

Balm Grove Community Development District

March 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, March 05, 2026, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **March 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 February 05, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance for January 2026
- C. Acceptance of the Financials and Approval of the Check Register for January 2026

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

43 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 44 **A. District Counsel**
- 45 **B. District Engineer**
- 46 **C. District Manager**

47 There being no reports, the next item followed.

- 48 **i. Field Inspections Report**
- 49 **ii. Lake Maintenance Service Report**

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

52
53 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
54 **Comments**

- 55 • Amenity center almost complete.
- 56 • Bond validation scheduled for Tuesday, February 11, 2026.

57
58 **SEVENTH ORDER OF BUSINESS** **Adjournment**

59 There being no further business,

60
61 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
62 the meeting was adjourned at 2:32 pm. 4-0

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67 _____
68 Jayna Cooper/Rollamay Turkoane
District Manager

63
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67 _____
68 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						
INFRAMARK LLC	1/2/2026	167810	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/2/2026	167810	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167810	\$2,541.67			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167810	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	1/2/2026	167810	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	1/2/2026	167810	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	1/2/2026	167810	\$416.67			ASSESSMENT SERVICES
INFRAMARK LLC	1/2/2026	167810	\$100.00			RECORD STORAGE FEE
INFRAMARK LLC	1/2/2026	167810	\$100.00	\$6,650.01	\$6,650.01	TECHNOLOGY/DATA STORAGE
STANTEC CONSULTING SERVICES INC	1/14/2026	2511230	\$536.75			ENGINEERING SERVICES
STRALEY ROBIN VERICKER	1/14/2026	27836	\$4,793.50			PROFESSIONAL SERVICES
TREE FARM 2, INC.	1/1/2026	10-201858	\$9,622.00			JANUARY 2026 LANDSCAPE MAINTENANCE
TREE FARM 2, INC.	1/1/2026	10-201886	\$2,633.00		\$12,255.00	JANUARY 2026 LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$24,235.26			
Utilities						
TECO	12/16/2025	221009210867 121625	\$155.13			SERVICE 11/11/25 - 12/10/25
TECO	12/17/2025	211031805164 121725	\$3,190.46			SERVICE 11/12/25 - 12/11/25
TECO	12/17/2025	211031840005 121725	\$1,437.12			SERVICE 11/12/25 - 12/11/25
TECO	12/17/2025	221009478571 121725	\$4,131.47			SERVICE 11/12/25 - 12/11/25
TECO	1/16/2026	011626- 221009210867	\$190.62			ELECTRIC
TECO	12/17/2025	221009453830 121725	\$208.51			SERVICE 11/12/25 - 12/11/25
TECO	1/20/2026	012026-05164- ACH	\$3,358.39			STREETLIGHTS
TECO	1/20/2026	012026-40005- ACH	\$1,513.64			STREETLIGHTS
TECO	1/20/2026	012026-78571- ACH	\$4,452.66			STREETLIGHTS

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	1/20/2026	012026-53830-ACH	\$437.75		\$19,075.75	ELECTRIC
Utilities Subtotal			\$19,075.75			
Regular Services						
ALBERTO VIERA	1/8/2026	AV-010826	\$200.00			BOARD 01/08/26
CARLOS DE LA OSSA	1/8/2026	CO-010826	\$200.00			BOARD 01/08/26
GRAU & ASSOCIATES	1/5/2026	28382	\$2,000.00			AUDIT FYE 09/30/25
INFRAMARK LLC	1/20/2026	169002	\$71.54			POSTAGE
KELLY A EVANS	1/8/2026	KE-010826	\$200.00			BOARD 01/08/26
NICHOLAS J. DISTER	1/8/2026	ND-010826	\$200.00			BOARD 01/08/26
RYAN MOTKO	1/8/2026	RM-010826	\$200.00			BOARD 01/08/26
Regular Services Subtotal			\$3,071.54			
Additional Services						
BALM GROVE CDD	1/6/2026	01062026-758	\$1,971.83			SERIES 2022 FY26 TAX DIST ID 758
Additional Services Subtotal			\$1,971.83			
TOTAL			\$48,354.38			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167810

DATE

1/2/2026

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**

1/2/2026

Services provided for the Month of: January 2026

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

Invoice Number 2511230
Invoice Date January 14, 2026
Customer Number 167318
Project Number 238202121

Bill To

Balm Grove Community
 Development District
 Accounts Payable
 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:	\$10,574.75
Authorization Budget Remaining:	\$15,612.00
Authorization Billed to Date:	\$11,111.50
Current Invoice Due:	\$536.75
For Period Ending:	January 14, 2026

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

Invoice Number

2511230

Project Number

238202121

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-12-08	0.25	183.00	45.75
Nurse, Vanessa M	2025-12-11	0.50	183.00	91.50
Nurse, Vanessa M	2025-12-15	1.50	183.00	274.50
		2.25		411.75
Level 14				
Stewart, Tonja L	2026-01-07	0.50	250.00	125.00
		0.50		125.00
Professional Services Subtotal		2.75		536.75

Top Task 2026 Total

536.75

Total Fees & Disbursements

\$536.75

INVOICE TOTAL (USD)

536.75

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-08	238202121	2026	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: PREVIOUS PUBLIC FACILITIES REPORT(S) AND MAPPING STATUS	
2025-12-11	238202121	2026	NURSE, VANESSA M	0.50	183.00	91.50	PREPARED PUBLIC FACILITIES REPORT	
2025-12-15	238202121	2026	NURSE, VANESSA M	1.50	183.00	274.50	PREPARED PUBLIC FACILITIES REPORT & SENT OUT MAPPING STATUS UPDATE	
2026-01-07	238202121	2026	STEWART, TONJAL	0.50	250.00	125.00	PFR, MAPPING, HB7013 INFO UPDATE TO JAYNA	
Total subTask 2026				2.75		536.75		
Total Top Task 2026				2.75		536.75		
Total Project 238202121				2.75		536.75		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

January 14, 2026

Client: 001541

Matter: 000001

Invoice #: 27836

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
12/2/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
12/3/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
12/3/2025	KCH	REVISE RESOLUTION FOR PRELIMINARY DEBT ASSESSMENTS AND RESOLUTION SETTING A PUBLIC HEARING ON SAME.	0.4	\$150.00
12/4/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$121.50
12/4/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
12/5/2025	KCH	PREPARE IMPLEMENTATION AND SERVICES AGREEMENT FOR WEBSITE WITH SCHOOLSTATUS LLC.	0.7	\$262.50
12/9/2025	JMV	REVIEW AND REVISE LEGAL NOTICES.	1.0	\$405.00
12/12/2025	KCH	PREPARE RESPONSE TO HOMEOWNER QUESTIONS REGARDING DEVELOPMENT PLANS.	0.5	\$187.50
12/18/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$445.50
12/18/2025	MS	RECEIVE, REVIEW AND PROCESS AUDIT REQUEST LETTER; PREPARE RESPONSE TO THE SAME.	0.4	\$78.00
12/22/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.0	\$405.00
12/31/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			7.3	\$2,785.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/31/2025	Tampa Bay Times- Miscellaneous- Publication matter# 1541-01	\$2,008.00
	Total Disbursements	\$2,008.00
	Total Services	\$2,785.50
	Total Disbursements	\$2,008.00
	Total Current Charges	\$4,793.50
	Previous Balance	\$2,770.25
	<i>Less Payments</i>	<i>(\$2,770.25)</i>
	PAY THIS AMOUNT	\$4,793.50

Please Include Invoice Number on all Correspondence

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 #
1/1/2026	10-201858

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	1/1/2026	2,950.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance - Additional Areas		2,975.00	1/1/2026	2,975.00
1	Monthly Contracted Landscape Maintenance Services. Services include Fert & Pest Control Program		894.00	1/1/2026	894.00
1	Monthly Contracted Landscape Maintenance Services. Services include Irrigation Management		670.00	1/1/2026	670.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance added on 3 pond area		2,133.00	1/1/2026	2,133.00

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

Total	\$9,622.00
Payments/Credits	\$0.00
Balance Due	\$9,622.00

Invoice

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

Date	Invoice #
1/1/2026	10-201886

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	1/1/2026	2,633.00

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

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



BALM GROVE COMMUNITY DEVELOPMENT
 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.

