

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 06, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Balm Grove Community Development District

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Service Manager

Regular Meeting Agenda

Thursday, November 06, 2025, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **November 06, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

4. CONSENT AGENDA

- A. Approval of Minutes of October 02, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for September 2025
- C. Acceptance of the Financials and Approval of the Check Register for September 2025
- D. Ratification of Eco-Logic Services Addendum No. 1 to the Environmental Management Agreement
- E. Ratification of Special Warranty Deed

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

B. Consideration of FY26 Final Adopted Budget - Revised to Include Debt Service

On MOTION by Mr. de la Ossa seconded by Ms. Evans , with all in favor, FY26 Final Adopted Budget-Revised to Include Debt Service, was accepted. 5-0

C. Consideration of Resolution 2026-02; Parking and Towing Policy

On MOTION by Mr. de la Ossa seconded by Ms. Evans , with all in favor, Resolution 2026-02; Parking and Towing Policy, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting**
- B. Consideration of Operation and Maintenance for August 2025**
- C. Acceptance of the Financials and Approval of the Check Register for August 2025**

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Gandarilla presented updates/pending items. Discussion ensued.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:51 pm. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ECO-LOGIC SERVICES LLC	8/30/2025	5626	\$1,350.00	\$1,350.00	LAKE MAINT.
INFRAMARK LLC	9/5/2025	158102	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	9/5/2025	158102	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158102	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	9/5/2025	158102	\$2,258.33		FIELD MANAGEMENT
INFRAMARK LLC	9/5/2025	158102	\$350.00		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158102	\$50.00	\$5,591.66	TECHNOLOGY/DATA STORAGE
TIMES PUBLISHING COMPANY	9/24/2025	56766-092425	\$3,075.30	\$3,075.30	LEGAL ADVERTISING
TREE FARM 2, INC.	9/1/2025	10-196683	\$9,622.00	\$9,622.00	LANDSCAPE SERVICES
TREE FARM 2, INC.	9/1/2025	10-196719	\$2,633.00	\$2,633.00	9/2025 LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$22,271.96	\$22,271.96	
Variable Contract					
STRALEY ROBIN VERICKER	9/16/2025	27122	\$1,798.50	\$1,798.50	DISTRICT COUNSEL SERVICES
Variable Contract Subtotal			\$1,798.50	\$1,798.50	
Utilities					
TECO (ACH)	9/15/2025	091525-221009210867	\$139.99	\$139.99	ELECTRIC
TECO (ACH)	9/15/2025	091525-211034391436	\$41.04	\$41.04	ELECTRIC
TECO (ACH)	9/16/2025	091625-164	\$3,309.12	\$3,309.12	ELECTRIC
TECO (ACH)	9/16/2025	091625-0005	\$1,491.43	\$1,491.43	ELECTRIC
TECO (ACH)	9/16/2025	091625-3830	\$182.52	\$182.52	ELECTRIC
TECO (ACH)	8/15/2025	081525-0005	\$1,663.43	\$1,663.43	ELECTRIC
Utilities Subtotal			\$6,827.53	\$6,827.53	
Regular Services					
ALBERTO VIERA	9/4/2025	AV-090425	\$200.00	\$200.00	BOARD 9/4/25
BUSINESS OBSERVER, INC.	9/5/2025	25-02629H	\$94.06	\$94.06	LEGAL ADVERTISING
CARLOS DE LA OSSA	9/4/2025	CO-090425	\$200.00	\$200.00	BOARD 9/4/25
EGIS INSURANCE	9/3/2025	28994	\$6,663.00	\$6,663.00	INSURANCE-POLICY#100125793 10/01/25-10/01/26

BALM GROVE CDD					
Summary of Operations and Maintenance Invoices					

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	9/22/2025	159228	\$21.53	\$21.53	POSTAGE & COPIES
KELLY A EVANS	9/4/2025	KE-090425	\$200.00	\$200.00	BOARD 9/4/25
NICHOLAS J. DISTER	9/4/2025	ND-090425	\$200.00	\$200.00	BOARD 9/4/25
RYAN MOTKO	9/4/2025	RM-090425	\$200.00	\$200.00	BOARD 9/4/25
Regular Services Subtotal			\$7,778.59	\$7,778.59	
Additional Services					
INFRAMARK LLC	8/28/2025	157129	\$380.76	\$380.76	MAIL NOTICES
TREE FARM 2, INC.	8/26/2025	10-196378	\$3,600.00	\$3,600.00	LANDSCAPE SERVICES
TREE FARM 2, INC.	8/31/2025	10-196877	\$830.00	\$830.00	LANDSCAPE SERVICES
Additional Services Subtotal			\$4,810.76	\$4,810.76	
TOTAL			\$43,487.34	\$43,487.34	

Eco-Logic Services LLC

PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
8/30/2025	5626

Bill To

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

Balm Grove

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

Phone # 941-312-1764

Pete@Eco-Logic-Services.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158102

DATE

9/5/2025

BILL TO

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

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/5/2025

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

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	2,258.33		2,258.33
Dissemination Services	1	Ea	350.00		350.00
Technology / Data Storage	1	Ea	50.00		50.00
Subtotal					5,591.66

