

Balm Grove Community Development District

**February 05, 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, February 05, 2026, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **February 05, 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

4. CONSENT AGENDA

- A. Approval of Minutes of January 08, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance for December 2025
- C. Acceptance of the Financials and Approval of the Check Register for December 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

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

1 The regular meeting of the Board of Supervisors of Balm Grove Community Development
2 District was held on Thursday, January 8, 2026 and called to order at 2:20 p.m., at the Offices of
3 Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Nicholas Dister	Vice Chairperson
9	Ryan Motko	Assistant Secretary
10	Alberto Viera	Assistant Secretary
11	Kelly Evans	Assistant Secretary

12
13 Also present were:

14		
15	Jayna Cooper	District Manager
16	Rollamay Turkoane	District Manager
17	Kathryn Hopkinson	District Counsel
18	John Vericker	District Counsel
19	Arturo Gandarilla	Field Management

20
21 *This is not a certified or verbatim transcript but rather represents the context and*
22 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
23 *the District Office for any related costs for an audio copy.*

24
25 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

27
28 **SECOND ORDER OF BUSINESS** **Public Comments**

29 There being no members of the public present, the next order of business followed.

30
31 **THIRD ORDER OF BUSINESS** **Business Items**

32 **A. Consideration of Resolution 2026-08; Imposing and Levying Special Assessments**

33
34

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, 35 Resolution 2026-08; Imposing and Levying Special Assessments, was 36 adopted. 5-0
--

37
38 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

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

40 **B. Consideration of Operation and Maintenance for November 2025**

41 **C. Acceptance of the Financials and Approval of the Check Register for November**
42 **2025**

- 43 **D. Ratification of Inframark Proposal #1021 (\$150.00)**
- 44 **E. Ratification of Inframark Proposal #057-002-5-25 (\$585.00)**

45
46 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
47 Consent Agenda, was approved. 5-0

48
49 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 50 **A. District Counsel**
- 51 **B. District Engineer**
- 52 **C. District Manager**

53 There being no reports, the next item followed.

- 54 **i. Field Inspections Report**
- 55 **ii. Lake Maintenance Service Report**

56 The Field Inspections and Lake Maintenance Reports were presented, copies
57 of which were included in the agenda package. Mr. Gandarilla provided updates/pending items.

58
59 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
60 **Comments**

- 61 • *Lennar* will be completing the curbing by the kiosk in the coming weeks.

62
63 **SEVENTH ORDER OF BUSINESS** **Adjournment**

64 There being no further business,

65
66 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
67 the meeting was adjourned at 2:24 pm. 5-0

71
72 _____
73 Jayna Cooper/Rollamay Turkoane
District Manager

71
72 _____
73 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	11/30/2025	5977	\$3,675.00			LAKE MAINTENANCE
ECO-LOGIC SERVICES LLC	12/15/2025	6085	\$5,475.00		\$9,150.00	EAST SECTION LAKE MAINT.
INFRAMARK LLC	11/11/2025	163561	\$416.67			ASSESSMENT ROLL
INFRAMARK LLC	11/11/2025	163561	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163561	\$2,541.67			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163561	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163561	\$458.34			DISTRICT MANAGEMENT-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163561	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163561	\$200.00			WEBSITE ADMIN
INFRAMARK LLC	11/11/2025	163561	\$416.67			ASSESSMENT ROLL-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163561	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	11/11/2025	163561	\$50.00			TECHNOLOGY/DATA STORAGE-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163561	\$100.00			WEBSITE ADMIN-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163561	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163561	\$375.00			RECORDING SECRETARY -RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163561	\$100.00			RECORD STORAGE
INFRAMARK LLC	11/11/2025	163561	\$100.00	\$8,150.02		RECORD STORAGE FEE-RETRO BILLING OCTOBER
INFRAMARK LLC	11/25/2025	164516	\$25.96			POSTAGE & COPIES
INFRAMARK LLC	12/1/2025	165687	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/1/2025	165687	\$2,541.67			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165687	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165687	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	12/1/2025	165687	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165687	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165687	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	12/1/2025	165687	\$416.67			ASSESSMENT SERVICES
INFRAMARK LLC	12/1/2025	165687	\$100.00	\$6,650.01		RECORD STORAGE FEE
INFRAMARK LLC	12/22/2025	166654	\$4.65			COPIES
INFRAMARK LLC	12/22/2025	166654	\$6.66	\$11.31		POSTAGE
INFRAMARK LLC	10/15/2025	160875R	\$100.00			WEBSITE MAINTENANCE/ADMIN

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	10/15/2025	160875R	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	10/15/2025	160875R	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	10/15/2025	160875R	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	10/15/2025	160875R	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	10/15/2025	160875R	\$50.00	\$5,150.00	\$19,987.30	TECHNOLOGY SERVICES
STANTEC CONSULTING SERVICES INC	12/9/2025	2501451	\$1,365.75			ENGINEERING SERVICES
TREE FARM 2, INC.	12/1/2025	10-200839	\$2,633.00			LANDSCAPE MAINTENANCE
TREE FARM 2, INC.	12/1/2025	10-200804	\$9,622.00		\$12,255.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$42,758.05			
Variable Contract						
STRALEY ROBIN VERICKER	12/15/2025	27614	\$2,770.25			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$2,770.25			
Utilities						
INFRAMARK LLC	11/25/2025	164516	\$5,208.85			STREETLIGHTS
TECO	11/14/2025	111425-221009210867	\$167.70			ELECTRIC
TECO	11/17/2025	111725-221009457104	\$27.55			ELECTRIC
TECO	11/17/2025	111725-8571	\$4,452.31			STREETLIGHTS
TECO	11/17/2025	111725-221009453830	\$229.53			ELECTRIC
TECO	11/17/2025	111725-211031805164	\$3,358.76			STREETLIGHTS
TECO	11/17/2025	111725-211031840005	\$1,513.80			STREETLIGHTS
TECO	12/16/2025	121625-221009210867	\$161.88			ELECTRIC
TECO	12/17/2025	121725-221009478571	\$4,450.75			STREETLIGHTS
TECO	12/17/2025	121725-211031805164	\$3,359.50			STREETLIGHTS
TECO	12/17/2025	121725-221009453830	\$240.64			ELECTRIC

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	12/17/2025	121725-211031840005	\$1,514.14		\$19,476.56	STREETLIGHTS
Utilities Subtotal			\$24,685.41			
Regular Services						
ALBERTO VIERA	12/4/2025	AV-120425	\$200.00			BOARD 12/04/25
BUSINESS OBSERVER, INC.	12/19/2025	25-03804H	\$958.12			LEGAL ADVERTISING
CARLOS DE LA OSSA	12/4/2025	CO-120425	\$200.00			BOARD 12/04/25
IPFS CORPORATION	11/24/2025	112425-GAA-D81325	\$2.31			INSURANCE LATE FEE FROM PAYOFF
KELLY A EVANS	12/4/2025	KE-120425	\$200.00			BOARD 12/04/25
NICHOLAS J. DISTER	12/4/2025	ND-120425	\$200.00			BOARD 12/04/25
RYAN MOTKO	12/4/2025	RM-120425	\$200.00			BOARD 12/04/25
Regular Services Subtotal			\$1,960.43			
Additional Services						
BALM GROVE CDD	12/2/2025	12022025 - 749	\$1,951.51			SERIES 2022 FY26 TAX DIST ID 749
BALM GROVE CDD	12/2/2025	12022025 - 751	\$9,432.29			SERIES 2022 FY26 TAX DIST ID 751
BALM GROVE CDD	12/8/2025	12082025-753	\$402,660.93			SERIES 2022 FY26 TAX DIST ID 753
BALM GROVE CDD	12/18/2025	12182025-755	\$52,690.65		\$466,735.38	SERIES 2022 FY26 TAX DIST ID 755
Additional Services Subtotal			\$466,735.38			
TOTAL			\$538,909.52			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163561

DATE

11/11/2025

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: **November 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,541.67		2,541.67
District Management- Retro Billing October	1	Ea	458.34		458.34
Field Management	1	Ea	1,500.00		1,500.00
Recording Secretary	1	Ea	375.00		375.00
Recording Secretary- Retro Billing October	1	Ea	375.00		375.00
Assessment Services	1	Ea	416.67		416.67
Assessment Services- Retro Billing October	1	Ea	416.67		416.67
Record Storage Fee	1	Ea	100.00		100.00
Record Storage Fee- Retro Billing October	1	Ea	100.00		100.00
Technology / Data Storage	1	Ea	100.00		100.00
Technology / Data Storage- Retro Billing October	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Website Maintenance / Admin- Retro Billing October	1	Ea	100.00		100.00
Subtotal					8,150.02

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163561

DATE

11/11/2025

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

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: November 2025

Subtotal	\$8,150.02
Tax	\$0.00
Total Due	\$8,150.02

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164516

DATE

11/25/2025

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	26	Ea	0.15		3.90
Color Copies	30	Ea	0.39		11.70
Jana M Cooper/Rollamay Turkoane- TECO/PEOPLES GAS : \$5,208.85	1	Ea	5,208.85		5,208.85
Postage	14	Ea	0.74		10.36
Subtotal					5,234.81

Subtotal	\$5,234.81
Tax	\$0.00
Total Due	\$5,234.81

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165687

DATE

12/1/2025

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/1/2025

Services provided for the Month of: **December 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,541.67		2,541.67
Field Management	1	Ea	1,500.00		1,500.00
Recording Secretary	1	Ea	375.00		375.00
Assessment Services	1	Ea	416.67		416.67
Record Storage Fee	1	Ea	100.00		100.00
Technology / Data Storage	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Subtotal					6,650.01

Subtotal	\$6,650.01
Tax	\$0.00
Total Due	\$6,650.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

166654

DATE

12/22/2025

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/22/2025

Services provided for the Month of: **November 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	31	Ea	0.15		4.65
Postage	9	Ea	0.74		6.66
Subtotal					11.31

Subtotal	\$11.31
Tax	\$0.00
Total Due	\$11.31

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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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.



Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 160875
 Invoice Date: 10/15/2025
 Due Date: 10/15/2025
 Terms: Due On Receipt
 Project ID:
 PO #:

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: October 2025

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Accounting Services	1	Ea	\$1,000.00	\$1,000.00
Dissemination Services	1	Ea	\$416.67	\$416.67
District Management	1	Ea	\$2,083.33	\$2,083.33
Field Management	1	Ea	\$1,500.00	\$1,500.00
Technology / Data Storage	1	Ea	\$50.00	\$50.00
Website Maintenance / Admin	1	Ea	\$100.00	\$100.00
			Subtotal	\$5,150.00
			Tax Total (0%)	\$0.00
			Total Due	\$5,150.00



Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice:	160875
Invoice Date:	10/15/2025
Due Date:	10/15/2025
Terms:	Due On Receipt
Project ID:	
PO #:	

**Remit To : Inframark LLC, PO BOX 733778, Dallas,
Texas, 75373-3778**

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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

Invoice Number	2501451
Invoice Date	December 9, 2025
Customer Number	167318
Project Number	238202121

Bill To

Balm Grove Community
 Development District
 c/o Inframark
 210 North University Drive, Suite
 702
 Coral Springs FL 33071
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Balm Grove CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$26,723.50
Authorization Previously Billed:	\$9,209.00
Authorization Budget Remaining:	\$16,148.75
Authorization Billed to Date:	\$10,574.75
Current Invoice Due:	\$1,365.75
For Period Ending:	December 9, 2025

Email Invoice: InframarkCMS@payableslockbox.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number

2501451

Project Number

238202121

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 07				
Nurse, Vanessa M	2025-03-29	1.00	167.00	167.00
Nurse, Vanessa M	2025-04-22	0.50	167.00	83.50
Nurse, Vanessa M	2025-04-24	0.25	167.00	41.75
Nurse, Vanessa M	2025-04-28	0.25	167.00	41.75
Nurse, Vanessa M	2025-05-14	0.50	167.00	83.50
Nurse, Vanessa M	2025-05-15	1.00	167.00	167.00
		3.50		584.50
Level 09				
Nurse, Vanessa M	2025-07-21	0.25	183.00	45.75
Nurse, Vanessa M	2025-07-22	0.25	183.00	45.75
Nurse, Vanessa M	2025-07-28	0.50	183.00	91.50
Nurse, Vanessa M	2025-08-01	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-18	0.50	183.00	91.50
Nurse, Vanessa M	2025-08-19	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-02	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-23	0.75	183.00	137.25
Nurse, Vanessa M	2025-10-20	0.25	183.00	45.75
		3.75		686.25
Level 10				
Rankin, Ashley Alexandra	2025-07-14	0.25	190.00	47.50
Rankin, Ashley Alexandra	2025-08-06	0.25	190.00	47.50
		0.50		95.00
Professional Services Subtotal		7.75		1,365.75

Top Task 2026 Total

1,365.75

Total Fees & Disbursements

\$1,365.75

INVOICE TOTAL (USD)

\$1,365.75

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-03-29	238202121	2026	NURSE, VANESSA M	1.00	167.00	167.00	PREPARED NEW OWNERSHIP MAP	
2025-04-22	238202121	2026	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-04-24	238202121	2026	NURSE, VANESSA M	0.25	167.00	41.75	PM SUPPORT	
2025-04-28	238202121	2026	NURSE, VANESSA M	0.25	167.00	41.75	PM SUPPORT	
2025-05-14	238202121	2026	NURSE, VANESSA M	0.50	167.00	83.50	PREPARED AFFIDAVIT & TESTIMONY OF THE DE	
2025-05-15	238202121	2026	NURSE, VANESSA M	1.00	167.00	167.00	PREPARED AFFIDAVIT & TESTIMONY OF THE DE	
2025-07-14	238202121	2026	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-07-21	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	PM SUPPORT	
2025-07-22	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	PM SUPPORT	
2025-07-28	238202121	2026	NURSE, VANESSA M	0.50	183.00	91.50	PREPARED PROPOSAL FOR EXPANSION AREA ER	
2025-08-01	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	PM SUPPORT	
2025-08-06	238202121	2026	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-08-18	238202121	2026	NURSE, VANESSA M	0.50	183.00	91.50	PM SUPPORT	
2025-08-19	238202121	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-09-02	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	PM SUPPORT	
2025-09-02	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	PM SUPPORT	
2025-09-23	238202121	2026	NURSE, VANESSA M	0.50	183.00	91.50	HOUSE BILL 7013 COMPLIANCE	
2025-09-23	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET TO INCLUDE WITH HOUSE BILL 7013 COMPLIANCE PACKAGE	
2025-10-20	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
Total subTask 2026				7.75		1,365.75		
Total Top Task 2026				7.75		1,365.75		
Total Project 238202121				7.75		1,365.75		

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 #
12/1/2025	10-200839

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	12/1/2025	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 #
12/1/2025	10-200804

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	12/1/2025	2,950.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance - Additional Areas		2,975.00	12/1/2025	2,975.00
1	Monthly Contracted Landscape Maintenance Services. Services include Fert & Pest Control Program		894.00	12/1/2025	894.00
1	Monthly Contracted Landscape Maintenance Services. Services include Irrigation Management		670.00	12/1/2025	670.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance added on 3 pond area		2,133.00	12/1/2025	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



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

Statement Date: November 14, 2025

Amount Due: \$297.21

Due Date: December 05, 2025
Account #: 221009210867

Past Due – Pay Immediately

Account Summary

Current Service Period: October 09, 2025 - November 10, 2025	
Previous Amount Due	\$129.51
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$129.51
Current Month's Charges – Pay by December 05, 2025	\$167.70
Amount Due	\$297.21

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 **28.21% lower** than the same period last year.
- Your average daily kWh used was **12% higher** than it was in your previous period.



Scan here to view your account online.

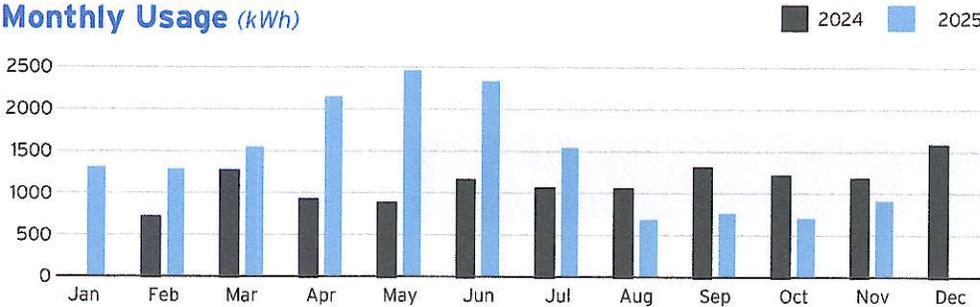


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Monthly Usage (kWh)



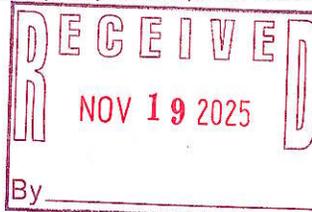
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Account #: 221009210867
Due Date: December 05, 2025

Amount Due: \$297.21

Payment Amount: \$167.70

664964572636

Past Due – \$129.51
Current – \$167.70

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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.

6649645726362210092108670000000297213

00004320-0009710-Page 1 of 4



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

Account #: 221009210867
Statement Date: November 14, 2025
Charges Due: December 05, 2025

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852833	11/10/2025	27,911	27,001	910 kWh	1	33 Days

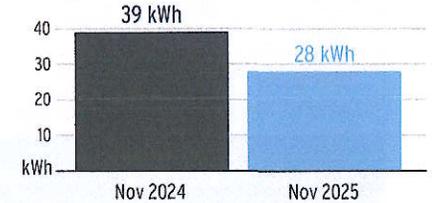
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	910 kWh @ \$0.08641/kWh	\$78.63
Fuel Charge	910 kWh @ \$0.03391/kWh	\$30.86
Storm Protection Charge	910 kWh @ \$0.00577/kWh	\$5.25
Clean Energy Transition Mechanism	910 kWh @ \$0.00418/kWh	\$3.80
Storm Surcharge	910 kWh @ \$0.02121/kWh	\$19.30
Florida Gross Receipt Tax		\$4.07
Electric Service Cost		\$162.70

Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges \$167.70

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

00004320-0008710-Page 2 of 4

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

Ways To Pay Your Bill

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- In-Person**
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- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. 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
13271 VIOLET FLAME AVE
WIMAUMA, FL 33598

Statement Date: November 17, 2025

Amount Due: **-\$39.58**

CREDIT - Do Not Pay
Account #: 221009457104

DO NOT PAY. You have a positive account balance.

Your Energy Insight



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

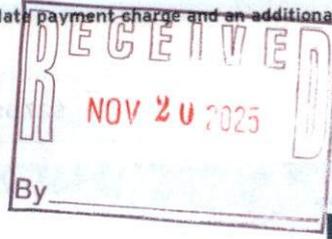
Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

Previous Amount Due	-\$67.13
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$67.13
Current Month's Charges	\$27.55

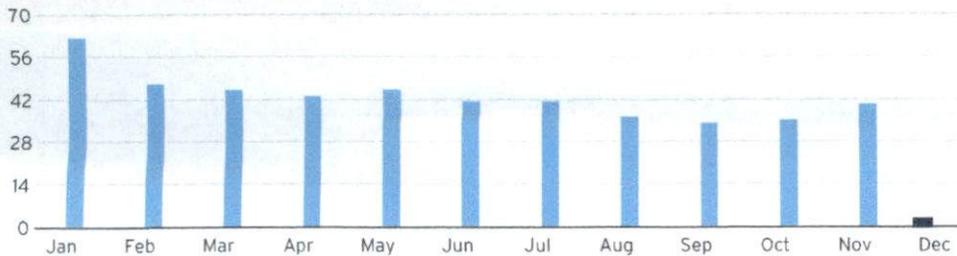
Amount Due by November 17, 2025 -\$39.58

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



Scan here to view your account online.

Monthly Usage (kWh)



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



Account #: 221009457104

Due Date: November 17, 2025

Pay your bill online at TampaElectric.com
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **DO NOT PAY**
DO NOT PAY

630396873959

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.

