

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

## **Board of Supervisors**

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

Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## **Regular Meeting Agenda**

Thursday, May 04, 2023, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **May 04, 2023, 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:

*All cellular phones and pagers must be turned off during the meeting.*

**Zoom:** <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

**Meeting ID: 870 6131 3619**

**Passcode: 315865**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.
- 3. BUSINESS ITEMS**
  - A. Annual Notice of Qualified Electors..... Tab 01 Page 02
  - B. Discussion on Review of Fiscal Year 2024 Proposed Budget
  - C. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting April 06, 2023, .....Tab 02 Page 03
  - B. Consideration of Operation and Maintenance Expenditure March 2023,.....Tab 03 Page 06
  - C. Review of Financial Statements Month Ending March 31, 2023,.....Tab 04 Page 13
- 5. STAFF REPORTS**
  - A. District Manager..... Tab 05 Page 22
    - i. Community Inspection Reports
  - B. District Counsel
  - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

***Bryan Radcliff***

District Manager

## **District Office**

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

## **Meeting Location:**

The offices of Inframark  
at 2005 Pan Am Circle, Suite 300.  
Tampa, FL 33607



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Balm Grove	1

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Senior Candidate Services Manager



**BALM GROVE  
COMMUNITY DEVELOPMENT DISTRICT**

April 06, 2023, Minutes of Regular Meeting

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors for the Balm Grove Community Development District was held on **Thursday, April 06, 2023, at 2:00 p.m.** at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

**1. CALL TO ORDER**

Ryan Radcliff called the Regular Meeting of the Board of Supervisors of the Balm Grove Community Development District to order on **Thursday, April 06, 2023, at 3:54 p.m.**

**Board Members Present and Constituting a Quorum:**

Nicholas Dister	Chairman
Ryan Motko	Vice-Chair
Kelly Evans	Supervisor
Albert Viera	Supervisor
Carlos de la Ossa	Supervisor

**Staff Members Present:**

Ryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Whitney Sousa	

There were no members of the general public in attendance.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments.

**3. BUSINESS ITEMS**

**A. Discussion on Fiscal Year 2024 Budget**

Mr. de la Ossa addressed the Board and Staff regarding the FY 2024 Budget preparation.

**B. General Matters of the District**

There were no general matters at this time.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting February 02, 2023**

**B. Consideration of Operation and Maintenance Expenditure February 2023**

**C. Review of Financial Statements Month Ending February 28, 2023**

The Board Approved Consent Agenda Items A – C (Meeting Minutes from the meeting held on 02/02/2023, O & M Expenditures for February 2023 and the Financial Statements for the month ending 02/28/2023).

MOTION TO:	Approve Consent Agenda Items from A through C.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

## **5. VENDOR AND STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**i. Community Inspection Report**

**C. District Manager**

There were no vendor or staff reports currently.

The Community Inspection Report was provided to the Board for review.

## **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

There were no supervisor requests or comments currently.

## **7. ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 3:55 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

**BALM GROVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	90625	\$3,713.01		DISTRICT INVOICE FEB 2023
INFRAMARK LLC	91960	\$3,211.49	\$6,924.50	DISTRICT INVOICE MARCH 2023
<b>Monthly Contract Subtotal</b>		<b>\$6,924.50</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STANTEC CONSULTING SERVICES INC	2053010	\$494.00		DISTRICT ENGINEER SERVICES THRU - 02/24/23
STRALEY ROBIN VERICKER	22773	\$1,035.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
<b>Regular Services Subtotal</b>		<b>\$1,529.50</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$8,454.00</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#90625

**DATE**

2/28/2023

**CUSTOMER ID**

C2377

**NET TERMS**

Net 30

**PO#****DUE DATE**

3/30/2023

**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: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Eric J Davidson 1-16-2023 Times Advertising \$503.50	1	Ea	503.50		503.50
Accounting Services	1	Ea	291.67		291.67
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	4	Ea	0.15		0.60
Postage	1	Ea	0.57		0.57
Dissemination Services	1	Ea	416.67		416.67
<b>Subtotal</b>					<b>3,713.01</b>

**Subtotal**

\$3,713.01

**Tax**

\$0.00

**Total Due**

\$3,713.01

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.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#91960

**DATE**

3/24/2023

**CUSTOMER ID**

C2377

**NET TERMS**

Net 30

**PO#****DUE DATE**

4/23/2023

**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: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	416.67		416.67
Accounting Services	1	Ea	291.67		291.67
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	21	Ea	0.15		3.15
<b>Subtotal</b>					<b>3,211.49</b>

**Subtotal** \$3,211.49

**Tax** \$0.00

**Total Due** \$3,211.49

**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.*

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*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.*