Subtotal	\$5,591.66
Tax	\$0.00
Total Due	\$5,591.66

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
9/24/25-9/24/25		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
9/24/2025	Deirdre Bonett	TB314445	
Total Amount Due		Invoice Number	
\$3,075.30		56766-092425	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/24/25	9/24/25	56766	Tampa Bay Times , tampabay.com	B Section	Expansion	1	3.00x18.00 IN	\$3,073.30
					Affidavit Fee			\$2.00
9/24/25	9/24/25	56766	Tampa Bay Times , tampabay.com	B Section	Expansion	1	3.00x18.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name	
9/24/25-9/24/25		BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account	
9/24/2025	Deirdre Bonett	TB314445	
Total Amount Due		Invoice Number	
\$3,075.30		56766-092425	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

BALM GROVE CDD
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Expansion was published in said newspaper by print in the issues of 09/24/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this 09/24/2025

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the

Boundary Amendment of the Balm Grove Community Development District

DATE: October 7, 2025

TIME: 9:00 a.m.

LOCATION: A public hearing before the Board of County Commissioners of Hillsborough County on the application will be held on October 7, 2025, at 9:00 A.M. at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. Participation in this public hearing is available in person at the Frederick B. Karl County Center or through communications media technology, as described in the "About the Hearing" section below.

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., October 7, 2025, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance granting a petition to amend the boundaries of the Balm Grove Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 22-20 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 22-20 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Balm Grove Community Development District comprises approximately 288.030 acres, located entirely within Hillsborough County, Florida. It is generally located south of County Road 672, north of Sweat Loop Road, and bifurcated by Balm Wimauma Road. The petitioner has proposed to amend the boundaries of the Balm Grove Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities per Section 190.012, Florida Statutes. After the amendment, the District will comprise approximately 509.769 acres.

Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602.

You may also participate in this public hearing virtually via communications media technology. Anyone who wishes to speak at this public hearing virtually can do so by completing the online Public Comment Signup Form, located at [HCFL.gov/speakup](https://www.hcfl.gov/speakup).

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the **audio-conferencing** process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were provided in person.

You may also submit comments or any documents prior to the meeting by sending them to bocrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, [HCFLGov.net](https://www.hcfl.gov).

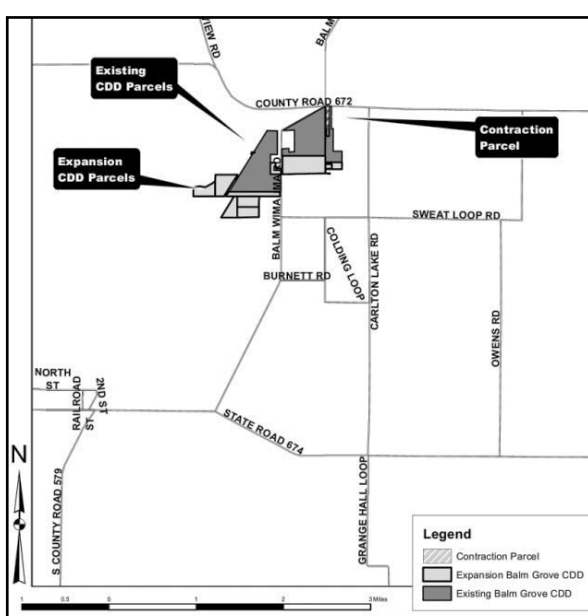
Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The [HCFLGov.net](https://www.hcfl.gov) website by going to [HCFLGov.net/HTVlive](https://www.hcfl.gov/HTVlive)
- Listening to the public hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may e-mail hearings@hcflgov.net or call (813) 307-4739.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the ADA Coordinator at (813) 276-8401 or TTY Relay: 711 no later than 72 hours prior to the proceedings. This meeting is closed captioned for the deaf and hard of hearing.



Powell signals Federal Reserve to move slowly on interest rate cuts

BY CHRISTOPHER RUGABER
Associated Press

WASHINGTON — Federal Reserve Chair Jerome Powell on Tuesday signaled a cautious approach to future interest rate cuts, in sharp contrast with other Fed officials this week

who have called for a more urgent approach.

In remarks in Providence, Rhode Island, Powell noted that there are risks to both of the Fed's goals of seeking maximum employment and stable prices. But with the unemployment rate rising,

he noted, the Fed agreed to cut its key rate last week. Yet he did not signal any further cuts on the horizon.

If the Fed were to cut rates "too aggressively," Powell said, "we could leave the inflation job unfinished and need to reverse course

later" and raise rates. But if the Fed keeps its rate too high for too long, "the labor market could soften unnecessarily," he added.

Powell's remarks echoed the caution he expressed during a news conference last week, after the Fed announced its first rate cut this year. At that time he said, "it's challenging to know what to do."