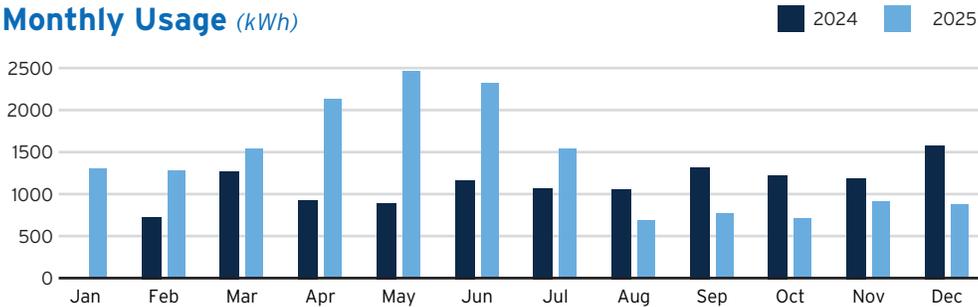
Your Energy Insight

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)



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

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

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

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

Account #: 221009210867
Due Date: January 06, 2026

Amount Due:	\$329.58
Payment Amount:	\$ _____

605088320509

Past Due – \$167.70
Current – \$161.88

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.

605088320509221009210867000000329580



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

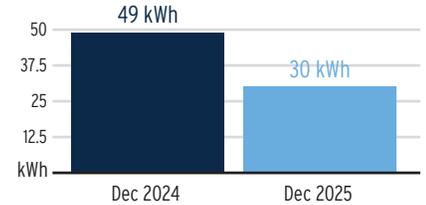
Charge Details

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

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

Total Current Month's Charges \$161.88

Avg kWh Used Per Day



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.

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.

Bill & Payment History

Hello, **Balm Grove** | [Log off](#)

There is currently a disconnection order scheduled for account:#221009210867

Account Details

[Change Account](#)

Account #: 221009210867
Address: 11480 COUNTY ROAD 672 PMP RIVERVIEW FL 33579
Status: **Pending disconnection**

Payment Successful.

Pending payment details

January 2026 \$155.13 *

1/22/2026 \$155.13 *



* Indicates pending one-time Bank Account payments. Scheduled payments can be edited or deleted anytime up to the scheduled date. Same - day pending payments can be edited or deleted up to 6 p.m. EST.

Payment history

To view your past bills or payments, please select the year and month from the menus below.

[Search for specific payments by amount, check number or date posted](#)

2025

2024

Bill history

Energy usage history is included in your monthly bill.

[Search bill history by date range and download PDF bill copies](#)

2026

2025

2024



What would you like to do?

[Bill & Payment History](#)

[Energy Usage History](#)

[Payment Options](#)

[Start, stop or transfer service](#)

[Zap Cap for Business](#)

[Account Holder Info](#)

[Manage Users](#)

[Bill Search & Download](#)

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in need.



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Chat Now



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.

\$3,190.46



Scan here to view your account online.



An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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



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

Account #: 211031805164
Due Date: 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:	\$6,718.26
Payment Amount:	\$ <u>3190.46</u>

602001952330

Past Due – \$3,358.76
Current – \$3,359.50

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.

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

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**

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.

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

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Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
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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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Bill & Payment History

Hello, **Balm Grove** | [Log off](#)

Account Details

[Change Account](#)

Account #: 211031805164
Address: BALM GROVE W PH 1 WIMAUMA FL 33598
Status: **Active**

Payment Successful.

Pending payment details

January 2026 \$3,190.46 *

1/23/2026 \$3,190.46 *



* Indicates pending one-time Bank Account payments. Scheduled payments can be edited or deleted anytime up to the scheduled date. Same - day pending payments can be edited or deleted up to 6 p.m. EST.

Payment history

To view your past bills or payments, please select the year and month from the menus below.

[Search for specific payments by amount, check number or date posted](#)

2025

2024

Bill history

Energy usage history is included in your monthly bill.

[Search bill history by date range and download PDF bill copies](#)

2026

2025

2024

What would you like to do?

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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

\$1,437.12

Scan here to view your account online.

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 #: 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:	\$ <u>1437.12</u>

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



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

 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**

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

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

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Bill & Payment History

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Account Details

[Change Account](#)

Account #: 211031840005
Address: BALM GROVE W PH 2 WIMAUMA FL 33598
Status: **Active**

Payment Successful.

Pending payment details

January 2026 \$1,437.12 *

1/23/2026 \$1,437.12 *



* Indicates pending one-time Bank Account payments. Scheduled payments can be edited or deleted anytime up to the scheduled date. Same - day pending payments can be edited or deleted up to 6 p.m. EST.

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2025

2024

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2026

2025

2024

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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

\$4,131.47

Scan here to view your account online.

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

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Account #: 221009478571
Due Date: January 07, 2026

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

Amount Due:	\$8,583.78
Payment Amount:	\$ <u>4131.47</u>

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

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

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**

Important Messages

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Bill & Payment History

Hello, **Balm Grove** | [Log off](#)

Account Details

[Change Account](#)

Account #: 221009478571
Address: 15110 BALM WIMAUMA RD WIMAUMA FL 33598
Status: **Active**

Payment Successful.

Pending payment details

January 2026 \$4,131.47 *

1/23/2026 \$4,131.47 *



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Payment history

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2025

Bill history

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2026

2025

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

Statement Date: January 16, 2026

Amount Due: \$345.75

Due Date: February 06, 2026

Account #: 221009210867

Past Due – Pay Immediately

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$329.58
Payment(s) Received Since Last Statement	-\$167.70
Miscellaneous Credits	-\$6.75
Past Due – Pay Immediately	\$155.13
Current Month's Charges – Pay by February 06, 2026	\$190.62
Amount Due	\$345.75

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 **28.57% lower** than the same period last year.