630396873959221009457104000000039589

0000053-0000568- Page 23 of 26



Service For:
 13271 VIOLET FLAME AVE
 WIMAUMA, FL 33598

Account #: 221009457104
Statement Date: November 17, 2025
Charges Due: DO NOT PAY

Meter Read

Meter Location: FOUNTAIN

Service Period: Oct 10, 2025 - Nov 11, 2025

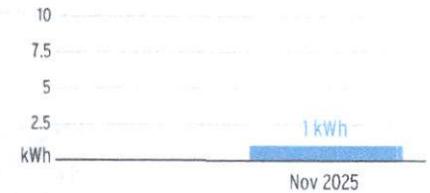
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000938597	11/11/2025	471	431	40 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	40 kWh @ \$0.08641/kWh	\$3.46
Fuel Charge	40 kWh @ \$0.03391/kWh	\$1.36
Storm Protection Charge	40 kWh @ \$0.00577/kWh	\$0.23
Clean Energy Transition Mechanism	40 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.02121/kWh	\$0.85
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.55

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges \$27.55

00000053-0000566-Page 24 of 26

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

Ways To Pay Your Bill

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- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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BALM GROVE COMMUNITY DEVELOPMENT
15110 BALM WIMAUMA RD
WIMAUMA, FL 33598

Statement Date: November 17, 2025

Amount Due: \$8,689.73

Due Date: December 08, 2025

Account #: 221009478571

Past Due - Pay Immediately

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

Previous Amount Due	\$4,556.70
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$319.28

Past Due - Pay Immediately **\$4,237.42**
Current Month's Charges - Pay by December 08, 2025 **\$4,452.31**

Amount Due **\$8,689.73**

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



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



Account #: 221009478571

Due Date: December 08, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$8,689.73

Payment Amount: \$4,452.31

636569690711

Past Due - \$4,237.42

Current - \$4,452.31

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.

6365696907112210094785710000008689739

0000053-0000558-Page 3 of 26



Service For:
 15110 BALM WIMAUMA RD
 WIMAUMA, FL 33598

Account #: 221009478571
Statement Date: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	1822 kWh @ \$0.03412/kWh	\$62.17
Fixture & Maintenance Charge	94 Fixtures	\$1552.19
Lighting Pole / Wire	94 Poles	\$2675.73
Lighting Fuel Charge	1822 kWh @ \$0.03363/kWh	\$61.27
Storm Protection Charge	1822 kWh @ \$0.00559/kWh	\$10.18
Clean Energy Transition Mechanism	1822 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1822 kWh @ \$0.01230/kWh	\$22.41
Florida Gross Receipt Tax		\$4.02
Lighting Charges		\$4,388.75

Other Fees and Charges	
Lighting Late Payment Fee	\$63.56
Total Other Fees and Charges	\$63.56

Total Current Month's Charges \$4,452.31

Miscellaneous Credits	
Sales Tax Credit	-\$319.28
Total Current Month's Credits	-\$319.28

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 P.O. Box 31318
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 Toll Free: **866-689-6469**
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- Power Outage: 877-588-1010
- Energy-Saving Programs: 813-275-3909

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

Statement Date: November 17, 2025

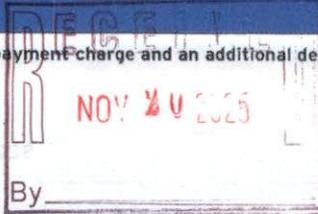
Amount Due: \$415.58
Due Date: December 08, 2025
Account #: 221009453830

Past Due – Pay Immediately

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025	
Previous Amount Due	\$186.05
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$186.05
Current Month's Charges – Pay by December 08, 2025	\$229.53
Amount Due	\$415.58

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



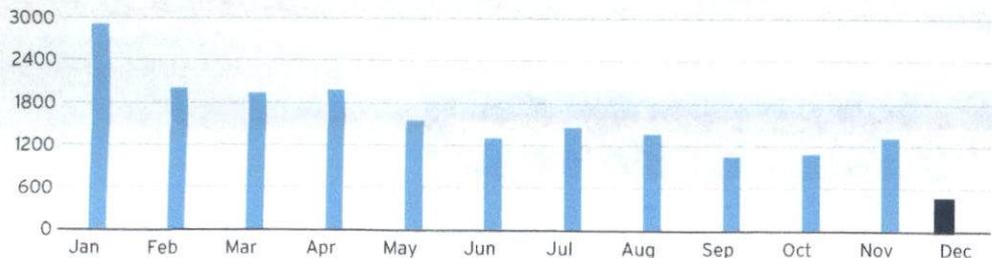
Your Energy Insight

Your average daily kWh used was **8.11% higher** than it was in your previous period.



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Monthly Usage (kWh)



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Account #: 221009453830
Due Date: December 08, 2025

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Amount Due: \$415.58
Payment Amount: \$229.53

630396873957

Past Due – \$186.05
Current – \$229.53

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.

630396873957221009453830000000415589



Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: November 17, 2025
Charges Due: December 08, 2025

Meter Read

Meter Location: IRR WELL

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	11/11/2025	18,347	17,039		1,308 kWh	1	33 Days

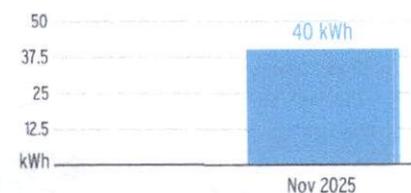
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	1,308 kWh @ \$0.08641/kWh	\$113.02
Fuel Charge	1,308 kWh @ \$0.03391/kWh	\$44.35
Storm Protection Charge	1,308 kWh @ \$0.00577/kWh	\$7.55
Clean Energy Transition Mechanism	1,308 kWh @ \$0.00418/kWh	\$5.47
Storm Surcharge	1,308 kWh @ \$0.02121/kWh	\$27.74
Florida Gross Receipt Tax		\$5.61
Electric Service Cost		\$224.53

Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges \$229.53

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

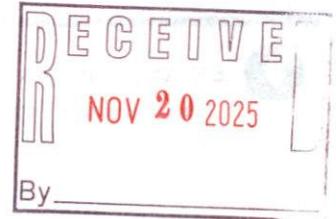
Statement Date: November 17, 2025

Amount Due: \$6,667.88

Due Date: December 08, 2025

Account #: 211031805164

Past Due – Pay Immediately



Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

Previous Amount Due \$3,309.12
 Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately **\$3,309.12**
 Current Month's Charges – Pay by December 08, 2025 **\$3,358.76**

Amount Due \$6,667.88

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



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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Account #: 211031805164

Due Date: December 08, 2025

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

Amount Due: \$6,667.88

Payment Amount: \$ 3358.76

646446187414

Past Due – \$3,309.12
 Current – \$3,358.76

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.

646446187414211031805164000006667889

0000053-0000560-Page 7 of 26



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

Account #: 211031805164
Statement Date: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 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	
Lighting Late Payment Fee	\$49.64
Total Other Fees and Charges	\$49.64

Total Current Month's Charges \$3,358.76

0000053-0000560-Page 8 of 26

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Power Outage:
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813-275-3909

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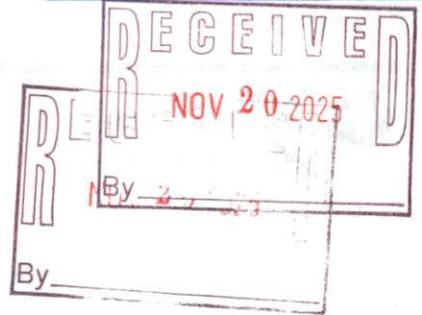
BALM GROVE COMMUNITY DEVELOPMENT
BALM GROVE W PH 2
WIMAUMA, FL 33598

Statement Date: November 17, 2025

Amount Due: \$3,005.23

Due Date: December 08, 2025

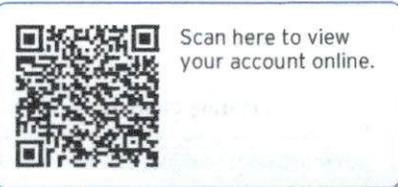
Account #: 211031840005



Past Due – Pay Immediately

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025	
Previous Amount Due	\$1,491.43
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$1,491.43
Current Month's Charges – Pay by December 08, 2025	\$1,513.80
Amount Due	\$3,005.23



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



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Account #: 211031840005

Due Date: December 08, 2025

Pay your bill online at TampaElectric.com

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

Amount Due: \$3,005.23

Payment Amount: \$ 1513.80

646446187415

Past Due – \$1,491.43

Current – \$1,513.80

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.

6464461874152110318400050000003005231

00000053-0000562-Page 11 of 26



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

Account #: 211031840005
Statement Date: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	608 kWh @ \$0.03412/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03363/kWh	\$20.45
Storm Protection Charge	608 kWh @ \$0.00559/kWh	\$3.40
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.34
Lighting Charges		\$1,491.43

📄 Other Fees and Charges	
Lighting Late Payment Fee	\$22.37
Total Other Fees and Charges	\$22.37

Total Current Month's Charges \$1,513.80

0000053-0000562-Page 12 of 26

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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: December 16, 2025

Amount Due: \$329.58

Due Date: January 06, 2026

Account #: 221009210867

Past Due – Pay Immediately

Account Summary

Current Service Period: November 11, 2025 - December 10, 2025	
Previous Amount Due	\$297.21
Payment(s) Received Since Last Statement	-\$129.51
Past Due – Pay Immediately	\$167.70
Current Month's Charges – Pay by January 06, 2026	\$161.88
Amount Due	\$329.58

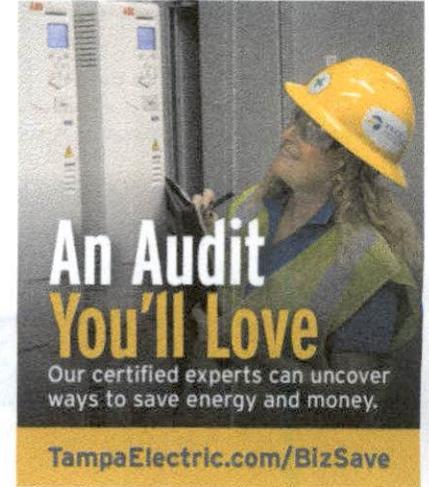
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

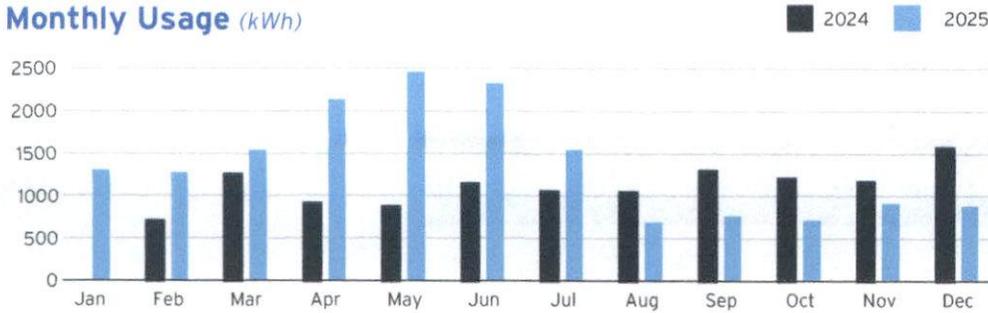
- Your average daily kWh used was **38.78% lower** than the same period last year.
- Your average daily kWh used was **7.14% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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