The careful approach he outlined is quite different from that of some other members of the Fed's rate-setting committee, particularly those who were appointed by President Donald Trump, who are pushing for faster cuts. On Monday, Stephen Miran said the Fed should quickly reduce its rate to as low as 2% to 2.5%, from its current level of about 4.1%. Miran was appointed by Trump this month and rushed through the Senate, taking his seat just hours before the Fed met last Tuesday. He is also a top adviser in the Trump administration and expects to return to the White House after his term expires in January, though Trump could appoint him to a longer term.

And earlier Tuesday, Fed governor Michelle Bowman also said the central bank should cut more quickly. Bowman, who was appointed by Trump in his first term, said inflation appears to be cooling while the job market is stumbling, a combination that would support lower rates.

When the Fed cuts its key rate, it often over time reduces other borrowing costs for things like mortgages, car loans, and business loans.

"It is time for the (Fed) to act decisively and proactively to address decreasing labor market dynamism and emerging signs of fragility," Bowman said in a speech in Asheville, North Carolina. "We are at serious risk of already being behind the curve in addressing deteriorating labor market conditions. Should these conditions continue, I am concerned that we will need to adjust policy at a faster pace and to a larger degree going forward."

Yet Powell's comments showed little sign of such urgency. Other Fed officials have also expressed caution about cutting rates too fast, reflecting deepening divisions on the rate-setting committee.

On Tuesday, Austan Goolsbee, president of the Federal Reserve's Chicago branch, said in an interview on CNBC that the Fed should move slowly given that inflation is above its 2% target.

"With inflation having been over the target for 4 1/2 years in a row, and rising, I think we need to be a little careful with getting overly up-front aggressive," he said.

Last week the Fed cut its key rate for the first time this year to about 4.1% down from about 4.3%, and policymakers signaled they would likely reduce rates twice more. Fed officials said in a statement that their concerns about slower hiring had risen, though they noted that inflation is still above their 2% target.

In a question and answer session, Powell said that tariffs, so far, have had a fairly limited impact on inflation, though he suggested that could change.

He said U.S. companies are paying most of the tariffs, which contradicts Trump administration claims that overseas companies are shouldering the payments. But he said that the pass-through of tariff costs to consumers "has been later and less than we expected."

LEGAL NOTICE

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the

Boundary Amendment of the Balm Grove Community Development District

DATE: October 7, 2025

TIME: 9:00 a.m.

LOCATION: A public hearing before the Board of County Commissioners of Hillsborough County on the application will be held on October 7, 2025, at 9:00 A.M. at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. Participation in this public hearing is available in person at the Frederick B. Karl County Center or through communications media technology, as described in the "About the Hearing" section below.

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., October 7, 2025, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance granting a petition to amend the boundaries of the Balm Grove Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 22-20 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 22-20 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Balm Grove Community Development District comprises approximately 288.030 acres, located entirely within Hillsborough County, Florida. It is generally located south of County Road 672, north of Sweat Loop Road, and bifurcated by Balm Wimauma Road. The petitioner has proposed to amend the boundaries of the Balm Grove Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities per Section 190.012, Florida Statutes. After the amendment, the District will comprise approximately 509.769 acres.

Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602.

You may also participate in this public hearing virtually via communications media technology. Anyone who wishes to speak at this public hearing virtually can do so by completing the online Public Comment Signup Form, located at [HCFL.gov/speakup](https://hcfl.gov/speakup).

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the **audio-conferencing** process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were provided in person.

You may also submit comments or any documents prior to the meeting by sending them to boccrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, HCFLGov.net.

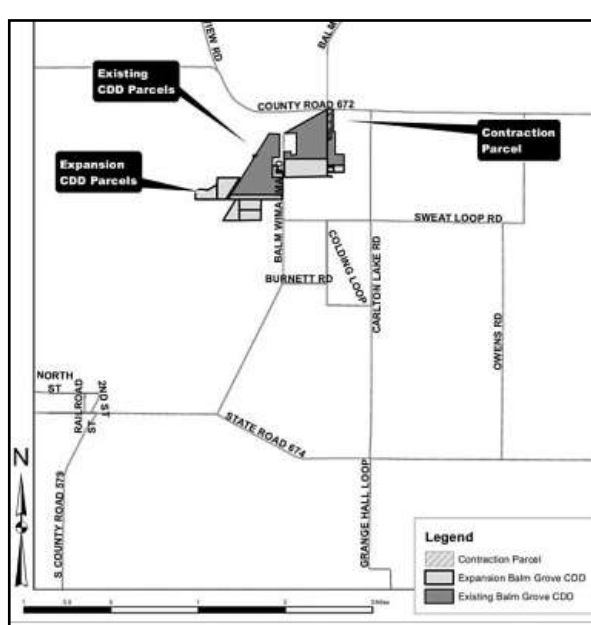
Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/HTV/live
- Listening to the public hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may e-mail hearings@hcflgov.net or call (813) 307-4739.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the ADA Coordinator at (813) 276-8401 or TTY Relay: 711 no later than 72 hours prior to the proceedings. This meeting is closed captioned for the deaf and hard of hearing.