<b>Invoice Number</b>	2053010
<b>Invoice Date</b>	March 9, 2023
<b>Purchase Order</b>	215616373
<b>Customer Number</b>	167318
<b>Project Number</b>	215616373

**Bill To**

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

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

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**Project Balm Grove CDD - District Engineering Services**

Project Manager	Stewart, Tonja L	For Period Ending	<b>February 24, 2023</b>
Current Invoice Total (USD)	494.00		

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Process Requisitions

<b>Top Task</b>	<b>2022</b>	<b>2022 FY General Consulting</b>
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**Professional Services**

<b>Category/Employee</b>	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nurse, Vanessa M	3.25	152.00	494.00
<b>Subtotal Professional Services</b>	<u>3.25</u>		<u>494.00</u>

Top Task Subtotal	2022 FY General Consulting	494.00
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<b>Total Fees &amp; Disbursements</b>	494.00
<b>INVOICE TOTAL (USD)</b>	<b>494.00</b>

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**Due upon receipt or in accordance with terms of the contract**

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Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222    [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Balm Grove Community Development District  
c/o Meritus  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

March 01, 2023

Client: 001541

Matter: 000001

Invoice #: 22773

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/17/2023	MS	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2022.	0.3	\$49.50
1/24/2023	LB	REVIEW DISTRICT'S WEBSITE; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD RE UPDATE TO THE WEBSITE TO REFLECT THE CURRENT FISCAL YEAR MEETING SCHEDULE; REVIEW STATUS OF BOARD ADOPTING EVEN TERMS RESOLUTION FOR BOARD SUPERVISORS; WORK ON RESOLUTION ADOPTING EVEN TERMS RE SAME.	0.3	\$49.50
1/25/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.5	\$177.50
2/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
2/2/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
2/2/2023	KSH	PREPARE AND ATTEND BOS MEETING AT INFRAMARK.	0.6	\$183.00
2/10/2023	WAS	RESEARCH AND DRAFT MEMORANDUM IN RESPONSE TO NEW LEGISLATION REGARDING LEGAL NOTICE POSTING REQUIREMENTS.	0.3	\$91.50
2/15/2023	LB	REVIEW CORRESPONDENCE FROM L. COFFEY RE DEED TO THE DISTRICT PRIOR TO PLAT RECORDING; RESEARCH RE OWNER OF PROPERTY AND TITLING OF SIGNATURE BLOCK; PREPARE DRAFT SPECIAL WARRANTY DEED TO THE DISTRICT.	1.0	\$165.00
Total Professional Services			3.9	\$1,035.50

March 01, 2023  
Client: 001541  
Matter: 000001  
Invoice #: 22773

Page: 2

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Total Services	\$1,035.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,035.50
Previous Balance		\$4,152.50
<b>PAY THIS AMOUNT</b>		<b>\$5,188.00</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22045	October 03, 2022	\$2,925.50	\$56.35	\$0.00	\$0.00	\$4,017.35
22243	October 27, 2022	\$708.50	\$15.15	\$0.00	\$0.00	\$1,759.15
22391	December 01, 2022	\$155.00	\$0.00	\$0.00	\$0.00	\$1,190.50
22521	December 29, 2022	\$152.50	\$0.00	\$0.00	\$0.00	\$1,188.00
22626	January 27, 2023	\$139.50	\$0.00	\$0.00	\$0.00	\$1,175.00
<b>Total Remaining Balance Due</b>						<b>\$5,188.00</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,035.50	\$139.50	\$307.50	\$3,705.50

# **Balm Grove Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2023

Prepared by:



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

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2022					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ 227
Due From Other Funds	-	2,574,228	-	-	-	2,574,228
Investments:						
Acq. & Const. (Offsite Project)	-	6,751,645	-	-	-	6,751,645
Acq. & Construction - Amenity	-	648,990	-	-	-	648,990
Interest Account	-	40	-	-	-	40
Other	-	351,628	-	-	-	351,628
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	12,452	-	-	-	12,452
Sinking fund	-	49	-	-	-	49
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
<b>TOTAL ASSETS</b>	<b>\$ 227</b>	<b>\$ 10,953,395</b>	<b>\$ -</b>	<b>\$ 8,665,160</b>	<b>\$ 21,435,000</b>	<b>\$ 41,053,782</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 55,372	\$ -	\$ -	\$ -	\$ -	\$ 55,372
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	1,088,178	-	1,486,051	-	-	2,574,229
<b>TOTAL LIABILITIES</b>	<b>1,143,550</b>	<b>-</b>	<b>1,486,051</b>	<b>-</b>	<b>21,435,000</b>	<b>24,064,601</b>