Account #: 221009210867

Due Date: January 06, 2026

Amount Due: \$329.58

Payment Amount: \$ _____

605088320509

Past Due – \$167.70

Current – \$161.88

00004302 FTECO112172503081910 00000 02 01000000 11198 002
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.

6050883205092210092108670000000329580

00004302-0009685-Page 1 of 4



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

Account #: 221009210867
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Nov 11, 2025 - Dec 10, 2025

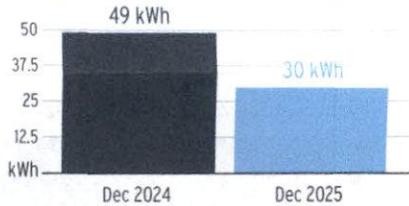
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852833	12/10/2025	28,796	27,911		885 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	885 kWh @ \$0.08641/kWh	\$76.47
Fuel Charge	885 kWh @ \$0.03391/kWh	\$30.01
Storm Protection Charge	885 kWh @ \$0.00577/kWh	\$5.11
Clean Energy Transition Mechanism	885 kWh @ \$0.00418/kWh	\$3.70
Storm Surcharge	885 kWh @ \$0.02121/kWh	\$18.77
Florida Gross Receipt Tax		\$3.92
Electric Service Cost		\$156.88

Avg kWh Used Per Day



Important Messages

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We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges \$161.88

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00004302-0009685-Page 2 of 4



BALM GROVE COMMUNITY DEVELOPMENT
15110 BALM WIMAUMA RD
WIMAUMA, FL 33598

Statement Date: December 17, 2025

Amount Due: \$8,583.78

Due Date: January 07, 2026

Account #: 221009478571

Past Due – Pay Immediately

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

Previous Amount Due \$8,689.73
Payment(s) Received Since Last Statement -\$4,556.70

Past Due – Pay Immediately \$4,133.03
Current Month's Charges – Pay by January 07, 2026 \$4,450.75

Amount Due \$8,583.78

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



Scan here to view your account online.



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

Account #: 221009478571

Due Date: January 07, 2026

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: \$8,583.78

Payment Amount: \$ _____

613112998191

Past Due – \$4,133.03
Current – \$4,450.75

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.

6131129981912210094785710000008583783



Service For:
15110 BALM WIMAUMA RD
WIMAUMA, FL 33598

Account #: 221009478571
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	1822 kWh @ \$0.03412/kWh	\$62.17
Fixture & Maintenance Charge	94 Fixtures	\$1552.19
Lighting Pole / Wire	94 Poles	\$2675.73
Lighting Fuel Charge	1822 kWh @ \$0.03363/kWh	\$61.27
Storm Protection Charge	1822 kWh @ \$0.00559/kWh	\$10.18
Clean Energy Transition Mechanism	1822 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1822 kWh @ \$0.01230/kWh	\$22.41
Florida Gross Receipt Tax		\$4.02
Lighting Charges		\$4,388.75

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Important Outdoor Lighting Rate Information
Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

📄 Other Fees and Charges	
Lighting Late Payment Fee	\$62.00
Total Other Fees and Charges	\$62.00

Total Current Month's Charges \$4,450.75

0000058-0000606-Page 8 of 26

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

Statement Date: December 17, 2025

Amount Due: \$6,718.26

Due Date: January 07, 2026

Account #: 211031805164

Past Due - Pay Immediately

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

Previous Amount Due \$6,667.88

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

Past Due - Pay Immediately

\$3,358.76

Current Month's Charges - Pay by January 07, 2026

\$3,359.50

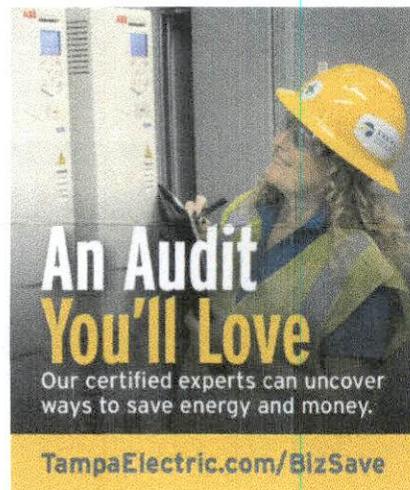
Amount Due

\$6,718.26

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



Scan here to view your account online.



00000558-0000610-Page 15 of 26

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

Account #: 211031805164

Due Date: January 07, 2026

Amount Due: \$6,718.26

Payment Amount: \$ _____

602001952330

Past Due - \$3,358.76

Current - \$3,359.50



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

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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.

6020019523302110318051640000006718266



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

Account #: 211031805164
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Electric Charges

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

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

Lighting Charges **\$3,309.12**



Other Fees and Charges

Lighting Late Payment Fee	\$50.38
Total Other Fees and Charges	\$50.38

Total Current Month's Charges

\$3,359.50

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

Statement Date: December 17, 2025

Amount Due: \$446.06

Due Date: January 07, 2026

Account #: 221009453830

Past Due – Pay Immediately

Your Energy Insight

Your average daily kWh used was **109.09% higher** than the same period last year.

Your average daily kWh used was **15% higher** than it was in your previous period.

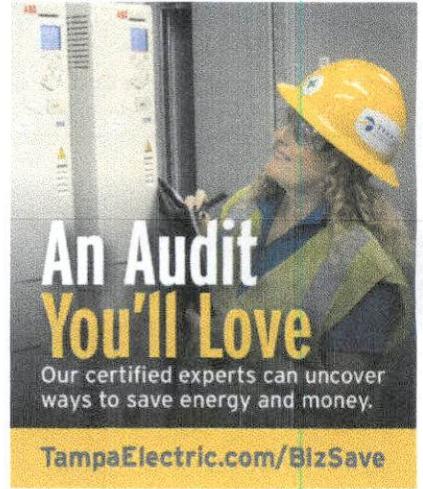
Account Summary

Current Service Period: November 12, 2025 - December 11, 2025	
Previous Amount Due	\$415.58
Payment(s) Received Since Last Statement	-\$210.16
Past Due – Pay Immediately	\$205.42
Current Month's Charges – Pay by January 07, 2026	\$240.64
Amount Due	\$446.06

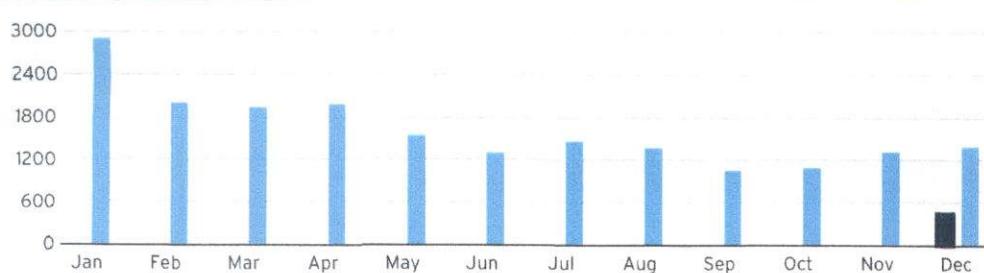


Scan here to view your account online.

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



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: January 07, 2026

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: \$446.06

Payment Amount: \$ _____

613112998188

Past Due – \$205.42
Current – \$240.64

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.

6131129981882210094538300000000446067

0000058-0000612-Page 19 of 26



Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000853590	12/11/2025	19,739	18,347	1,392 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,392 kWh @ \$0.08641/kWh	\$120.28
Fuel Charge	1,392 kWh @ \$0.03391/kWh	\$47.20
Storm Protection Charge	1,392 kWh @ \$0.00577/kWh	\$8.03
Clean Energy Transition Mechanism	1,392 kWh @ \$0.00418/kWh	\$5.82
Storm Surcharge	1,392 kWh @ \$0.02121/kWh	\$29.52
Florida Gross Receipt Tax		\$5.89

Electric Service Cost **\$235.64**

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.



Other Fees and Charges

Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$240.64

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
BALM GROVE W PH 2
WIMAUMA, FL 33598

Statement Date: December 17, 2025

Amount Due: \$3,027.94

Due Date: January 07, 2026
Account #: 211031840005

Past Due - Pay Immediately

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

Previous Amount Due \$3,005.23
Payment(s) Received Since Last Statement -\$1,491.43

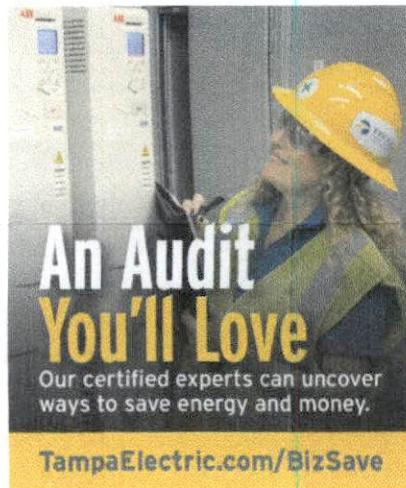
Past Due - Pay Immediately \$1,513.80
Current Month's Charges - Pay by January 07, 2026 \$1,514.14

Amount Due \$3,027.94

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



Scan here to view your account online.



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

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



Account #: 211031840005

Due Date: January 07, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$3,027.94

Payment Amount: \$ _____

636569707488

Past Due - \$1,513.80
Current - \$1,514.14

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.

6365697074882110318400050000003027945

00000038-0000614-Page 23 of 26



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

Account #: 211031840005
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	608 kWh @ \$0.03412/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03363/kWh	\$20.45
Storm Protection Charge	608 kWh @ \$0.00559/kWh	\$3.40
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.34
Lighting Charges		\$1,491.43

Other Fees and Charges	
Lighting Late Payment Fee	\$22.71
Total Other Fees and Charges	\$22.71

Total Current Month's Charges \$1,514.14

0000058-0000614-Page 24 of 26

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

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03804H

Date 12/19/2025

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

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

Description

Amount

Serial # 25-03804H Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments RE: Balm Grove CDD Board of Supervisors Meeting on 1/8/26 at 2:00 PM Published: 12/19/2025, 12/26/2025	\$958.12
---	----------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$958.12

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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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:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

IPFS CORPORATION
 (IPFS)
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866

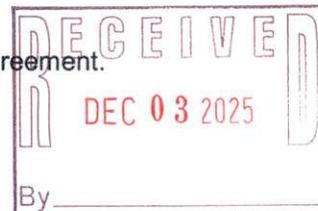
NOTICE TO THE INSURED		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/24/25	GAA-D81325	On Receipt

IF ANY QUESTIONS, PLEASE CALL: (800)584-9969

NOTICE TO THE INSURED:

Thank-you for making your payment on your account.
 Our records indicate that there are still charges due under the terms of our Premium Finance Agreement.