Financial markets

DOW 30 INDUSTRIALS	S&P 500	NASDAQ	RUSSELL 2000	TORONTO EXCHANGE
-88.76	-36.83	-215.50	-5.82	-143.35
46,292.78	6,656.92	22,573.47	2,457.51	29,815.63

Trump cancels meeting with Schumer, Jeffries as government risks shutdown

BY LISA MASCARO
Associated Press

WASHINGTON — President Donald Trump has abruptly canceled this week's planned meeting with congressional Democratic leaders, refusing to negotiate over their demands to shore up health care funds as part of a deal to prevent a potential looming federal government shutdown.

In a lengthy Tuesday social media post, Trump rejected the sit-down that the White House had agreed to a day before. It would have been the first time the Republican president met with the Democratic Party's leaders, Sen. Chuck Schumer and Rep. Hakeem Jeffries, since his return to the White House.

"I have decided that no meeting with their Congressional Leaders could possibly be productive," Trump wrote in the post.

The president complained the Democrats "are threatening to shut down the Government of the United States" unless the Republicans agree to more funding for health care for various groups of people he has criticized. Trump did not close the door on a future sit-down with the Democratic leaders, but he warned of a "long and brutal slog" ahead unless Democrats dropped their demands to salvage health care funds.

The stalemate over a funding deal — or even talks between the White House and Congress to strike a compromise — has quickly intensified the risk of federal closures, starting as soon as next week, ahead of the Oct. 1 deadline for the start of the government's new fiscal year.

The Democratic leaders swiftly accused the Republican president of throwing a tantrum and running away from the situation.

"Trump Always Chickens Out," Jeffries posted on X.

In a post directed at Trump, Schumer said Democrats will sit down and discuss health care "when you're finished ranting."

Schumer said Trump "is running away from the negotiating table before he



In a lengthy Tuesday social media post, President Trump rejected the sit-down that the White House had agreed to a day before. (MARK SCHIEFFELBEIN | Associated Press)



Hakeem Jeffries



Chuck Schumer

even gets there" and would "rather throw a tantrum than do his job."

Trump has been unafraid of shutting down the government and, during his first term, was president over the nation's longest federal closure, during the 2018-19 holiday season, when he was pushing Congress to provide funds for his long-promised U.S.-Mexico border wall.

The president insisted over the weekend that essential services, including those for veterans, would remain open.

Thursday's scheduled meeting would have potentially set up a showdown at the White House, reminiscent of the 2018 funding fight when Trump led an explosive public session with Schumer and Rep. Nancy Pelosi.

Schumer and Jeffries had been demanding a meeting with Trump to work out a compromise over the health care funds, and earlier Tuesday had welcomed plans for this week's meeting.

But the Republican president has been reluctant to enter talks and instructed GOP leaders on Capitol Hill not to negotiate with the Democrats.

House Speaker Mike Johnson's office said that the Democrats are holding government funding "hos-

tage" to their demands for vast amounts of health care funding.

Republicans, who have the majority in both the House and the Senate, have been trying to avoid a shutdown. Johnson had led the passage late last week of a temporary funding measure, which would have kept government offices running into November while talks get underway.

That's the typical way to buy time during funding fights, but the measure failed in the Senate. Democrats refused to support the stopgap bill because it did not include their priorities of health care funds. A Democratic proposal, with the health care money restored, was defeated by Senate Republicans.

The Democratic proposal would extend enhanced health insurance subsidies set to expire at the end of the year, plus reverse Medicaid cuts that were included in Republicans' big tax breaks and spending cuts bill enacted earlier this year.

Republicans have said the Democrats' demands to reverse the Medicaid changes are a nonstarter, but they have also said there is time to address the health insurance subsidy issue in the months ahead.

Congress was sent home amid the logjam, and the House called off next week's session. But Jeffries, in a letter to colleagues, summoned House Democrats back to work on Monday evening, when senators are also expected to resume their session — days before the funding deadline.

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 #
9/1/2025	10-196683

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	9/1/2025	2,950.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance - Additional Areas		2,975.00	9/1/2025	2,975.00
1	Monthly Contracted Landscape Maintenance Services. Services include Fert & Pest Control Program		894.00	9/1/2025	894.00
1	Monthly Contracted Landscape Maintenance Services. Services include Irrigation Management		670.00	9/1/2025	670.00
1	Monthly Contracted Landscape Maintenance Services. Services include General Maintenance added on 3 pond area		2,133.00	9/1/2025	2,133.00

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

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

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 #
9/1/2025	10-196719

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	9/1/2025	2,633.00

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

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

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

September 16, 2025
Client: 001541
Matter: 000001
Invoice #: 27122

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/7/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
8/8/2025	KCH	PREPARE HURRICANE PRE-AUTHORIZATION ADDENDUM WITH CORNERSTONE.	0.8	\$300.00
8/13/2025	MS	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2022 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$39.00
8/15/2025	KCH	PREPARE FOR AND ATTEND PRE-HURRICANE PREPAREDNESS MEETING VIA TEAMS; PREPARE FOR AND ATTEND MONTHLY OPERATIONS MEETING VIA TEAMS.	0.4	\$150.00
8/28/2025	KCH	REVIEW PLATS AND TRACT A EASEMENTS; REVIEW CONVEYANCES RELATED TO SAME; EMAILS WITH C. DELAOSSA REGARDING SAME.	0.7	\$262.50
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/29/2025	LC	REVIEW CORRESPONDENCE AND BUDGET DEFICIT DEVELOPER FUNDING; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
Total Professional Services			5.3	\$1,798.50