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

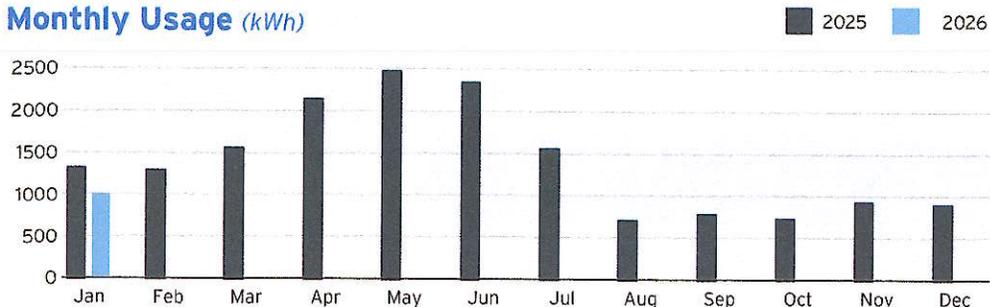


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Monthly Usage (kWh)



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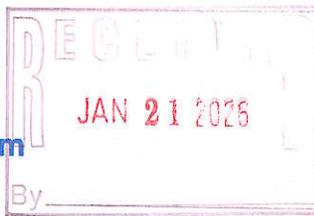


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Account #: 221009210867

Due Date: February 06, 2026

Amount Due:	\$345.75
Payment Amount:	\$ _____

655088137354

Past Due – \$155.13

Current – \$190.62

00004260 FTECO101172600445610 00000 02 01000000 11081 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.

6550881373542210092108670000000345753



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

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

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Dec 11, 2025 - Jan 12, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852833	01/12/2026	29,802	28,796		1,006 kWh	1	33 Days

Charge Details

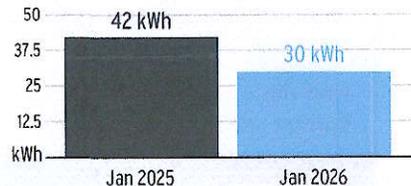
Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	1,006 kWh @ \$0.09202/kWh	\$92.57
Fuel Charge	1,006 kWh @ \$0.03516/kWh	\$35.37
Storm Protection Charge	1,006 kWh @ \$0.00568/kWh	\$5.71
Clean Energy Transition Mechanism	1,006 kWh @ \$0.00418/kWh	\$4.21
Storm Surcharge	1,006 kWh @ \$0.02121/kWh	\$21.34
Florida Gross Receipt Tax		\$4.64
Electric Service Cost		\$185.62

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

Total Current Month's Charges \$190.62

Billing information continues on next page →

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

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

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 Toll Free: **866-689-6469**

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

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

Charge Details *Continued...*

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$6.75
	Total Current Month's Credits	-\$6.75

00004250-0009493-Page 3 of 4





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.



Scan here to view your account online.

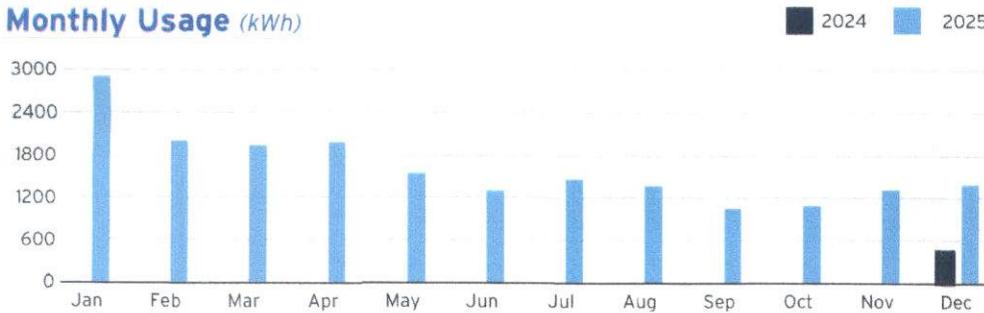
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Account Summary

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

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

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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:
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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.

6131129981882210094538300000000446067

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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

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

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

Total Current Month's Charges \$240.64

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

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- 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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Bill & Payment History

Hello, **Balm Grove** | [Log off](#)

There is currently a disconnection order scheduled for account:#221009453830

Account Details

[Change Account](#)

Account #: 221009453830
Address: 12974 VIOLET FLAME AVE WIMAUMA FL 33598
Status: **Pending disconnection**

Payment Successful.

Pending payment details

January 2026 \$208.51 *

1/22/2026 \$208.51 *



* Indicates pending one-time Bank Account payments. Scheduled payments can be edited or deleted anytime up to the scheduled date. Same - day pending payments can be edited or deleted up to 6 p.m. EST.

Payment history

To view your past bills or payments, please select the year and month from the menus below.

[Search for specific payments by amount, check number or date posted](#)

2025

2024

Bill history

Energy usage history is included in your monthly bill.

[Search bill history by date range and download PDF bill copies](#)

2026

2025

2024



What would you like to do?

[Bill & Payment History](#)

[Energy Usage History](#)

[Payment Options](#)

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Chat Now



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

Statement Date: January 20, 2026

Amount Due: \$6,548.85

Due Date: February 10, 2026

Account #: 211031805164

Past Due – Pay Immediately

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026

Previous Amount Due	\$6,718.26
Payment(s) Received Since Last Statement	-\$3,358.76
Miscellaneous Credits	-\$169.04

Past Due – Pay Immediately **\$3,190.46**
 Current Month's Charges – Pay by February 10, 2026 **\$3,358.39**

Amount Due \$6,548.85

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 #: 211031805164

Due Date: February 10, 2026

Amount Due: \$6,548.85

Payment Amount: \$ 3358.39

608174757338

Past Due – \$3,190.46

Current **\$3,358.39**

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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.

6081747573382110318051640000006548852



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

Account #: 211031805164
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	1349 kWh @ \$0.03411/kWh	\$46.01
Fixture & Maintenance Charge	71 Fixtures	\$1179.31
Lighting Pole / Wire	71 Poles	\$2010.72
Lighting Fuel Charge	1349 kWh @ \$0.03452/kWh	\$46.57
Storm Protection Charge	1349 kWh @ \$0.00574/kWh	\$7.74
Clean Energy Transition Mechanism	1349 kWh @ \$0.00043/kWh	\$0.58
Storm Surcharge	1349 kWh @ \$0.01230/kWh	\$16.59
Florida Gross Receipt Tax		\$3.01
Lighting Charges		\$3,310.53

📄 Other Fees and Charges	
Lighting Late Payment Fee	\$47.86
Total Other Fees and Charges	\$47.86

Total Current Month's Charges **\$3,358.39**

💰 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$169.04
Total Current Month's Credits	-\$169.04

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Ways To Pay Your Bill

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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

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

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

Statement Date: January 20, 2026

Amount Due: \$2,950.76

Due Date: February 10, 2026

Account #: 211031840005

Past Due – Pay Immediately

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026

Previous Amount Due	\$3,027.94
Payment(s) Received Since Last Statement	-\$1,513.80
Miscellaneous Credits	-\$77.02

Past Due – Pay Immediately **\$1,437.12**

Current Month's Charges – Pay by February 10, 2026 **\$1,513.64**

Amount Due \$2,950.76

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



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Get started today at TECOaccount.com.

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



Account #: 211031840005

Due Date: February 10, 2026

Amount Due: \$2,950.76

Payment Amount: \$ 1513.64

610643876345

Past Due – \$1,437.12

Current \$1,513.64

Pay your bill online at TampaElectric.com

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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.

6106438763452110318400050000002950766

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

Account #: 211031840005
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	608 kWh @ \$0.03411/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03452/kWh	\$20.99
Storm Protection Charge	608 kWh @ \$0.00574/kWh	\$3.49
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.36
Lighting Charges		\$1,492.08

Other Fees and Charges	
Lighting Late Payment Fee	\$21.56
Total Other Fees and Charges	\$21.56

Total Current Month's Charges **\$1,513.64**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$77.02
Total Current Month's Credits	-\$77.02

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

Contact Us

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 20, 2026

Amount Due: \$8,584.13

Due Date: February 10, 2026

Account #: 221009478571

Past Due - Pay Immediately

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026

Previous Amount Due \$8,583.78

Payment(s) Received Since Last Statement -\$4,452.31

Past Due - Pay Immediately \$4,131.47

Current Month's Charges - Pay by February 10, 2026 \$4,452.66

Amount Due \$8,584.13

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



Scan here to view your account online.