REMEMBER: The availability of credit is an important asset -- **ACT NOW!**



339578 0.4800 1125 3017 10399 1/1 BIN:0

INSURED
 BALM GROVE CDD
 C/O INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

LATE CHARGE	\$2.31
CANCELLATION FEE	\$0.00
NSF FEE	\$0.00
OTHER AMOUNTS DUE	\$0.00

PLEASE PAY THIS AMOUNT \$2.31

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

**Make online payments or view account information at ipfs.com.
 Please use access code L99J6NFCD to register (first time users).**

DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

INSURED
 BALM GROVE CDD
 C/O INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

INSURE (03/10) Copyright 2010 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
**	GAA-D81325	On Receipt

LATE CHARGE:	\$2.31
CANCELLATION FEE:	\$0.00
NSF FEE:	\$0.00
OTHER AMOUNTS DUE:	\$0.00

PLEASE PAY THIS AMOUNT \$2.31

<p>For any correspondence or overnight, priority, or other special delivery, send to: 1055 BROADWAY 11TH FLOOR KANSAS CITY, MO 64105 Questions? Call (800)584-9969</p>	<p>Make online payments or view account information at www.ipfs.com. Please use this access code L99J6NFCD to register (first time users).</p>
--	---

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223



GAA0D813252 00000002316

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

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December 04, 2025
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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:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

BALM GROVE CDD

DISTRICT CHECK REQUEST

Today's Date: 12/2/2025
Check Amount: \$1,951.51
Payable To: BALM GROVE CDD
Check Description: Series 2022 - FY 26 Tax Dist. ID Dist 749
(11/1 - 11/9/25)
Special Instructions: Mail check with US Bank letter

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

Stephen Rudd

Authorization

DM	<u>Jayna Cooper</u>
Fund	<u>200</u>
G/L	<u>103200</u>
Object Code	
Chk #	_____ Date _____

BALM GROVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	208,202.11	30.23%	0.302300	
Net DS 2022	480,636.90	69.77%	0.697700	0%
Net Total	688,839.01	100.00%	1.000000	

Date Received	Amount Received	30.23%	69.77%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue			
11/14/2025	2,796.86	845.35	1,951.51	-	DIST #749 (11/1 - 11/9/25)	
		-	-	-		
		-	-	-		
		-	-	-		
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		-	-	-		
		-	-	-		
TOTAL	2,796.86	845.35	1,951.51			
Net Total on Roll	688,839.01					
Collection Surplus / (Deficit)	(686,042.15)					

BALM GROVE CDD

DISTRICT CHECK REQUEST

Today's Date: 12/2/2025
Check Amount: \$9,432.29
Payable To: BALM GROVE CDD
Check Description: Series 2022 - FY 26 Tax Dist. ID Dist 751
(11/17 - 11/25/25)
Special Instructions: Mail check with US Bank letter

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

Stephen Rudd

Authorization

DM	<u>Jayna Cooper</u>
Fund	<u>200</u>
G/L	<u>103200</u>
Object Code	
Chk #	_____ Date _____

BALM GROVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	208,202.11	30.23%	0.302300	
Net DS 2022	480,636.90	69.77%	0.697700	2%
Net Total	688,839.01	100.00%	1.000000	

Date Received	Amount Received	30.23%	69.77%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue			
11/14/2025	2,796.86	845.35	1,951.51	-	DIST #749 (11/1 - 11/9/25)	
12/3/2025	13,518.16	4,085.87	9,432.29	-	DIST #751 (11/17 - 11/25/25)	
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TOTAL	16,315.02	4,931.23	11,383.79			
Net Total on Roll	688,839.01					
Collection Surplus / (Deficit)	(672,523.99)					

BALM GROVE CDD

DISTRICT CHECK REQUEST

Today's Date: 12/8/2025
Check Amount: \$402,660.93
Payable To: BALM GROVE CDD
Check Description: Series 2022 - FY 26 Tax Dist. ID Dist 753
(11/26 - 11/30/25)
Special Instructions: Mail check with US Bank letter

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

Stephen Rudd

Authorization

DM	<u>Jayna Cooper</u>
Fund	<u>200</u>
G/L	<u>103200</u>
Object Code	
Chk #	_____ Date _____

BALM GROVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	208,202.11	30.23%	0.302300	
Net DS 2022	480,636.90	69.77%	0.697700	86%
Net Total	688,839.01	100.00%	1.000000	

Date Received	Amount Received	30.23%	69.77%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue			
11/14/2025	2,796.86	845.35	1,951.51	-	DIST #749 (11/1 - 11/9/25)	
12/3/2025	13,518.16	4,085.87	9,432.29	-	DIST #751 (11/17 - 11/25/25)	
12/5/2025	577,085.44	174,424.51	402,660.93	-	DIST #753 (11/26 - 11/30/25)	
		-	-	-		
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		-	-	-		
TOTAL	593,400.46	179,355.74	414,044.72			
Net Total on Roll	688,839.01					
Collection Surplus / (Deficit)	(95,438.55)					

BALM GROVE CDD

DISTRICT CHECK REQUEST

Today's Date: 12/18/2025
Check Amount: \$52,690.65
Payable To: BALM GROVE CDD
Check Description: Series 2022 - FY 26 Tax Dist. ID Dist 755
(12/01 - 12/14/25)
Special Instructions: Mail check with US Bank letter

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

Stephen Rudd

Authorization

DM	<u>Jayna Cooper</u>
Fund	<u>200</u>
G/L	<u>103200</u>
Object Code	
Chk #	_____ Date _____

BALM GROVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	208,202.11	30.23%	0.302300	
Net DS 2022	480,636.90	69.77%	0.697700	97%
Net Total	688,839.01	100.00%	1.000000	

Date Received	Amount Received	30.23%	69.77%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue			
11/14/2025	2,796.86	845.35	1,951.51	-	DIST #749 (11/1 - 11/9/25)	1385
12/3/2025	13,518.16	4,085.87	9,432.29	-	DIST #751 (11/17 - 11/25/2)	1386
12/5/2025	577,085.44	174,424.51	402,660.93	-	DIST #753 (11/26 - 11/30/2)	1388
12/19/2025	75,515.17	22,824.52	52,690.65	-	DIST #755 (12/01 - 12/14/25)	
		-	-	-		
		-	-	-		
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		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	668,915.63	202,180.25	466,735.38			
Net Total on Roll	688,839.01					
Collection Surplus / (Deficit)	(19,923.38)					

***Balm Grove
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 268,612	\$ -	\$ -	\$ -	\$ -	\$ 268,612
Accounts Receivable - Off Roll	25,189	749,714	-	-	-	774,903
Due From Other Funds	-	18,580	-	-	-	18,580
Investments:						
Acq. & Const. (Offsite Project)	-	-	144	-	-	144
Acq. & Construction - Amenity	-	-	649,906	-	-	649,906
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	230,374	-	-	230,374
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	1,028,969	-	-	-	1,028,969
Fixed Assets						
Construction Work In Process	-	-	-	22,128,493	-	22,128,493
Amount To Be Provided	-	-	-	-	19,910,000	19,910,000
TOTAL ASSETS	\$ 293,801	\$ 2,411,626	\$ 880,428	\$ 22,128,493	\$ 19,910,000	\$ 45,624,348

LIABILITIES

Accounts Payable	\$ 5,165	\$ -	\$ -	\$ -	\$ -	\$ 5,165
Accounts Payable - Other	1,480	-	-	-	-	1,480
Bonds Payable	-	-	-	-	19,910,000	19,910,000
Due To Other Funds	2,094	-	16,486	-	-	18,580
Deferred Inflow of Resources	1	-	-	-	-	1
TOTAL LIABILITIES	8,740	-	16,486	-	19,910,000	19,935,226

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
FUND BALANCES						
Restricted for:						
Debt Service	-	2,411,626	-	-	-	2,411,626
Capital Projects	-	-	863,942	-	-	863,942
Unassigned:	285,061	-	-	22,128,493	-	22,413,554
TOTAL FUND BALANCES	285,061	2,411,626	863,942	22,128,493	-	25,689,122
TOTAL LIABILITIES & FUND BALANCES	\$ 293,801	\$ 2,411,626	\$ 880,428	\$ 22,128,493	\$ 19,910,000	\$ 45,624,348

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 901	\$ 901	0.00%
Special Assmnts- CDD Collected	532,260	411,977	(120,283)	77.40%
TOTAL REVENUES	532,260	412,878	(119,382)	77.57%

EXPENDITURES

Administration

Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Dissemination Agent	5,000	2,750	2,250	55.00%
ProfServ-Field Management	18,000	4,500	13,500	25.00%
ProfServ-Info Technology	600	300	300	50.00%
ProfServ-Recording Secretary	4,500	1,125	3,375	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Assessment Roll	5,000	1,250	3,750	25.00%
District Counsel	15,000	9,010	5,990	60.07%
District Engineer	12,500	1,366	11,134	10.93%
Administrative Services	5,500	-	5,500	0.00%
District Management	25,000	7,625	17,375	30.50%
Accounting Services	12,000	3,000	9,000	25.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	43	457	8.60%
Rentals & Leases	1,200	300	900	25.00%
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	2,069	1,931	51.73%
Bank Fees	200	786	(586)	393.00%
Misc-Ad Valorem Taxes	-	2,768	(2,768)	0.00%
Website Administration	1,200	600	600	50.00%
Miscellaneous Expenses	250	2	248	0.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	250	146	104	58.40%
Total Administration	164,141	47,490	116,651	28.93%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>Utility Services</u>				
Utility - Electric	6,035	1,170	4,865	19.39%
Utility - StreetLights	65,484	33,215	32,269	50.72%
Total Utility Services	71,519	34,385	37,134	48.08%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	134,000	24,510	109,490	18.29%
Contracts-Aquatic Control	16,200	10,500	5,700	64.81%
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%
Total Other Physical Environment	286,600	35,010	251,590	12.22%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	250	9,750	2.50%
Total Parks and Recreation	10,000	250	9,750	2.50%
TOTAL EXPENDITURES	532,260	117,135	415,125	22.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	295,743	295,743	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(10,682)		
FUND BALANCE, ENDING		\$ 285,061		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 12,575	\$ 12,575	0.00%
Special Assmnts- CDD Collected	1,228,727	1,747,873	519,146	142.25%
TOTAL REVENUES	1,228,727	1,760,448	531,721	143.27%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	834,234	440,000	394,234	52.74%
Interest Expense	387,084	394,234	(7,150)	101.85%
Total Debt Service	1,221,318	834,234	387,084	68.31%
TOTAL EXPENDITURES	1,221,318	834,234	387,084	68.31%
Excess (deficiency) of revenues Over (under) expenditures	7,409	926,214	918,805	12501.20%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,409	-	(7,409)	0.00%
TOTAL FINANCING SOURCES (USES)	7,409	-	(7,409)	0.00%
Net change in fund balance	<u>\$ 7,409</u>	<u>\$ 926,214</u>	<u>\$ 903,987</u>	<u>12501.20%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,485,412		
FUND BALANCE, ENDING		<u>\$ 2,411,626</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 8,127	\$ 8,127	0.00%
TOTAL REVENUES	-	8,127	8,127	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,127	8,127	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		855,815		
FUND BALANCE, ENDING		<u>\$ 863,942</u>		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_12