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	10,953,395	-	-	-	-	10,953,395
Unassigned:	(1,143,323)	-	(1,486,051)	8,665,160	-	-	6,035,786
<b>TOTAL FUND BALANCES</b>	<b>(1,143,323)</b>	<b>10,953,395</b>	<b>(1,486,051)</b>	<b>8,665,160</b>	<b>-</b>	<b>-</b>	<b>16,989,181</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 227</b>	<b>\$ 10,953,395</b>	<b>\$ -</b>	<b>\$ 8,665,160</b>	<b>\$ 21,435,000</b>	<b>\$ -</b>	<b>\$ 41,053,782</b>

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ 565,297	\$ -	\$ (565,297)	0.00%
Developer Contribution	-	8,175	8,175	0.00%
<b>TOTAL REVENUES</b>	<b>565,297</b>	<b>8,175</b>	<b>(557,122)</b>	<b>1.45%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	4,800	1,000	3,800	20.83%
ProfServ-Trustee Fees	4,040	-	4,040	0.00%
Disclosure Report	5,000	2,917	2,083	58.34%
District Counsel	4,000	5,328	(1,328)	133.20%
District Engineer	5,000	1,775	3,225	35.50%
District Management	36,000	15,225	20,775	42.29%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	9,000	2,042	6,958	22.69%
Auditing Services	4,600	-	4,600	0.00%
Website Compliance	2,900	-	2,900	0.00%
Postage, Phone, Faxes, Copies	750	311	439	41.47%
Public Officials Insurance	2,600	2,419	181	93.04%
Legal Advertising	3,000	504	2,496	16.80%
Bank Fees	250	181	69	72.40%
Website Administration	1,500	875	625	58.33%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>83,715</b>	<b>55,252</b>	<b>28,463</b>	<b>66.00%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	4,000	-	4,000	0.00%
Utility - StreetLights	13,500	-	13,500	0.00%
<b>Total Utility Services</b>	<b>17,500</b>	<b>-</b>	<b>17,500</b>	<b>0.00%</b>



**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
ProfServ-Pool Maintenance	2,000	-	2,000	0.00%
Waterway Management	10,000	-	10,000	0.00%
Amenity Center Cleaning & Supplies	10,000	-	10,000	0.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	40,000	-	40,000	0.00%
Amenity Center Pest Control	1,500	-	1,500	0.00%
Insurance -Property & Casualty	15,000	2,956	12,044	19.71%
R&M-Other Landscape	15,000	-	15,000	0.00%
Amenity Maintenance & Repairs	1,500	-	1,500	0.00%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Waterway Improvements & Repairs	2,000	-	2,000	0.00%
Plant Replacement Program	1,000	-	1,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>119,500</b>	<b>2,956</b>	<b>116,544</b>	<b>2.47%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,088,257	(1,088,257)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,088,257</b>	<b>(1,088,257)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>220,715</b>	<b>1,146,465</b>	<b>(925,750)</b>	<b>519.43%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	344,582	(1,138,290)	(1,482,872)	-330.34%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	344,582	-	(344,582)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>344,582</b>	<b>-</b>	<b>(344,582)</b>	<b>0.00%</b>
Net change in fund balance	\$ 344,582	\$ (1,138,290)	\$ (2,172,036)	-330.34%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(5,033)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (1,143,323)</b>		

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 187,070	\$ 187,070	0.00%
Special Assmnts- CDD Collected	-	572,140	572,140	0.00%
Special Assmnts- Debt Service	1,225,606	-	(1,225,606)	0.00%
<b>TOTAL REVENUES</b>	<b>1,225,606</b>	<b>759,210</b>	<b>(466,396)</b>	<b>61.95%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,949,847	(2,949,847)	0.00%
<b>Total Construction In Progress</b>	-	2,949,847	(2,949,847)	0.00%
<b><u>Debt Service</u></b>				
Principal Debt Retirement	410,000	-	410,000	0.00%
Interest Expense	815,606	1,228,709	(413,103)	150.65%
<b>Total Debt Service</b>	<b>1,225,606</b>	<b>1,228,709</b>	<b>(3,103)</b>	<b>100.25%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,225,606</b>	<b>4,178,556</b>	<b>(2,952,950)</b>	<b>340.94%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,419,346)	(3,419,346)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>14,372,741</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 10,953,395</b>		

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 270	\$ 270	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>270</b>	<b>270</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment - Phase I</u></b>				
Improvements Other Than Bldgs	-	574,048	(574,048)	0.00%
<b>Total Other Physical Environment - Phase I</b>	<b>-</b>	<b>574,048</b>	<b>(574,048)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	271	(271)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>271</b>	<b>(271)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>574,319</b>	<b>(574,319)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(574,049)	(574,049)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(912,002)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (1,486,051)</b>		