September 16, 2025
Client: 001541
Matter: 000001
Invoice #: 27122

Page: 2

Total Services	\$1,798.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,798.50
Previous Balance		\$3,104.00
PAY THIS AMOUNT		\$4,902.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26962	August 15, 2025	\$3,104.00	\$0.00	\$0.00	\$0.00	\$4,902.50
Total Remaining Balance Due						\$4,902.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,798.50	\$3,104.00	\$0.00	\$0.00



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

Statement Date: September 15, 2025

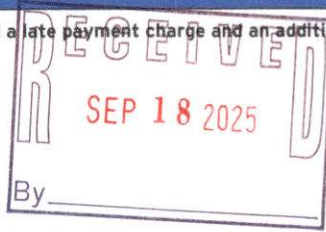
Amount Due: \$139.99
Due Date: October 06, 2025
Account #: 221009210867

DO NOT PAY. Your account will be drafted on October 06, 2025

Account Summary

Current Service Period: August 09, 2025 - September 09, 2025	
Previous Amount Due	\$3.17
Payment(s) Received Since Last Statement	-\$3.17
Current Month's Charges	\$139.99
Amount Due by October 06, 2025	\$139.99

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 **38.46% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

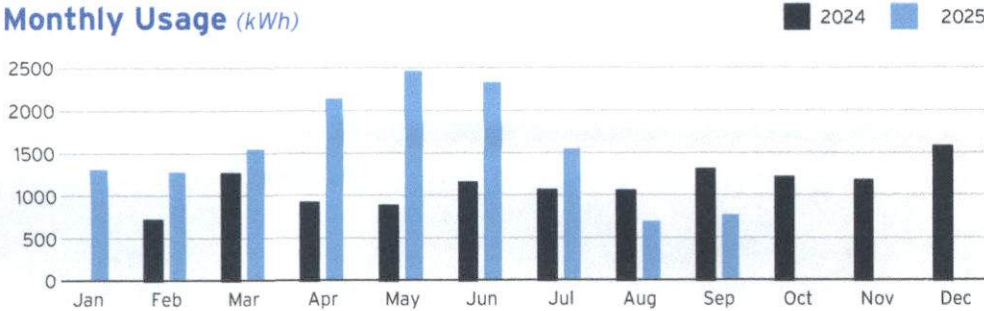
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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 #: 221009210867
Due Date: October 06, 2025

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

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

Amount Due: \$139.99
Payment Amount: \$ _____

672371941716

Your account will be drafted on October 06, 2025

00004445 FTECO109162500322410 00000 02 01000000 11368 004
BALM GROVE COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

00004445-0009988-Page 1 of 8





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

Account #: 221009210867
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Aug 09, 2025 - Sep 09, 2025

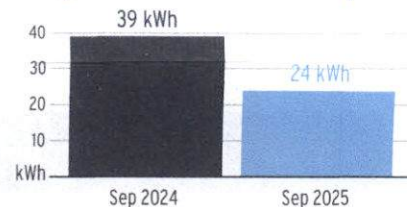
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852833	09/09/2025	26,288	25,520	768 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	768 kWh @ \$0.08641/kWh	\$66.36
Fuel Charge	768 kWh @ \$0.03391/kWh	\$26.04
Storm Protection Charge	768 kWh @ \$0.00577/kWh	\$4.43
Clean Energy Transition Mechanism	768 kWh @ \$0.00418/kWh	\$3.21
Storm Surcharge	768 kWh @ \$0.02121/kWh	\$16.29
Florida Gross Receipt Tax		\$3.50
Electric Service Cost		\$139.99

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$139.99

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.

00004445-0009988-Page 2 of 8



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

Statement Date: September 15, 2025

Amount Due: \$41.04

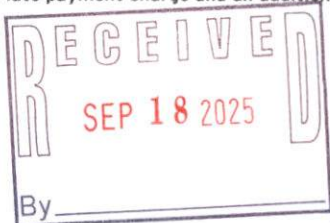
Due Date: October 06, 2025
Account #: 211034391436

DO NOT PAY. Your account will be drafted on October 06, 2025

Account Summary

Current Service Period: August 09, 2025 - September 09, 2025	
Previous Amount Due	\$34.71
Payment(s) Received Since Last Statement	-\$34.71
Current Month's Charges	\$41.04
Amount Due by October 06, 2025	\$41.04

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



Your Energy Insight

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



Scan here to view your account online.