2025
2026

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



Account #: 221009478571

Due Date: February 10, 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: \$8,584.13

Payment Amount: \$4,452.66

634100608571

Past Due - \$4,131.47

Current - \$4,452.66

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.

6341006085712210094785710000008584133



Service For:
15110 BALM WIMAUMA RD
WIMAUMA, FL 33598

Account #: 221009478571
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	1822 kWh @ \$0.03411/kWh	\$62.15
Fixture & Maintenance Charge	94 Fixtures	\$1552.19
Lighting Pole / Wire	94 Poles	\$2675.73
Lighting Fuel Charge	1822 kWh @ \$0.03452/kWh	\$62.90
Storm Protection Charge	1822 kWh @ \$0.00574/kWh	\$10.46
Clean Energy Transition Mechanism	1822 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1822 kWh @ \$0.01230/kWh	\$22.41
Florida Gross Receipt Tax		\$4.07
Lighting Charges		\$4,390.69

📄 Other Fees and Charges	
Lighting Late Payment Fee	\$61.97
Total Other Fees and Charges	\$61.97

Total Current Month's Charges **\$4,452.66**

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P.O. Box 31318
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BALM GROVE COMMUNITY DEVELOPMENT
 12974 VIOLET FLAME AVE
 WIMAUMA, FL 33598

Statement Date: January 20, 2026

Amount Due: \$646.26

Due Date: February 10, 2026

Account #: 221009453830

Past Due – Pay Immediately

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$446.06
Payment(s) Received Since Last Statement	-\$229.53
Miscellaneous Credits	-\$8.02
Past Due – Pay Immediately	\$208.51
Current Month's Charges – Pay by February 10, 2026	\$437.75
Amount Due	\$646.26

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 **39.77% lower** than the same period last year.
- Your average daily kWh used was **15.22% higher** than it was in your previous period.



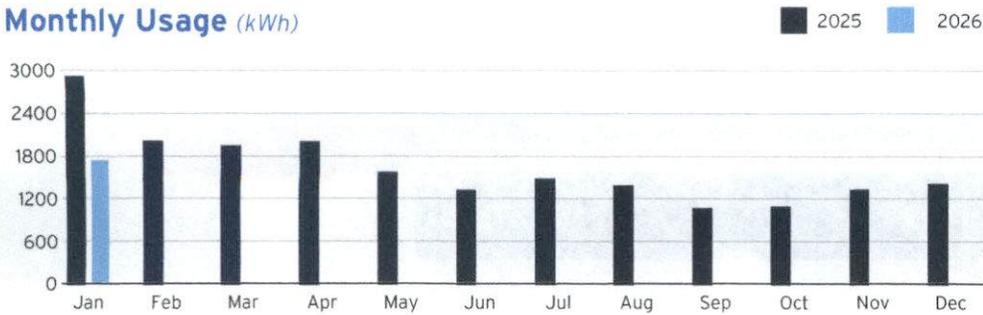
Scan here to view your account online.



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Monthly Usage (kWh)



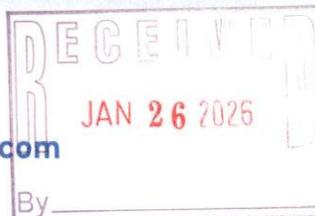
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Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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



Account #: 221009453830
Due Date: February 10, 2026

Amount Due: \$646.26

Payment Amount: \$437.75

634100608568

Past Due – \$208.51
Current – \$437.75

00001117 FTECO101202623503410 00000 03 01000000 15030 007
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.

6341006085682210094538300000000646265

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Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	01/13/2026	21,479		19,739		1,740 kWh	1	33 Days

Charge Details

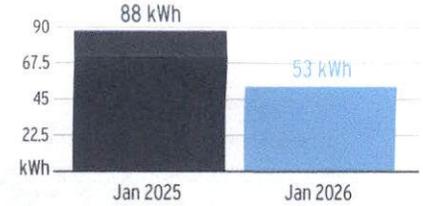
⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	1,740 kWh @ \$0.09202/kWh	\$160.11
Fuel Charge	1,740 kWh @ \$0.03516/kWh	\$61.18
Storm Protection Charge	1,740 kWh @ \$0.00568/kWh	\$9.88
Clean Energy Transition Mechanism	1,740 kWh @ \$0.00418/kWh	\$7.27
Storm Surcharge	1,740 kWh @ \$0.02121/kWh	\$36.91
Florida Gross Receipt Tax		\$7.62
Electric Service Cost		\$304.75

📄 Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Electric Security Deposit	\$128.00
Total Other Fees and Charges	\$133.00

Total Current Month's Charges \$437.75

Billing information continues on next page →

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00001117-0002334-Page 2 of 14

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P.O. Box 31318
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Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Charge Details *Continued...*

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$8.02
	Total Current Month's Credits	-\$8.02

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
Date

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

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28382
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169002

DATE

1/20/2026

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**

1/20/2026

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

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	14	Ea	5.11		71.54
Subtotal					71.54

Subtotal	\$71.54
Tax	\$0.00
Total Due	\$71.54

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
Date

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for
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Board Meeting Date: January 08, 2026

	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

January 08, 2026
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: January 08, 2026

	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

January 08, 2026
Date

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

BALM GROVE CDD

DISTRICT CHECK REQUEST

Today's Date: 1/6/2026
Check Amount: \$1,971.83
Payable To: BALM GROVE CDD
Check Description: Series 2022 - FY 26 Tax Dist. ID Dist 758
(12/15 - 12/31/25)
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	98%
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 - 12/14/2)	1396
1/6/2026	2,825.99	854.16	1,971.83	-	DIST #758 (12/15 - 12/31/25)	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	671,741.62	203,034.41	468,707.21			
Net Total on Roll	688,839.01					
Collection Surplus / (Deficit)	(17,097.39)					

***Balm Grove
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>ASSETS</u>						
Cash - Operating Account	\$ 233,703	\$ -	\$ -	\$ -	\$ -	\$ 233,703
Accounts Receivable - Off Roll	25,189	749,714	-	-	-	774,903
Due From Other Funds	-	2,751	-	-	-	2,751
Investments:						
Acq. & Const. (Offsite Project)	-	-	144	-	-	144
Acq. & Construction - Amenity	-	-	577,477	-	-	577,477
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	231,042	-	-	231,042
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	1,034,565	-	-	-	1,034,565
Fixed Assets						
Construction Work In Process	-	-	-	22,205,191	-	22,205,191
Amount To Be Provided	-	-	-	-	19,485,000	19,485,000
TOTAL ASSETS	\$ 258,892	\$ 2,401,393	\$ 808,667	\$ 22,205,191	\$ 19,485,000	\$ 45,159,143
<u>LIABILITIES</u>						
Accounts Payable	\$ 7,687	\$ -	\$ -	\$ -	\$ -	\$ 7,687
Accounts Payable - Other	1,480	-	-	-	-	1,480
Bonds Payable	-	-	-	-	19,485,000	19,485,000
Due To Other Funds	2,751	-	-	-	-	2,751
Deferred Inflow of Resources	1	-	-	-	-	1
TOTAL LIABILITIES	11,919	-	-	-	19,485,000	19,496,919
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	2,401,393	-	-	-	2,401,393
Capital Projects	-	-	808,667	-	-	808,667
Unassigned:	246,973	-	-	22,205,191	-	22,452,164
TOTAL FUND BALANCES	246,973	2,401,393	808,667	22,205,191	-	25,662,224
TOTAL LIABILITIES & FUND BALANCES	\$ 258,892	\$ 2,401,393	\$ 808,667	\$ 22,205,191	\$ 19,485,000	\$ 45,159,143