Statement Date

12/31/2025

G/L Account No. 101001 Balance	268,612.15	Statement Balance	287,967.43
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	287,967.43
Subtotal	268,612.15	Outstanding Checks	-19,355.28
Negative Adjustments	0.00	Ending Balance	268,612.15
Ending G/L Balance	268,612.15		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/03/2025	Payment	BD00026	Special Assmnts-CDD Collected	Deposit No. BD00026 - REC FY26 Hillsborough Co. Tax	13,518.16	13,518.16	0.00
12/05/2025	Payment	BD00027	Special Assmnts-CDD Collected	Deposit No. BD00027 - REC FY26 Hillsborough Co. Tax	577,085.44	577,085.44	0.00
12/19/2025	Payment	BD00028	Special Assmnts-CDD Collected	Deposit No. BD00028 - FY26 Hillsborough Co. Tax	75,515.17	75,515.17	0.00
12/23/2025	Payment	BD00029	Dues, Licenses, Subscriptions	Deposit No. BD00029 - NANCY C MILLAN, TAX CO	28.54	28.54	0.00
12/24/2025	Payment	BD00030	Accounts Receivable - Off Roll	Deposit No. BD00030 - DR Horton FY26 Off-Roll O&M Assmnt Funding	49,983.90	49,983.90	0.00
12/24/2025	Payment	BD00031	Undeposited Funds	Deposit No. BD00031 -	25.00	25.00	0.00
12/31/2025	Payment	JE000726	Interest - Investments	Interest Earned	523.83	523.83	0.00
Total Deposits					716,680.04	716,680.04	0.00
Checks							
							0.00
11/25/2025	Payment	1381	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-1,350.00	-1,350.00	0.00
12/03/2025	Payment	1382	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-3,675.00	-3,675.00	0.00
12/03/2025	Payment	1383	INFRAMARK LLC	Check for Vendor V00016	-20,034.84	-20,034.84	0.00
12/03/2025	Payment	1384	TREE FARM 2, INC.	Check for Vendor V00042	-12,255.00	-12,255.00	0.00
12/05/2025	Payment	1385	BALM GROVE CDD	Payment of Invoice 000750	-1,951.51	-1,951.51	0.00
12/05/2025	Payment	1386	BALM GROVE CDD	Payment of Invoice 000751	-9,432.29	-9,432.29	0.00
12/09/2025	Payment	1387	ALBERTO VIERA	Payment of Invoice 000757	-200.00	-200.00	0.00
12/09/2025	Payment	1388	BALM GROVE CDD	Payment of Invoice 000758	-402,660.93	-402,660.93	0.00
12/09/2025	Payment	1389	CARLOS DE LA OSSA	Payment of Invoice 000756	-200.00	-200.00	0.00
12/09/2025	Payment	1390	IPFS CORPORATION	Payment of Invoice 000752	-2.31	-2.31	0.00
12/09/2025	Payment	1391	KELLY A EVANS	Payment of Invoice 000754	-200.00	-200.00	0.00
12/09/2025	Payment	1392	NICHOLAS J. DISTER	Payment of Invoice 000753	-200.00	-200.00	0.00

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_12

Statement Date

12/31/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
12/09/2025	Payment	1394	SPEAREM ENTERPRISES, LLC	Payment of Invoice 000713	-250.00	-250.00	0.00
12/18/2025	Payment	1396	BALM GROVE CDD	Payment of Invoice 000760	-52,690.65	-52,690.65	0.00
12/22/2025	Payment	1397	TECO	Check for Vendor V00034	-9,749.65	-9,749.65	0.00
12/24/2025	Payment	1400	INFRAMARK LLC	Check for Vendor V00016	-11.31	-11.31	0.00
12/24/2025	Payment	1401	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-1,365.75	-1,365.75	0.00
12/29/2025	Payment	1402	INFRAMARK LLC	Check for Vendor V00016	-5,150.00	-5,150.00	0.00
12/29/2025	Refund	JE000723	Undeposited Funds	REIMB of Westchase	-25.00	-25.00	0.00
12/31/2025	Payment	JE000725	Bank Fees	Service Charges	-295.00	-295.00	0.00
Total Checks					-521,699.24	-521,699.24	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/09/2025	Payment	1317	SPEAREM ENTERPRISES, LLC	Check for Vendor V00043			-225.00
12/09/2025	Payment	1393	RYAN MOTKO	Payment of Invoice 000755			-200.00
12/17/2025	Payment	1395	STRALEY ROBIN VERICKER	Check for Vendor V00008			-2,770.25
12/24/2025	Payment	1398	BUSINESS OBSERVER, INC.	Check for Vendor V00044			-958.12
12/24/2025	Payment	1399	ECO-LOGIC SERVICES LLC	Check for Vendor V00038			-5,475.00
12/29/2025	Payment	300021	TECO	Inv: 121725-221009478571			-4,450.75
12/29/2025	Payment	300022	TECO	Inv: 121725-211031805164			-3,359.50
12/29/2025	Payment	300023	TECO	Inv: 121725-221009453830			-240.64
12/29/2025	Payment	300024	TECO	Inv: 121725-211031840005			-1,514.14
12/29/2025	Payment	300025	TECO	Inv: 121625-221009210867			-161.88
Total Outstanding Checks							-19,355.28

Outstanding Deposits

Total Outstanding Deposits

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1382	12/03/25	V00038	ECO-LOGIC SERVICES LLC	5977	NOV 25-LAKE MAINTENANCE	LAKE MAINTENANCE	534067-53908	\$3,675.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	ASSESSMENT ROLL	531141-51301	\$416.67
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531151-51301	\$2,541.67
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT-RETRO BILLING OCTOBER	531151-51301	\$458.34
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,500.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN	549936-51301	\$200.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	ASSESSMENT ROLL-RETRO BILLING OCTOBER	531141-51301	\$416.67
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE-RETRO BILLING OCTOBER	531020-51301	\$50.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN-RETRO BILLING OCTOBER	549936-51301	\$100.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY -RETRO BILLING OCTOBER	531036-51301	\$375.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	RECORD STORAGE	544025-51301	\$100.00
001	1383	12/03/25	V00016	INFRAMARK LLC	163561	NOV 25-INFRAMARK MANAGEMENT	RECORD STORAGE FEE-RETRO BILLING OCTOBER	544025-51301	\$100.00
001	1383	12/03/25	V00016	INFRAMARK LLC	164516	OCT 25-POSTAGE & COPIES	POSTAGE & COPIES	541024-51301	\$25.96
001	1383	12/03/25	V00016	INFRAMARK LLC	164516	OCT 25-POSTAGE & COPIES	STREETLIGHTS	543062-53150	\$5,208.85
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531151-51301	\$2,541.67
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,500.00
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	ASSESSMENT SERVICES	531141-51301	\$416.67
001	1383	12/03/25	V00016	INFRAMARK LLC	165687	DEC 25-INFRAMARK MANAGEMENT	RECORD STORAGE FEE	544025-51301	\$100.00
001	1384	12/03/25	V00042	TREE FARM 2, INC.	10-200839	DEC 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534050-53908	\$2,633.00
001	1384	12/03/25	V00042	TREE FARM 2, INC.	10-200804	DEC 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534050-53908	\$9,622.00
001	1387	12/09/25	V00015	ALBERTO VIERA	AV-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1389	12/09/25	V00023	CARLOS DE LA OSSA	CO-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1390	12/09/25	V00046	IPFS CORPORATION	112425-GAA-D81325	11/24/25-INSURANCE LATE FEE FROM PAYOFF	INSURANCE LATE FEE FROM PAYOFF	549999-51301	\$2.31
001	1391	12/09/25	V00019	KELLY A EVANS	KE-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1392	12/09/25	V00010	NICHOLAS J. DISTER	ND-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1393	12/09/25	V00017	RYAN MOTKO	RM-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1394	12/09/25	V00043	SPEAREM ENTERPRISES, LLC	6270	OCT 25-REPLACE BROKEN STOP SIGN	REPLACE BROKEN STOP SIGN	549900-57201	\$250.00
001	1395	12/17/25	V00008	STRALEY ROBIN VERICKER	27614	DISTRICT COUNSEL THROUGH 11/30/25	PROFESSIONAL SERVICES	531146-51401	\$2,770.25
001	1397	12/22/25	V00034	TECO	111425-221009210867	10/09/25-11/10/25 ELECTRIC	ELECTRIC	543041-53150	\$167.70
001	1397	12/22/25	V00034	TECO	111725-221009457104	10/10/25-11/11/25 ELECTRIC	ELECTRIC	543041-53150	\$27.55
001	1397	12/22/25	V00034	TECO	111725-8571	10/10/25-11/11/25 STREETLIGHTS	STREETLIGHTS	543062-53150	\$4,452.31
001	1397	12/22/25	V00034	TECO	111725-221009453830	10/10/25-11/11/25 ELECTRIC	ELECTRIC	543041-53150	\$229.53
001	1397	12/22/25	V00034	TECO	111725-211031805164	10/10/25-11/11/25 STREETLIGHTS	STREETLIGHTS	543062-53150	\$3,358.76
001	1397	12/22/25	V00034	TECO	111725-211031840005	10/10/25-11/11/25 STREETLIGHTS	STREETLIGHTS	543062-53150	\$1,513.80
001	1398	12/24/25	V00044	BUSINESS OBSERVER, INC.	25-03804H	DEC 25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$958.12
001	1399	12/24/25	V00038	ECO-LOGIC SERVICES LLC	6085	OCT-DEC 25 LAKE MAINTENANCE EAST SECTION	EAST SECTION LAKE MAINT.	534067-53908	\$5,475.00
001	1400	12/24/25	V00016	INFRAMARK LLC	166654	NOV 25-POSTAGE & COPIES	COPIES	541024-51301	\$4.65
001	1400	12/24/25	V00016	INFRAMARK LLC	166654	NOV 25-POSTAGE & COPIES	POSTAGE	541024-51301	\$6.66
001	1401	12/24/25	V00004	STANTEC CONSULTING SERVICES INC	2501451	ENGINEERING SERVICES THRU 12/9/25	ENGINEERING SERVICES	531147-51301	\$1,365.75
001	1402	12/29/25	V00016	INFRAMARK LLC	160875R	OCT 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1402	12/29/25	V00016	INFRAMARK LLC	160875R	OCT 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1402	12/29/25	V00016	INFRAMARK LLC	160875R	OCT 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1402	12/29/25	V00016	INFRAMARK LLC	160875R	OCT 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1402	12/29/25	V00016	INFRAMARK LLC	160875R	OCT 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,500.00
001	1402	12/29/25	V00016	INFRAMARK LLC	160875R	OCT 25-INFRAMARK MANAGEMENT	TECHNOLOGY SERVICES	531020-51301	\$50.00
001	300021	12/29/25	V00034	TECO	121725-221009478571	11/12/25-12/11/25 ST	STREETLIGHTS	543062-53150	\$4,450.75
001	300022	12/29/25	V00034	TECO	121725-211031805164	11/12/25-12/11/25 STREETLIGHTS	STREETLIGHTS	543062-53150	\$3,359.50
001	300023	12/29/25	V00034	TECO	121725-221009453830	11/12/25-12/11/25 ELECTRIC	ELECTRIC	543041-53150	\$240.64
001	300024	12/29/25	V00034	TECO	121725-211031840005	11/12/25-12/11/25 STREETLIGHTS	STREETLIGHTS	543062-53150	\$1,514.14
001	300025	12/29/25	V00034	TECO	121625-221009210867	11/11/25-12/10/25 ELECTRIC	ELECTRIC	543041-53150	\$161.88