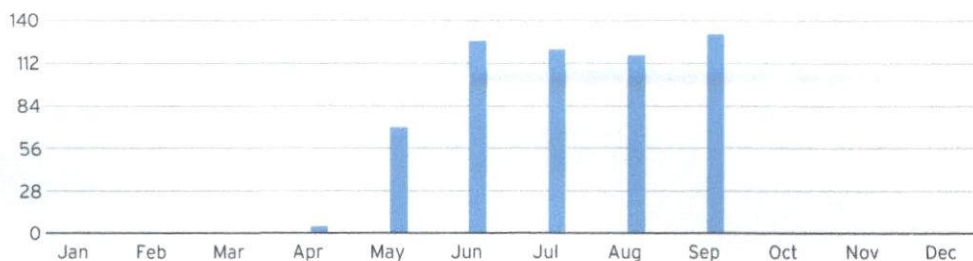
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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 #: 211034391436
Due Date: October 06, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$41.04

Payment Amount: \$ _____

679779336207

Your account will be drafted on October 06, 2025



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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

00004445-0009990-Page 5 of 8



Service For:
 13401 NEW JADE AVE
 LFT STN, RIVERVIEW, FL 33579

Account #: 211034391436
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Meter Read

Meter Location: LIFT STATION

Service Period: Aug 09, 2025 - Sep 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000850481	09/09/2025	571	440	131 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	131 kWh @ \$0.08641/kWh	\$11.32
Fuel Charge	131 kWh @ \$0.03391/kWh	\$4.44
Storm Protection Charge	131 kWh @ \$0.00577/kWh	\$0.76
Clean Energy Transition Mechanism	131 kWh @ \$0.00418/kWh	\$0.55
Storm Surcharge	131 kWh @ \$0.02121/kWh	\$2.78
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.04

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$41.04**

00004445-0009590-Page 6 of 8

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

Ways To Pay Your Bill

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

Contact Us

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

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



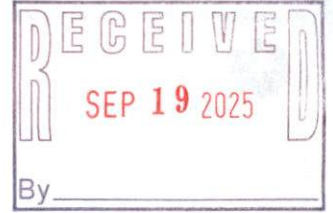
BALM GROVE COMMUNITY DEVELOPMENT
BALM GROVE W PH 1
WIMAUMA, FL 33598

Statement Date: September 16, 2025

Amount Due: \$3,309.12

Due Date: October 07, 2025

Account #: 211031805164



DO NOT PAY. Your account will be drafted on October 07, 2025

Account Summary

Current Service Period: August 12, 2025 - September 10, 2025

Previous Amount Due	\$3,623.12
Payment(s) Received Since Last Statement	-\$3,623.12

Current Month's Charges **\$3,309.12**

Amount Due by October 07, 2025 **\$3,309.12**

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



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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: October 07, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,309.12

Payment Amount: \$ _____

697062138591

Your account will be drafted on October 07, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

00000031-0000315-Page 11 of 26



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

Account #: 211031805164
Statement Date: September 16, 2025
Charges Due: October 07, 2025

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ 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

Total Current Month's Charges \$3,309.12

00000031-0000315-Page 12 of 26

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: September 16, 2025



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

Amount Due: \$1,491.43

Due Date: October 07, 2025

Account #: 211031840005

DO NOT PAY. Your account will be drafted on October 07, 2025

Account Summary

Current Service Period: August 12, 2025 - September 10, 2025

Previous Amount Due \$1,663.43
Payment(s) Received Since Last Statement -\$1,663.43

Current Month's Charges \$1,491.43

Amount Due by October 07, 2025 \$1,491.43

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



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 211031840005

Due Date: October 07, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,491.43

Payment Amount: \$ _____

697062138592

Your account will be drafted on October 07, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

00000031-0000317-Page 15 of 26



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

Account #: 211031840005
Statement Date: September 16, 2025
Charges Due: October 07, 2025

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ 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

Total Current Month's Charges **\$1,491.43**

00000031-0000317-Page 16 of 26

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

Ways To Pay Your Bill

- 

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

In-Person
Find list of Payment Agents at TampaElectric.com
- 

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

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

Phone
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: September 16, 2025

Amount Due: \$182.52

Due Date: October 07, 2025

Account #: 221009453830

DO NOT PAY. Your account will be drafted on October 07, 2025

Account Summary

Current Service Period: August 12, 2025 - September 10, 2025

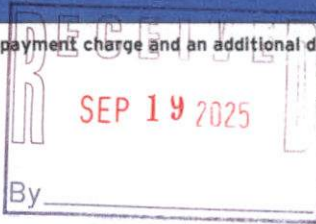
Previous Amount Due \$232.40

Payment(s) Received Since Last Statement -\$232.40

Current Month's Charges \$182.52

Amount Due by October 07, 2025 \$182.52

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 **20.45% lower** than it was in your previous period.



Scan here to view your account online.