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,251	\$ 1,251	0.00%
Special Assmnts- CDD Collected	532,260	412,831	(119,429)	77.56%
TOTAL REVENUES	532,260	414,082	(118,178)	77.80%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Dissemination Agent	5,000	3,167	1,833	63.34%
ProfServ-Field Management	18,000	6,000	12,000	33.33%
ProfServ-Info Technology	600	400	200	66.67%
ProfServ-Recording Secretary	4,500	1,500	3,000	33.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Assessment Roll	5,000	1,667	3,333	33.34%
District Counsel	15,000	9,010	5,990	60.07%
District Engineer	12,500	1,903	10,597	15.22%
Administrative Services	5,500	-	5,500	0.00%
District Management	25,000	10,167	14,833	40.67%
Accounting Services	12,000	4,000	8,000	33.33%
Auditing Services	6,000	2,000	4,000	33.33%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	115	385	23.00%
Rentals & Leases	1,200	400	800	33.33%
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	1,088	(888)	544.00%
Misc-Ad Valorem Taxes	-	2,768	(2,768)	0.00%
Website Administration	1,200	800	400	66.67%
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	58,052	106,089	35.37%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	1,760	4,275	29.16%
Utility - StreetLights	65,484	41,975	23,509	64.10%
Total Utility Services	71,519	43,735	27,784	61.15%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	134,000	36,765	97,235	27.44%
Contracts-Aquatic Control	16,200	15,550	650	95.99%
ROW Landscape Maintenance	25,000	1,200	23,800	4.80%
Other Landscape R&M	25,000	-	25,000	0.00%
Irrigation Repairs & Maintenance	12,500	725	11,775	5.80%
Picnic R&M	2,500	-	2,500	0.00%
Hurricane Cleanup	35,000	-	35,000	0.00%
General Contingency	20,000	150	19,850	0.75%
Playground R&M	10,000	-	10,000	0.00%
Total Other Physical Environment	286,600	54,390	232,210	18.98%
<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	156,427	375,833	29.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	257,655	257,655	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(10,682)		
FUND BALANCE, ENDING		\$ 246,973		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,856	\$ 16,856	0.00%
Special Assmnts- CDD Collected	1,228,727	1,749,845	521,118	142.41%
TOTAL REVENUES	1,228,727	1,766,701	537,974	143.78%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	932,467	925,058	12585.60%
<u>OTHER FINANCING SOURCES (USES)</u>				
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>\$ 932,467</u>	<u>\$ 910,240</u>	<u>12585.60%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,468,926		
FUND BALANCE, ENDING		<u>\$ 2,401,393</u>		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,679	\$ 10,679	0.00%
TOTAL REVENUES	-	10,679	10,679	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	74,313	(74,313)	0.00%
Total Construction In Progress	-	74,313	(74,313)	0.00%
TOTAL EXPENDITURES	-	74,313	(74,313)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(63,634)	(63,634)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		872,301		
FUND BALANCE, ENDING		\$ 808,667		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101001 Balance	233,702.62	Statement Balance	244,226.81
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	244,226.81
Subtotal	233,702.62	Outstanding Checks	-10,524.19
Negative Adjustments	0.00	Ending Balance	233,702.62
Ending G/L Balance	233,702.62		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/06/2026	Payment	JE000724	Special Assmnts-CDD Collected	FY26 Hillsborough Co. Tax Rev/DS - Distrib. #758 (12/	2,825.99	2,825.99	0.00
01/16/2026	Payment	BD00032	Interest - Investments	Deposit No. BD00032 - Hillsborough Cty QTRLY Int	656.89	656.89	0.00
01/31/2026		JE000746	Interest - Investments	Interest Earned	346.67	346.67	0.00
Total Deposits					3,829.55	3,829.55	0.00
Checks							
12/09/2025	Payment	1393	RYAN MOTKO	Payment of Invoice 000755	-200.00	-200.00	0.00
12/17/2025	Payment	1395	STRALEY ROBIN VERICKER	Check for Vendor V00008	-2,770.25	-2,770.25	0.00
12/24/2025	Payment	1398	BUSINESS OBSERVER, INC.	Check for Vendor V00044	-958.12	-958.12	0.00
12/24/2025	Payment	1399	ECO-LOGIC SERVICES LLC	Check for Vendor V00038	-5,475.00	-5,475.00	0.00
01/06/2026	Payment	1404	BALM GROVE CDD	Payment of Invoice 000861	-1,971.83	-1,971.83	0.00
01/07/2026	Payment	1405	GRAU & ASSOCIATES	Check for Vendor V00025	-2,000.00	-2,000.00	0.00
01/07/2026	Payment	1406	INFRAMARK LLC	Check for Vendor V00016	-6,650.01	-6,650.01	0.00
01/07/2026	Payment	1407	TREE FARM 2, INC.	Check for Vendor V00042	-12,255.00	-12,255.00	0.00
01/09/2026	Payment	1408	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
01/09/2026	Payment	1409	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
01/09/2026	Payment	1410	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
01/09/2026	Payment	1411	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
01/09/2026	Payment	1412	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
01/21/2026	Payment	1414	STRALEY ROBIN VERICKER	Check for Vendor V00008	-4,793.50	-4,793.50	0.00
01/22/2026	Payment	DD419	TECO	Payment of Invoice 000879	-155.13	-155.13	0.00
01/23/2026	Payment	DD420	TECO	Payment of Invoice 000880	-3,190.46	-3,190.46	0.00
01/23/2026	Payment	DD421	TECO	Payment of Invoice 000881	-1,437.12	-1,437.12	0.00
01/23/2026	Payment	DD422	TECO	Payment of Invoice 000882	-4,131.47	-4,131.47	0.00
01/27/2026	Payment	1415	INFRAMARK LLC	Payment of Invoice 000883	-71.54	-71.54	0.00

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 26_01

Statement Date

01/31/2026

01/22/2026	Payment	DD423	TECO	Payment of Invoice 000885	-208.51	-208.51	0.00
01/31/2026		JE000747	Bank Fees	Service Charges	-302.23	-302.23	0.00
Total Checks					-47,570.17	-47,570.17	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/20/2026	Payment	1413	SPEAREM ENTERPRISES, LLC	Check for Vendor V00043			-225.00
01/27/2026	Payment	1416	STANTEC CONSULTING SERVICES INC	Payment of Invoice 000878			-536.75
01/29/2026	Payment	300027	TECO	Inv: 012026-05164-ACH			-3,358.39
01/29/2026	Payment	300028	TECO	Inv: 012026-40005-ACH			-1,513.64
01/29/2026	Payment	300029	TECO	Inv: 012026-78571-ACH			-4,452.66
01/29/2026	Payment	300030	TECO	Inv: 012026-53830-ACH			-437.75
Total Outstanding Checks							-10,524.19