Fund Total \$72,424.14

SERIES 2022 DEBT SERVICE FUND - 200

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
200	1385	12/05/25	V00031	BALM GROVE CDD	12022025 - 749	SERIES 2022 FY26 TAX DIST ID 749	Cash in Transit	103200	\$1,951.51
200	1386	12/05/25	V00031	BALM GROVE CDD	12022025 - 751	SERIES 2022 FY26 TAX DIST ID 751	Cash in Transit	103200	\$9,432.29
200	1388	12/09/25	V00031	BALM GROVE CDD	12082025-753	SERIES 2022 FY26 TAX DIST ID 753	Cash in Transit	103200	\$402,660.93
200	1396	12/18/25	V00031	BALM GROVE CDD	12182025-755	SERIES 2022 FY26 TAX DIST ID 755	Cash in Transit	103200	\$52,690.65
								Fund Total	\$466,735.38

Total Checks Paid	\$539,159.52
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BALM GROVE CDD

JANUARY FIELD INSPECTION- CORNERSTONE

Friday, January 16, 2026

Prepared For Board Of Supervisors

12 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
No response/Not completed
Scheduled/Monitoring

Next Fert Application Is Scheduled For February

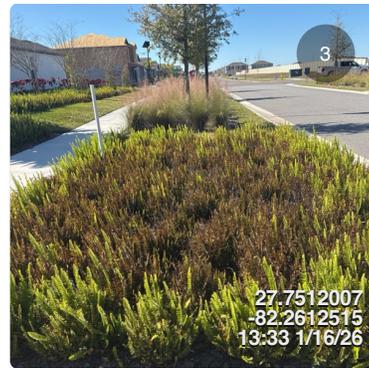
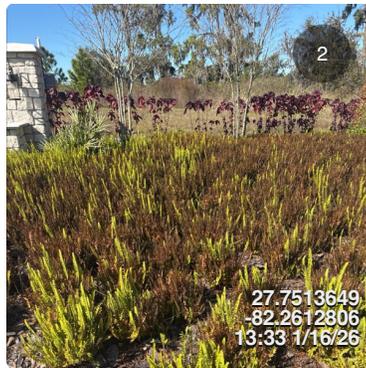
Item 1- Violet Flame Ave

Due By: Monday, February 2, 2026

Assigned To: Cornerstone

Entrance – Violet Flame

- The ferns located on both sides of the entrance have sustained significant cold damage from the recent cold front.
- Cornerstone will continue to monitor the affected plant material.
- Damaged fern growth will be trimmed back to promote healthy new growth.



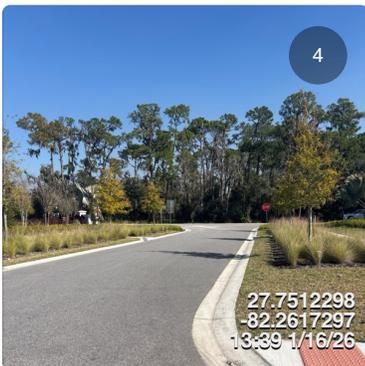
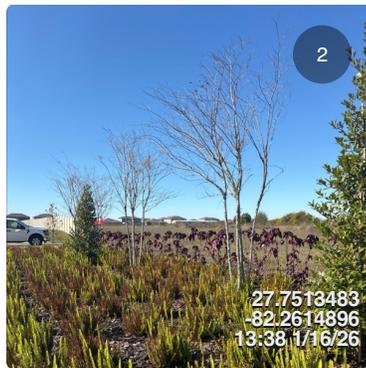
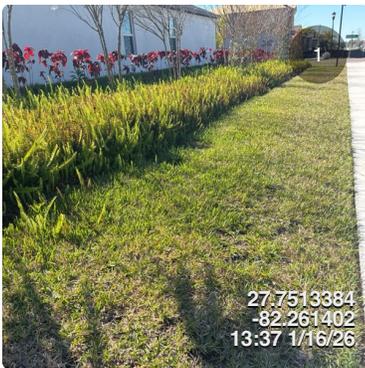
Item 2- Violet Flame (Entrance)

Due By: Monday, February 2, 2026

Assigned To: Cornerstone

Cornerstone will continue to monitor the ferns and trim back damaged growth to encourage healthy new growth.

- Turf within the entrance area has also experienced cold-related damage. Cornerstone will monitor turf recovery and verify that irrigation coverage is sufficient to support regrowth.
- Copperleaf plant material was impacted by the cold front as well. This material will be monitored to determine if cutback is necessary.
- Wide-angle photos document the overall condition of the entrance plant material and adjacent roadways at the time of inspection.

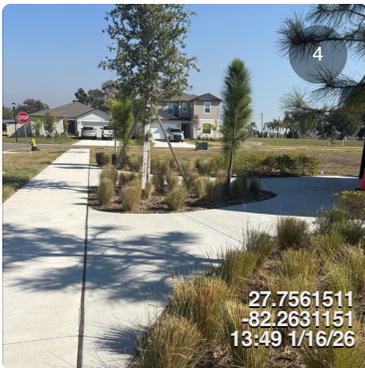
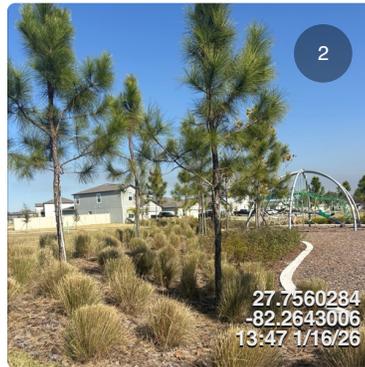


Item 3- Topaz Blue St. Zircon Red Dr.

Assigned To: Cornerstone

Playground Area – Open Field by Mail Kiosk

- Ornamental grasses surrounding the playground have been trimmed back by Cornerstone and are well-maintained.
- Plant beds are weed-free, and sidewalks are clean and clear of encroaching plant material.
- Overall, the area is well-maintained, with only normal seasonal changes observed in plants and trees.

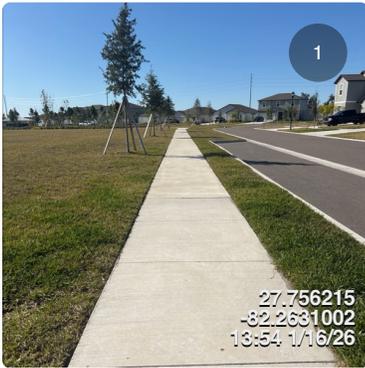


Item 4- Open Field By Mailboxes

Assigned To: Cornerstone

Turf – Open Field by Playground

- Turf in the open field has experienced cold front damage.
- Cornerstone will continue to monitor recovery and apply fertilizer as needed to maintain soil fertility.
- The next scheduled fertilization application is planned for February.



Item 5- Balm Grove Entrance

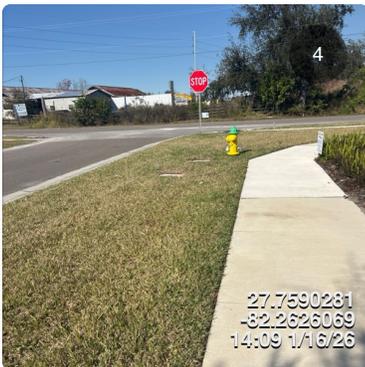
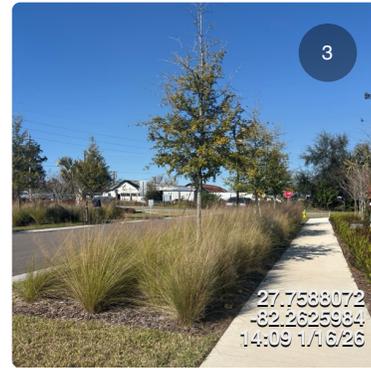
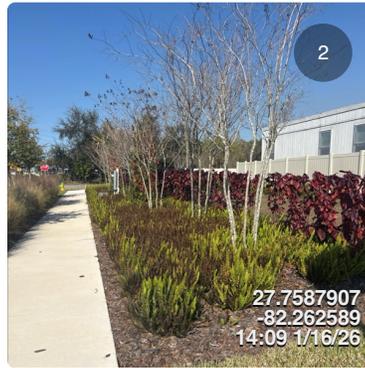
Assigned To: Cornerstone

Entrance – Topaz Blue & Balm Road

- Ferns and other plant material at this entrance have sustained cold front damage.

Cornerstone will monitor the area and determine which plants require cutbacks to encourage healthy new growth.

- Turf in the entrance area has also been impacted by the cold front. Cornerstone will continue to monitor recovery and maintain proper care as needed.



