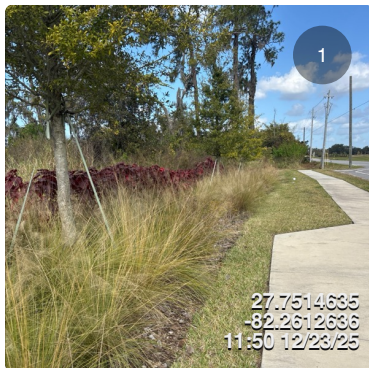
Ornamental grasses throughout Balm Grove should be cut back, as the flowers have died off.

- Palm Trees:

Dead palm fronds at the base of the palms should be removed to improve appearance and maintenance.

- Overall Condition:

Aside from the items noted above, the landscape areas inspected are well maintained.



## Item 2- Violet Flame Ave

Due By: Tuesday, January 7, 2025

## Assigned To: Cornerstone

Exit Side of Entrance (Violet Flame):

**Turf in this area requires additional fertility improvement, as signs of stress are still visible.**

- Monument Flowers:

The flowers installed in front of the monument remain green and healthy, with good color.

- Ornamental Grasses:

**Ornamental grasses in this area should be trimmed, as the flowers have died off.**

- Turf Weeds:

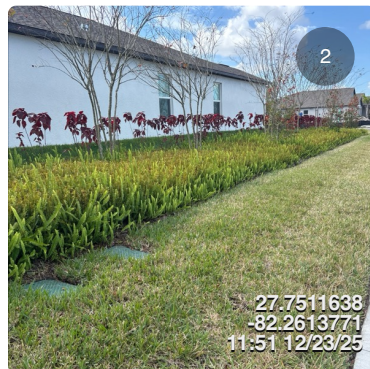
**Sections of the turf contain weeds that should be treated.**

- Copperleaf (Balm Wimauma Road – Heading South):

Copperleaf plants in this area are green and healthy, displaying vibrant color.

- Overall Condition:

Aside from the items noted above, the landscape conditions in this area are well maintained.



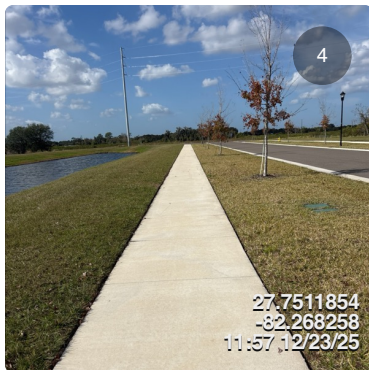
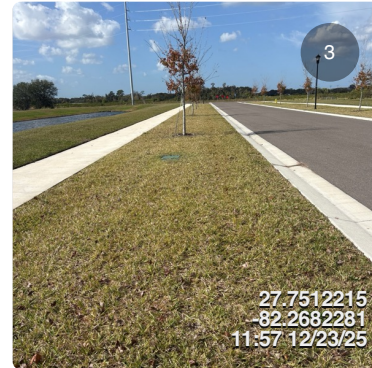
### Item 3- Violent Flame Avenue

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

- Lift Station (Violet Flame Common Area):

Turf fertility in this area requires significant improvement, as the turf is showing clear signs of decline. Aside from this issue, the area is well maintained. Trees are properly edged, and the sidewalk is clean, well edged, and weed free.

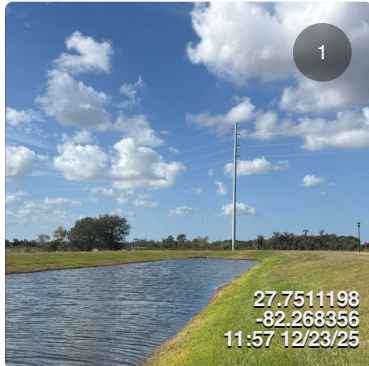




## Item 4- Pond

Assigned To: Eco Logic

Pond 4 is well maintained



## Item 5- Pond

Assigned To: Eco Logic

Pond 7 is well maintained



## Item 6- Goldstone Ct

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

Community Playground & Mail Kiosk Area:

Ornamental grasses in this area should be cut back, as the flowers have died off. The flowers that were installed remain green and healthy with good color. A few flowers have died and will need to be replaced. Overall, this area is well maintained.



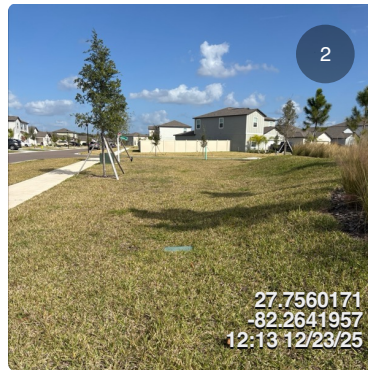
## Item 7- Open Park Field

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

Big Open Field (Goldstone):

Turf in this area shows some improvement but still requires additional fertility, as overall turf health remains below optimal standards.





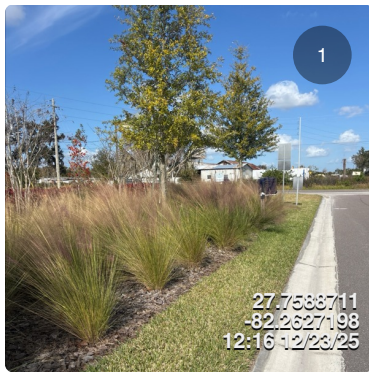
## Item 8- Topaz Blue

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

Entrance Off Balm Road

- Ornamental grasses in this area should be cut back, as the flowers have died off.
- Some turf areas contain weeds that should be treated, and turf fertility requires improvement.
- The flowers installed in front of the monument remain green and healthy with good color.
- Overall, this area is well maintained aside from the issues noted above.