Outstanding Deposits

Total Outstanding Deposits

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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	1405	01/07/26	V00025	GRAU & ASSOCIATES	28382	AUDIT FYE 09/30/2025	AUDIT FYE 09/30/25	532002-51301	\$2,000.00
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	DISTRICT MANAGEMENT	531151-51301	\$2,541.67
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	FIELD MANAGEMENT	531016-51301	\$1,500.00
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	RECORDING SECRETARY	531036-51301	\$375.00
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	ASSESSMENT SERVICES	531141-51301	\$416.67
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	RECORD STORAGE FEE	544025-51301	\$100.00
001	1406	01/07/26	V00016	INFRAMARK LLC	167810	DISTRICT MANAGEMENT JAN 2026	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1407	01/07/26	V00042	TREE FARM 2, INC.	10-201858	JANUARY 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$9,622.00
001	1407	01/07/26	V00042	TREE FARM 2, INC.	10-201886	JANUARY 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$2,633.00
001	1408	01/09/26	V00015	ALBERTO VIERA	AV-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1409	01/09/26	V00023	CARLOS DE LA OSSA	CO-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1410	01/09/26	V00019	KELLY A EVANS	KE-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1411	01/09/26	V00010	NICHOLAS J. DISTER	ND-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1412	01/09/26	V00017	RYAN MOTKO	RM-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1413	01/20/26	V00043	SPEAREM ENTERPRISES, LLC	6233	FENCING REPAIR LABOR	Misc-Contingency	549900-57201	\$225.00
001	1414	01/21/26	V00008	STRALEY ROBIN VERICKER	27836	DEC 25-DISTRICIT COUNSEL THROUGH 12/31/25	PROFESSIONAL SERVICES	531146-51401	\$4,793.50
001	1415	01/27/26	V00016	INFRAMARK LLC	169002	DEC 25-POSTAGE	POSTAGE	541024-51301	\$71.54
001	1416	01/27/26	V00004	STANTEC CONSULTING SERVICES INC	2511230	ENGINEERING SERVICES THRU 01/14/26	ENGINEERING SERVICES	531147-51301	\$536.75
001	300027	01/29/26	V00034	TECO	012026-05164-ACH	STREETLIGHTS 12/12/25-01/13/26	STREETLIGHTS	543062-53150	\$3,358.39
001	300028	01/29/26	V00034	TECO	012026-40005-ACH	STREETLIGHTS 12/12/25-01/13/26	STREETLIGHTS	543062-53150	\$1,513.64
001	300029	01/29/26	V00034	TECO	012026-78571-ACH	STREETLIGHTS 12/12/25-01/13/26	STREETLIGHTS	543062-53150	\$4,452.66
001	300030	01/29/26	V00034	TECO	012026-53830-ACH	ELECTRIC 12/12/25-01/13/26	ELECTRIC	543041-53150	\$437.75
001	DD419	01/22/26	V00034	TECO	221009210867 121625	SERVICE 11/11/25 - 12/10/25	Utility - Electric	543041-53150	\$155.13
001	DD420	01/23/26	V00034	TECO	211031805164 121725	SERVICE 11/12/25 - 12/11/25	Utility - Electric	543041-53150	\$3,190.46
001	DD421	01/23/26	V00034	TECO	211031840005 121725	SERVICE 11/12/25 - 12/11/25	Utility - Electric	543041-53150	\$1,437.12
001	DD422	01/23/26	V00034	TECO	221009478571 121725	SERVICE 11/12/25 - 12/11/25	Utility - Electric	543041-53150	\$4,131.47
001	DD423	01/22/26	V00034	TECO	221009453830 121725	SERVICE 11/12/25 - 12/11/25	Utility - Electric	543041-53150	\$208.51
Fund Total									\$46,416.93

SERIES 2022 DEBT SERVICE FUND - 200

200	1404	01/06/26	V00031	BALM GROVE CDD	01062026-758	SERIES 2022 FY26 TAX DIST ID 758	Cash in Transit	103200	\$1,971.83
Fund Total									\$1,971.83

Total Checks Paid	\$48,388.76
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BALM GROVE CDD

FIELD INSPECTION REPORT- FEBRUARY- CORNERSTONE

Thursday, February 19, 2026

Prepared For Board Of Supervisors

14 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

Scheduled / Monitoring

No response/Not completed

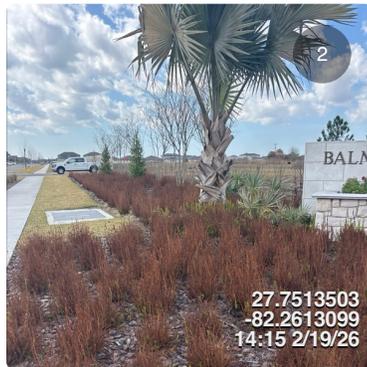
Item 1- Violet Flame Ave

Assigned To: Cornerstone

At the entrance of Balm Grove on Violet Flame Ave and Balm Wimauma, the annuals did not sustain any damage from the recent cold snap. The monument area is well maintained.

However, the ferns and copperleaf experienced severe cold damage. Cornerstone will continue to monitor the plant material over the next few weeks to determine what can be cut back and what will need to be replaced.

The turf in this area also sustained some cold damage. There are thin areas present, and Cornerstone will continue to monitor the turf's recovery.



Item 2- Violet Flame And Balm Wimauma

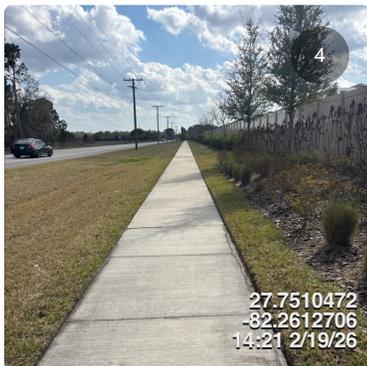
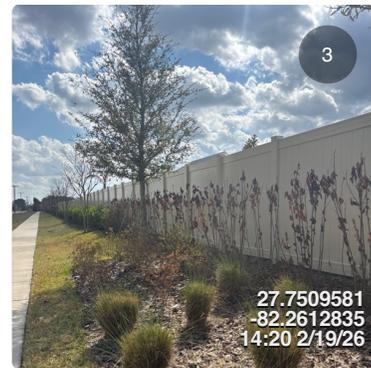
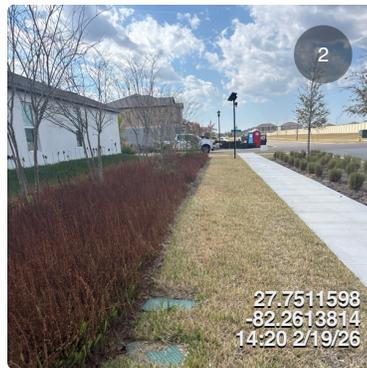
Due By: Tuesday, March 3, 2026

Assigned To: Cornerstone

At the exit side of Violet Flame Ave and Balm Wimauma Road, the ferns sustained cold snap damage, along with the copperleaf and the turf.

The ornamental grasses and viburnum hedge performed well and did not show significant cold damage.

Cornerstone will continue to monitor all plant material and turf in this area over the next few weeks to determine what may need to be cut back or replaced.