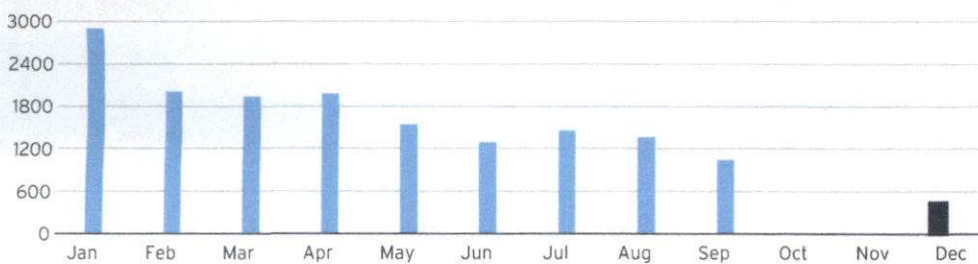
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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: October 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$182.52

Payment Amount: \$ _____

667433661724

Your account will be drafted on October 07, 2025

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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

00000031-0000319-Page 19 of 26



Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: September 16, 2025
Charges Due: October 07, 2025

Meter Read

Meter Location: IRR WELL

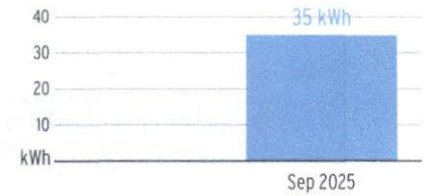
Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	09/10/2025	15,962		14,912		1,050 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,050 kWh @ \$0.08641/kWh	\$90.73
Fuel Charge	1,050 kWh @ \$0.03391/kWh	\$35.61
Storm Protection Charge	1,050 kWh @ \$0.00577/kWh	\$6.06
Clean Energy Transition Mechanism	1,050 kWh @ \$0.00418/kWh	\$4.39
Storm Surcharge	1,050 kWh @ \$0.02121/kWh	\$22.27
Florida Gross Receipt Tax		\$4.56

Electric Service Cost

\$182.52

Important Messages

Total Current Month's Charges

\$182.52

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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



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

Statement Date: August 15, 2025

Amount Due: \$1,663.43

Due Date: September 05, 2025

Account #: 211031840005

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

Account Summary

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

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

Current Month's Charges **\$1,663.43**

Amount Due by September 05, 2025 \$1,663.43

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



Scan here to view your account online.

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



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

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

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

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



Account #: 211031840005

Due Date: September 05, 2025

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

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

Amount Due: \$1,663.43

Payment Amount: \$ _____

692124892125

Your account will be drafted on September 05, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

00000034-0000345-Page 19 of 26



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

Account #: 211031840005
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details

Important Messages

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

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

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

Other Fees and Charges	
Electric Security Deposit	\$172.00
Total Other Fees and Charges	\$172.00

Total Current Month's Charges **\$1,663.43**

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.

00000034-0000345-Page 20 of 26

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: September 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02629H

Date 09/05/2025

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

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

Description

Amount

Serial # 25-02629H Notice of Regular Board Meeting Schedule Fiscal Year 2025-2026 RE: Balm Grove CDD Board of Supervisors Meetings at 2:00 PM on 10/2/25 et al Published: 9/5/2025	\$94.06
--	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$94.06

Payment is expected within 30 days of the first publication date of your notice.

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Balm Grove Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 2025

25-02629H

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

NOTICE

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: September 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

INVOICE



Customer	Balm Grove CDD
Acct #	1096
Date	09/03/2025
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 6,663.00
Payment Amount	
Payment for:	Invoice#28994
	100125793

Thank You

Please detach and return with payment



Customer: Balm Grove CDD

Invoice	Effective	Transaction	Description	Amount
28994	10/01/2025	Renew policy	Policy #100125793 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2025	6,663.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 6,663.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/03/2025



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159228

DATE

9/22/2025

BILL TO

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

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	19	Ea	0.15		2.85
Color Copies	46	Ea	0.39		17.94
Postage	1	Ea	0.74		0.74
Subtotal					21.53

Subtotal	\$21.53
Tax	\$0.00
Total Due	\$21.53

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: September 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: September 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: September 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157129

DATE

8/28/2025

BILL TO

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

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-17-25 \$380.76	1	Ea	380.76		380.76
Subtotal					380.76

Subtotal	\$380.76
Tax	\$0.00
Total Due	\$380.76

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Invoice

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

Date	Invoice #
8/26/2025	10-196378

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	Quote C-8543 Initial Cleanup of all Pink Areas noted on map was provided as discussed with John during drive through. Off - site disposal of all landscape generated debris Approved by John Galbavy 8/19/25		3,600.00	8/26/2025	3,600.00

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	\$3,600.00
Payments/Credits	\$0.00
Balance Due	\$3,600.00

Invoice

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

Date	Invoice #
8/31/2025	10-196877

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	Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:		0.00	8/20/2025	0.00
1	BLUE PEARL AVE.		0.00	8/20/2025	0.00
1	Remove sod demo		150.00	8/20/2025	150.00
1	adding shell a yard		200.00	8/20/2025	200.00
1	weed mat		80.00	8/20/2025	80.00
1	St. Augustine grass a pallet		400.00	8/20/2025	400.00

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	\$830.00
Payments/Credits	\$0.00
Balance Due	\$830.00