## Item 9- Topaz Blue

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

Exit Side of Entrance (Balm Road):

- Monument Flowers: The flowers in front of the monument are green and healthy, with good color.
- Copperleaf & Other Plant Material: Copperleaf and other plants in this area are green and healthy.
- Ornamental Grasses: Ornamental grasses need to be cut back, as the flowers have died off.
- Turf: Turf fertility requires improvement, as the turf areas show signs of stress.





## Item 10- New Jade Ave

Assigned To: Cornerstone

Balm Grove East (New Jade Entrance):

- Plant Material: Plants in this area are green and healthy.
- Beds: Beds are clean and free of weeds.
- Turf: Turf fertility is good.

Remove the dead saw palm by the monument and replace under warranty.



## Item 11- New Jade Ave

Assigned To: Cornerstone

Turf:

Turf fertility is good at the new landscape area.





## Item 12- New Jade Ave

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

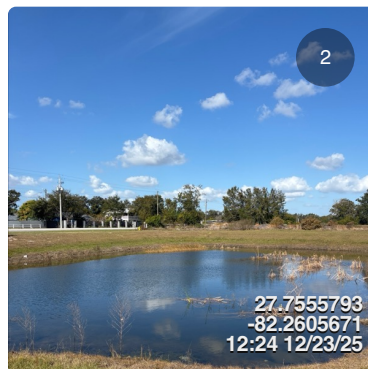
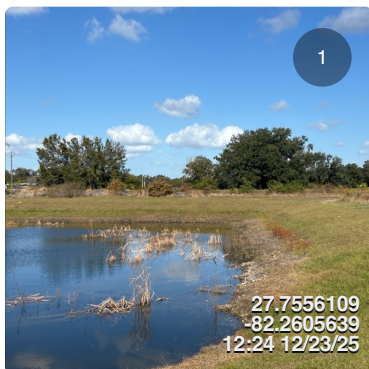
Turf: Turf fertility is good; however, there is a section where the turf has died and will need to be replaced under warranty.



## Item 13- Pond

Assigned To: Eco Logic

The pond was treated for cattail, which has now died off



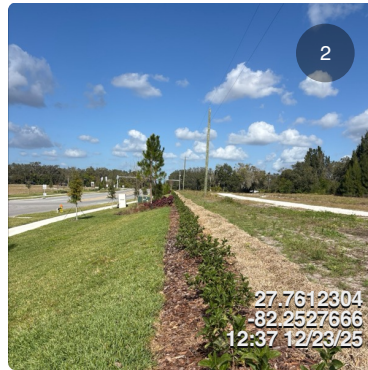
## Item 14- Shelley Ln

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

Entrance Way (Shelley & 672):

- Plant Material: Most plants in this area are green and healthy; however, a small amount of plant material will need to be replaced.
- Turf: **Turf fertility is good, but the turf contains areas with weeds that should be treated.**
- Beds: Beds are clean and free of weeds.

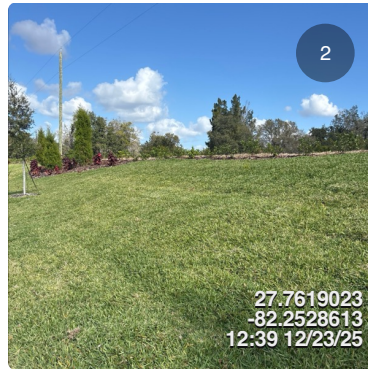
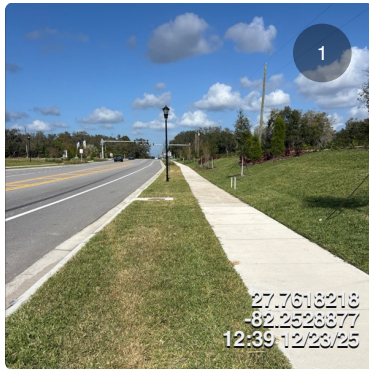


## Item 15- Shelley Ln.

Due By: Tuesday, January 7, 2025

Assigned To: Cornerstone

- Turf: Turf fertility is good; however, there is an area where the turf has died and will need to be replaced under warranty. The turf also contains sections with weeds that should be treated.





## Item 16- Shelley Ln & Cr 672

Assigned To: Cornerstone

Entrance Monument Area:

- Plant Material: Landscape plants in this area are well maintained. Plants are green and healthy with vibrant color.
- Sidewalks: Sidewalks are clean, well edged, and free of weeds.





## Lake Maintenance Service Report

**Date:** Wednesday, December 10, 2025

**Lead Technician:** Cassius Briggs

**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	Aquatic Pest Control
1a		✓							
1b		✓							
2a		✓							
2b		✓							
3a		✓							
3b		✓							
2bs		✓							
2c		✓							
F1		✓							
Sa		✓							
Sw		✓							
Nw		✓							
Neb		✓							
Nea		✓							

**Notes:**

Dollar weed, torpedo grass and Cat tails throughout site, water levels normal