Item 3- Topaz Blue-(Entrance)

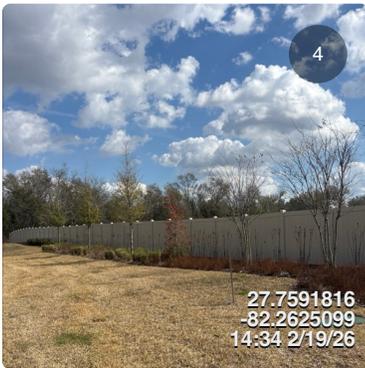
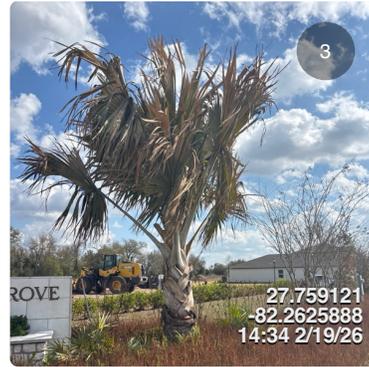
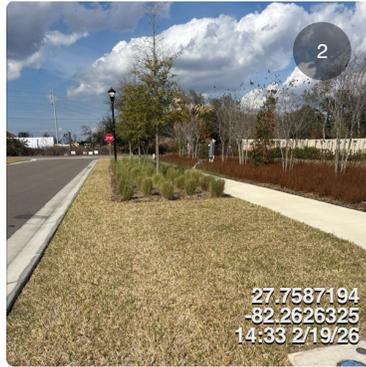
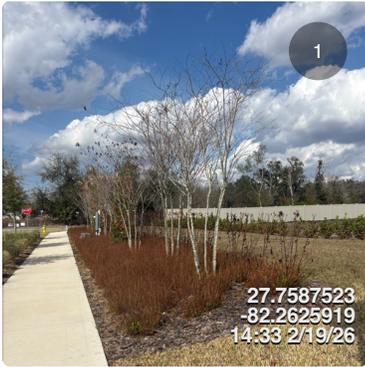
Due By: Tuesday, March 3, 2026

Assigned To: Cornerstone

At the north entrance of Balm Grove, the copperleaf and ferns sustained the most damage from the recent cold snap. The Bismarck palms also experienced some damage; however, they are expected to recover.

The turf in this area also sustained cold snap damage.

Cornerstone will continue to monitor all plant material and turf affected by the cold snap over the next few weeks and will determine what requires cutbacks and what may need to be replaced.



Item 4- Topaz Blue

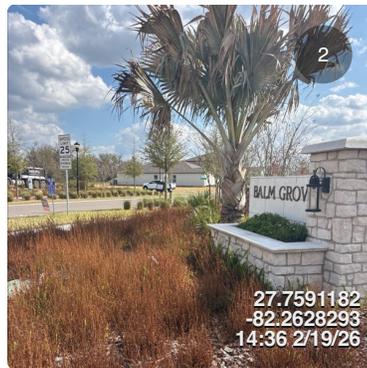
Due By: Tuesday, March 3, 2026

Assigned To: Cornerstone

At the opposite side of the north entrance of Balm Grove, the same plant material sustained cold snap damage, including the copperleaf, ferns, Bismarck palms, and the turf.

The ornamental grasses and the annuals in front of the monument beds performed well and did not show significant damage.

Cornerstone will continue to monitor all affected plant material and turf over the next few weeks and will determine what requires cutbacks and what may need to be replaced



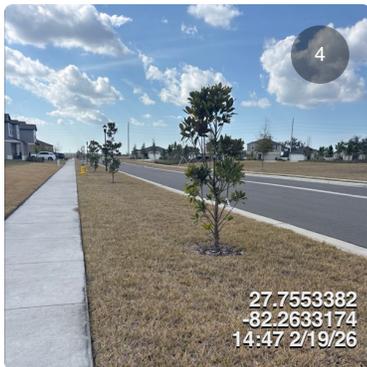
Item 5- Blue Pearl Ave

Assigned To: Cornerstone

At Blue Pearl and Topaz Blue, the turf shows significant impact from the recent cold snap.

In this area, all tree rings should be soft-edged to create a clean appearance and clearly define the separation between turf and mulch.

The sidewalks are properly edged, blown off, and free of weeds.



Item 6- Playground And Mail Kiosk

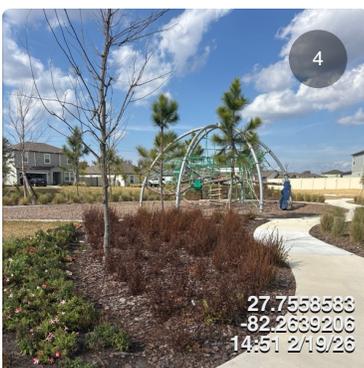
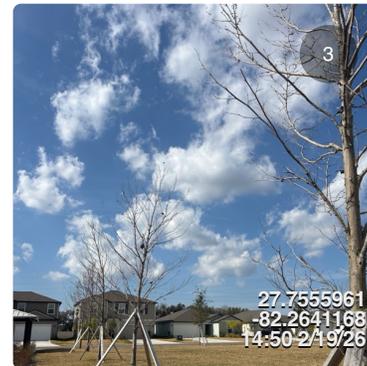
Assigned To: Cornerstone

plant beds next to the mail kiosk, the ornamental grasses did not sustain any cold snap damage. The thryallis in this area sustained minor cold snap damage but is expected to bounce back.

The oak trees are beginning to fill in following the seasonal change, and the sycamore trees, currently without leaves due to their winter cycle, show small new growth and are recovering.

At the playground, the ferns sustained the most cold snap damage, along with some of the thryallis. The flowering plants in this area performed well and did not show significant damage.

Cornerstone will continue to monitor all plant material affected by the cold snap over the next few weeks to determine what requires cutbacks and what may need to be replaced.



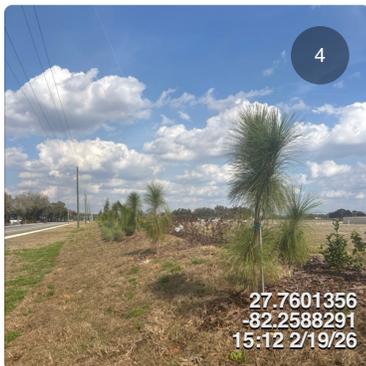
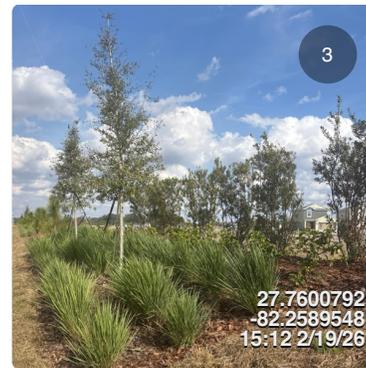
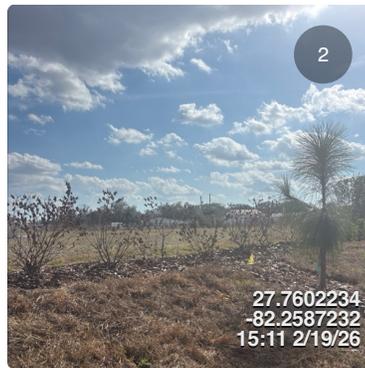
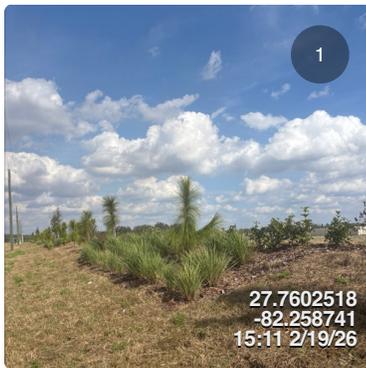
Item 7- Balm Wimauma Rd