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		8,665,160		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ 8,665,160</u></u>		

## BALM GROVE CDD

### Bank Reconciliation

Bank Account No. 6637 TRUIST - GF Operating  
Statement No. 03-23  
Statement Date 3/31/2023

G/L Balance (LCY)	227.28	Statement Balance	227.28
G/L Balance	227.28	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	227.28
Subtotal	227.28	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	227.28	Ending Balance	227.28
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
3/21/2023		JE000115	Bank Fee - Prior Period	20.97	20.97	0.00
Total Checks				20.97	20.97	0.00
<b>Outstanding Checks</b>						
3/30/2023	Payment	1059	TIMES PUBLISHING COMPANY	0.00	0.00	0.00
Total Outstanding Checks.....				0.00		0.00

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Balm Grove

Date: Tuesday April 25, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	5	0	NA Under site development
TURF FERTILITY	10	10	0	NA
TURF EDGING	5	5	0	NA
WEED CONTROL - TURF AREAS	5	5	0	NA
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	5	0	NA
WEED CONTROL - BED AREAS	5	5	0	NA
PLANT INSECT/DISEASE CONTROL	5	5	0	NA
PRUNING	10	10	0	NA
CLEANLINESS	5	5	0	NA
MULCHING	5	5	0	NA
WATER/IRRIGATION MGMT	8	8	0	NA
CARRYOVERS	5	5	0	NA

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA

**SCORE**

100	100	0	100%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwatz

Supervisor's Signature: \_\_\_\_\_

# BALM GROVE 4/19/23, 12:41 PM

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April 2023 site inspection report.

Wednesday, April 19, 2023

Prepared For Board of Supervisors.

13 Issues Identified



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## ISSUE 1

Assigned To Bryan

The entrance on Shelley Lane &  
CR 672



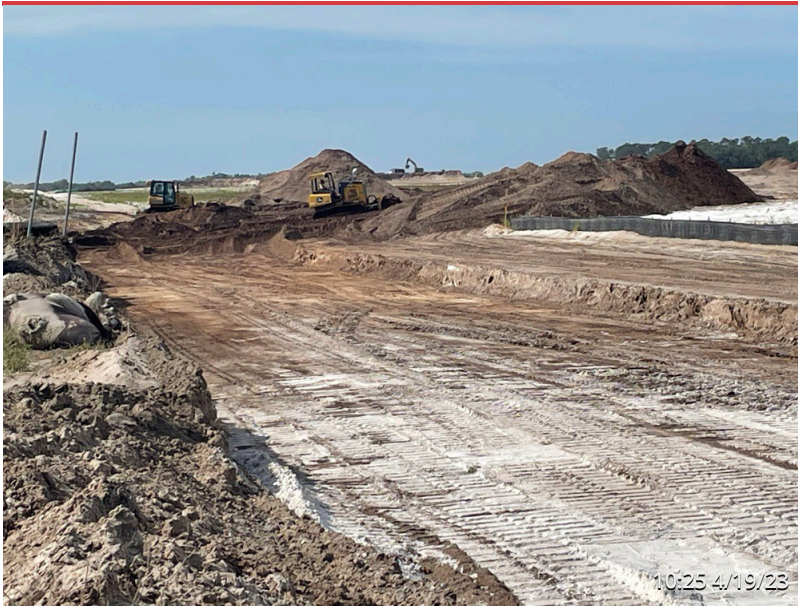
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## ISSUE 2

Assigned To Bryan

Heading South on Shelley Lane  
from the entrance on CR 672





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### ISSUE 3

Assigned To Bryan

Site development just West of Shelley Lane.



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### ISSUE 4

Assigned To Bryan

Site development just west of Shelley Lane.



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### **ISSUE 5**

Assigned To Bryan

Site development just west of Shelley Lane.



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### **ISSUE 6**

Assigned To Bryan

Site development just west of Shelley Lane.





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## ISSUE 7

Assigned To Bryan

Parcel of land just west of Shelley Lane.



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## ISSUE 8

Assigned To Bryan

First pond West of Shelley Lane.



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### **ISSUE 9**

Assigned To Bryan

Heading North just West of Shelley Lane.



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### **ISSUE 10**

Assigned To Bryan

This picture was taken just West & at the Southern end of Shelley Lane.





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### **ISSUE 11**

Assigned To Bryan

This is the last West entrance point on Shelley Lane.



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### **ISSUE 12**

Assigned To Bryan

Heading South near the end of Shelley Lane.



## ISSUE 13

Assigned To Bryan

Heading North on Shelley Lane.