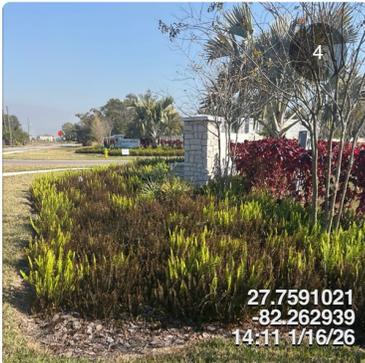
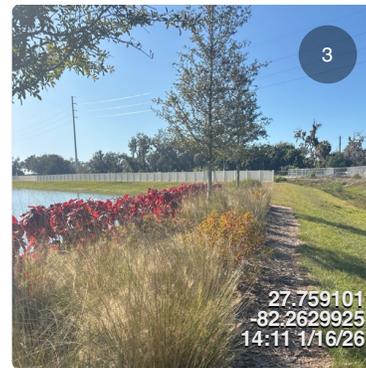
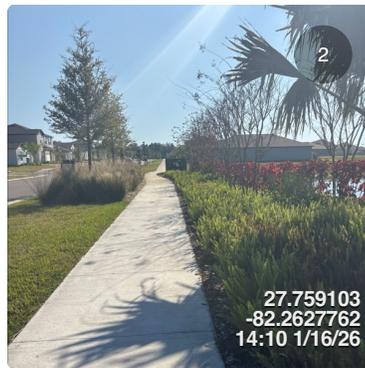
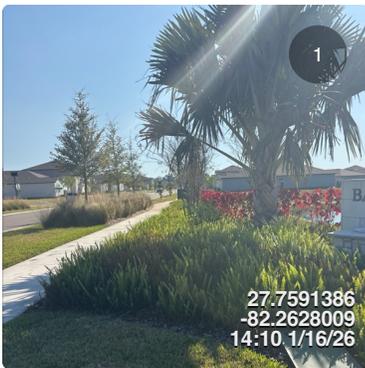
Item 6- Balm Rd And Blue Topaz

Due By: Monday, February 2, 2026

Assigned To: Cornerstone

Entrance – Topaz Blue (Right Side Bismarck Area)

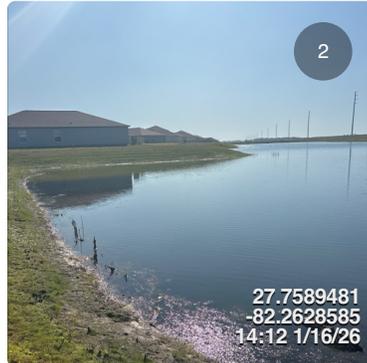
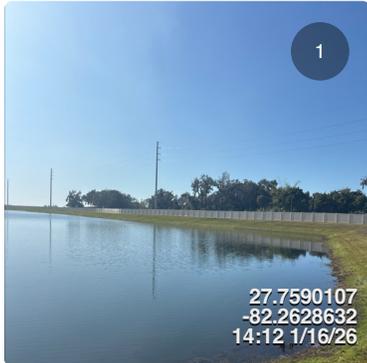
- The Bismarck palm located to the right of the entrance requires pruning of brown fronds.
- Sidewalks are being maintained clean and free of debris.
- Turf in this area has been damaged by the recent cold front; Cornerstone will continue to monitor recovery.
- Ornamental grasses have finished flowering and will need to be cut back.
- Ferns were also affected by the cold front and will require cutback to encourage healthy new growth.



Item 7- Pond 1

Assigned To: Eco Logic

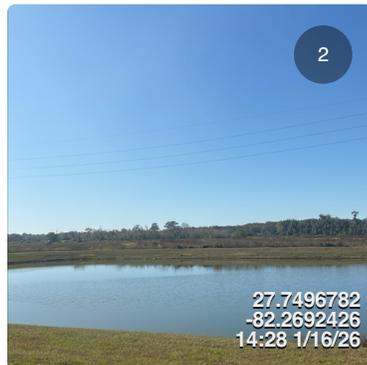
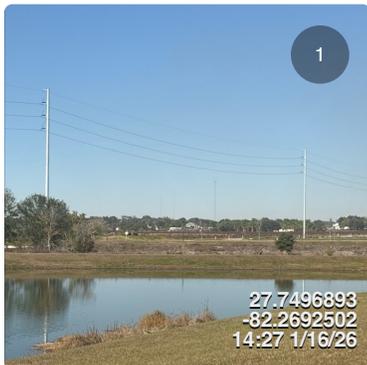
The pond is well maintained.



Item 8- Pond 5

Assigned To: Eco Logic

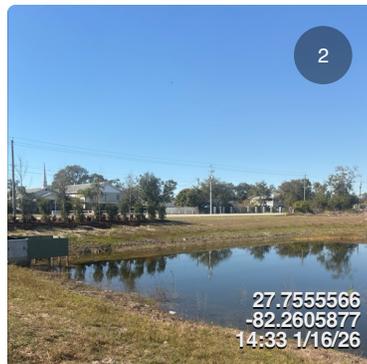
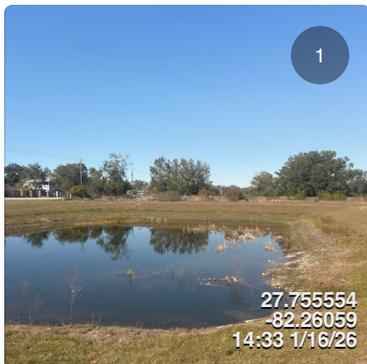
The pond is well maintained.



Item 9- Pond 10

Assigned To: Eco Logic

Pond has been treated for cattail which has now died off.



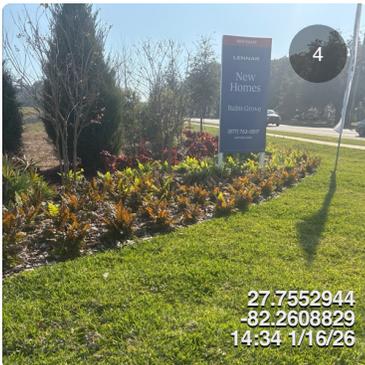
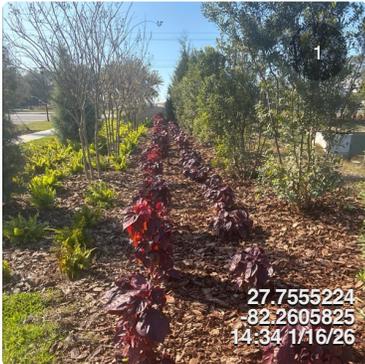
Item 10- New Jade Entrance

Due By: Monday, February 2, 2026

Assigned To: Cornerstone

New Section – Balm Grove East (Off New Jade Entrance)

- Plant material in this area was impacted by the recent cold front. Any damaged material should be inspected for cutback or replacement.
- Turf experienced minimal cold damage and is overall in good condition.



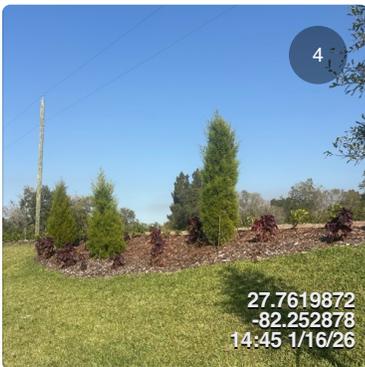
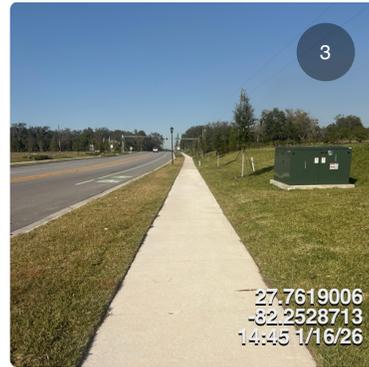
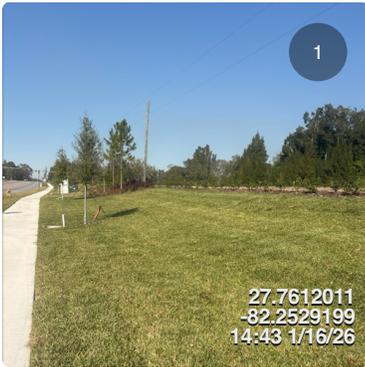
Item 11- Shelley Ln.

Due By: Monday, February 2, 2026

Assigned To: Cornerstone

New Plant Material – Shelley LN

- Newly installed firebush was damaged by the cold front and may require replacement. Cornerstone will monitor and determine whether cutback or replacement is needed.
- Turf in this area experienced cold-related damage and will be monitored for recovery.
- A section of copperleaf is dead and will need to be replaced.

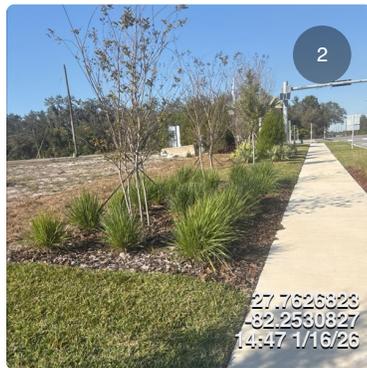
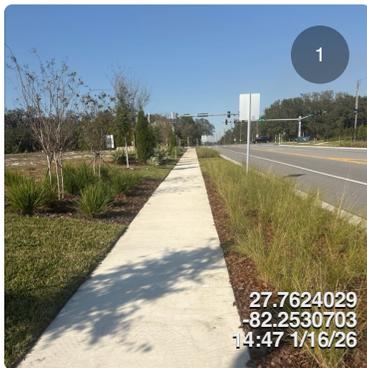


Item 12- Shelley Ln.

Assigned To: Cornerstone

Shelley LN & Balm Road

- Plant material in this area is green, healthy, and well-maintained.
- Turf sustained cold front damage and will be monitored by Cornerstone for recovery.
- Plant beds are weed-free, and sidewalks and surrounding areas are kept clean and maintained.





Lake Maintenance Service Report

Date: Wednesday, January 28, 2026

Lead Technician: Robert Nagle

Site Name: Balm Grove

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal	Aquatic Pest Control
1a		✓							
1b		✓							
2a		✓							
2b		✓							
2bs		✓							
2c		✓							
3a		✓							
3b		✓							
F1		✓							
Nea		✓							
Neb		✓							
Sa		✓							
Sw		✓							
Nw		✓							

Notes:

Lakes are looking better. Small amounts of shoreline weeds throughout. Water levels are very low.