Due By: Tuesday, March 3, 2026

Assigned To: Cornerstone

Landscape Bed – Balm Wimauma Road to Shelley Lane

The ornamental grasses are green and healthy. **The firebush was severely damaged by the recent cold snap**, while the wax myrtles sustained no cold damage and remain healthy. The pine trees are green, healthy, and well-maintained. **Cornerstone will continue to monitor the damaged plant material over the next few weeks to determine what can be cut back, saved, or replaced.**

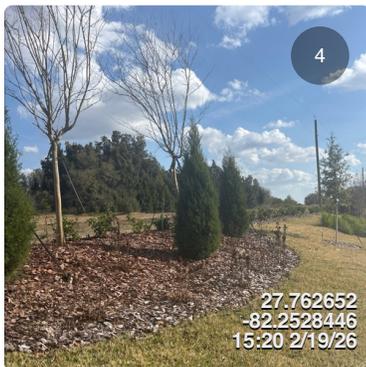
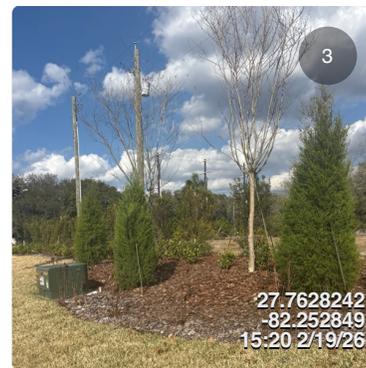
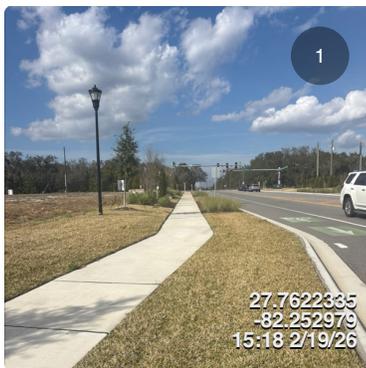


Item 8- Balm Wimauma Rd.

Due By: Tuesday, March 3, 2026

Assigned To: Cornerstone

The plant material along Balm Wimauma Road heading toward the main road of 672 sustained some cold snap damage to the turf, which is expected to recover. Cornerstone will continue to monitor the turf, as well as the fern and Bismarck palms at the monument. Not all plant material was affected by the cold front, but the main species impacted were copper leaf and firebush. Cornerstone will monitor the damaged plants over the next few weeks to determine what can be cut back, saved, or replaced.



Item 9- New Jade Ave

Due By: Tuesday, March 3, 2026

Assigned To: Cornerstone

The plant material and turf at the entrance off New Jade Avenue and Balm Wimauma Road sustained damage from the recent cold snap, with the turf showing staining and some areas of missing sod that will need to be replaced. Not all plant material was affected, but the fern and Bismarck palms at the entrance sustained some cold damage. Cornerstone is aware of these issues and will replace the damaged sod. Plant material will continue to be monitored over the next few weeks to determine what can be saved, cut back, or replaced.

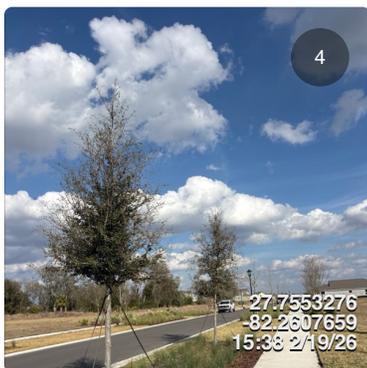
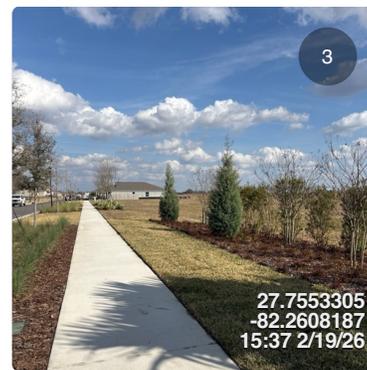
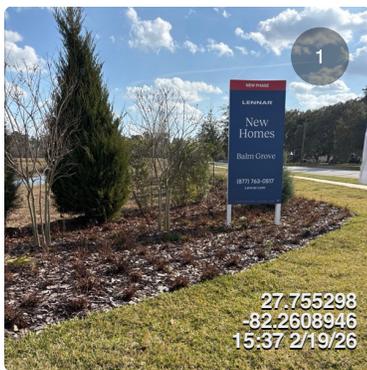


Item 10- New Jade Ave

Due By: Tuesday, March 3, 2026

Assigned To: Cornerstone

On the opposite side of the entrance off New Jade Avenue and Balm Wimauma Road, the fern and copper leaf sustained severe cold snap damage. A saw palmetto palm in the bed is dead and will need to be removed and replaced. There are also some weeds present in the bed. Not all plant material was affected by the cold front. Some trees, like the oaks, still have green leaves and are beginning to show new growth, while others, such as the sycamores and crepe myrtles, are currently bare but are starting to produce small new shoots, indicating early recovery. Cornerstone will continue to monitor the plant material to determine what can be saved, cut back, or replaced.



Item 11- Pond 1

Due By: Tuesday, March 3, 2026

Assigned To: Eco Logic

The pond has filamentous algae and pennywort along with some trash.

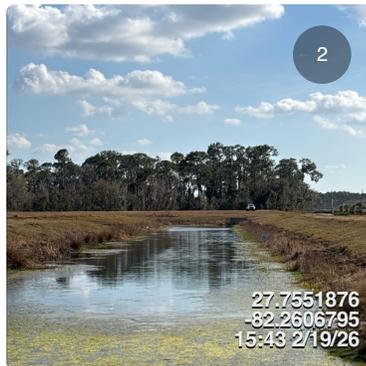
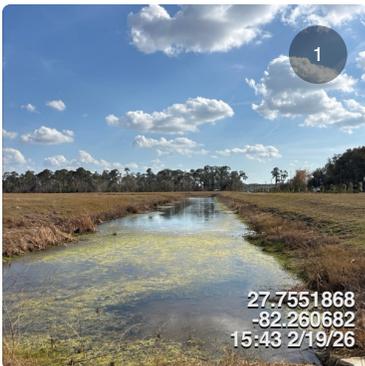


Item 12- SW POND

Due By: Tuesday, March 3, 2026

Assigned To: Eco Logic

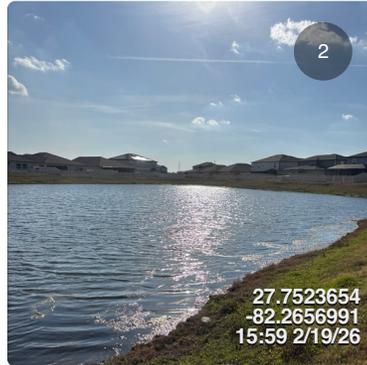
The pond has a buildup of filamentous algae along the edges, and there is some trash present that will need to be removed.



Item 13- 3 B

Assigned To: Eco Logic

The pond was treated for filamentous algae which has begun to die off.



Item 14- Pond 3 A

Due By: Tuesday, March 3, 2026

Assigned To: Eco Logic

The pond was treated for filamentous algae, which has now died off; however, trash is present in the pond and needs to be removed.