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 6,207	\$ -	\$ -	\$ -	\$ -	\$ 6,207
Accounts Receivable	39,405	-	-	-	-	39,405
Due From Other Funds	-	18,580	-	-	-	18,580
Investments:						
Acq. & Const. (Offsite Project)	-	-	142	-	-	142
Acq. & Construction - Amenity	-	-	643,908	-	-	643,908
Acquisition & Construction Account	-	-	4	-	-	4
Other	-	-	228,248	-	-	228,248
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	791,473	-	-	-	791,473
Prepaid Insurance	560	-	-	-	-	560
Utility Deposits	300	-	-	-	-	300
Fixed Assets						
Construction Work In Process	-	-	-	22,128,493	-	22,128,493
Amount To Be Provided	-	-	-	-	20,350,000	20,350,000
TOTAL ASSETS	\$ 46,472	\$ 1,424,416	\$ 872,302	\$ 22,128,493	\$ 20,350,000	\$ 44,821,683

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
LIABILITIES						
Accounts Payable	\$ 52,834	\$ -	\$ -	\$ -	\$ -	\$ 52,834
Accounts Payable - Other	1,480	-	-	-	-	1,480
Bonds Payable	-	-	-	-	20,350,000	20,350,000
Due To Other Funds	2,094	-	16,486	-	-	18,580
Deferred Inflow of Resources	1	-	-	-	-	1
TOTAL LIABILITIES	56,409	-	16,486	-	20,350,000	20,422,895
FUND BALANCES						
Nonspendable:						
Prepaid Insurance	560	-	-	-	-	560
Restricted for:						
Debt Service	-	1,424,416	-	-	-	1,424,416
Capital Projects	-	-	855,816	-	-	855,816
Unassigned:	(10,497)	-	-	22,128,493	-	22,117,996
TOTAL FUND BALANCES	(9,937)	1,424,416	855,816	22,128,493	-	24,398,788
TOTAL LIABILITIES & FUND BALANCES	\$ 46,472	\$ 1,424,416	\$ 872,302	\$ 22,128,493	\$ 20,350,000	\$ 44,821,683

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
Interest - Tax Collector	-	828	828	0.00%
Special Assmnts- Tax Collector	-	135,977	135,977	0.00%
Special Assmnts- CDD Collected	352,425	202,423	(150,002)	57.44%
Developer Contribution	-	39,404	39,404	0.00%
TOTAL REVENUES	352,425	378,657	26,232	107.44%

EXPENDITURES

Administration

Supervisor Fees	12,000	12,000	-	100.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	4,200	-	100.00%
ProfServ-Field Management	27,100	24,842	2,258	91.67%
ProfServ-Info Technology	600	500	100	83.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
District Counsel	15,000	23,545	(8,545)	156.97%
District Engineer	9,500	11,185	(1,685)	117.74%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	27,308	(2,308)	109.23%
Accounting Services	9,000	9,000	-	100.00%
Auditing Services	6,000	4,800	1,200	80.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	497	3	99.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Insurance -Property & Casualty	15,000	-	15,000	0.00%
Legal Advertising	3,500	5,808	(2,308)	165.94%
Bank Fees	200	746	(546)	373.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,250	(50)	104.17%
Miscellaneous Expenses	250	365	(115)	146.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	679	(504)	388.00%
Total Administration	161,825	133,266	28,559	82.35%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Utility - Electric	2,500	16,770	(14,270)	670.80%
Utility - StreetLights	5,000	46,916	(41,916)	938.32%
Total Utility Services	7,500	63,686	(56,186)	849.15%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Janitorial Services	4,500	-	4,500	0.00%
Contracts-Landscape	134,000	93,409	40,591	69.71%
Contracts-Aquatic Control	7,500	19,725	(12,225)	263.00%
Contracts-Pools	500	-	500	0.00%
Insurance - General Liability	3,200	3,314	(114)	103.56%
Other Landscape R&M	9,000	-	9,000	0.00%
Irrigation Repairs & Maintenance	1,000	720	280	72.00%
Janitorial Supplies	7,000	-	7,000	0.00%
Total Other Physical Environment	173,100	117,168	55,932	67.69%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	9,450	550	94.50%
Total Parks and Recreation	10,000	9,450	550	94.50%
<u>Construction In Progress</u>				
Construction in Progress	-	497	(497)	0.00%
Total Construction In Progress	-	497	(497)	0.00%
TOTAL EXPENDITURES	352,425	324,067	28,358	91.95%
Excess (deficiency) of revenues				
Over (under) expenditures	-	54,590	54,590	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(64,527)		
FUND BALANCE, ENDING		\$ (9,937)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 47,221	\$ 47,221	0.00%
Special Assmnts- Tax Collector	-	483,478	483,478	0.00%
Special Assmnts- CDD Collected	788,469	1,023,688	235,219	129.83%
Developer Contribution	-	142,989	142,989	0.00%
TOTAL REVENUES	788,469	1,697,376	908,907	215.27%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	425,000	(425,000)	0.00%
Interest Expense	788,469	795,375	(6,906)	100.88%
Total Debt Service	788,469	1,220,375	(431,906)	154.78%
TOTAL EXPENDITURES	788,469	1,220,375	(431,906)	154.78%
Excess (deficiency) of revenues Over (under) expenditures	-	477,001	477,001	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	12,945	12,945	0.00%
TOTAL FINANCING SOURCES (USES)	-	12,945	12,945	0.00%
Net change in fund balance	\$ -	\$ 489,946	\$ 489,946	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		934,470		
FUND BALANCE, ENDING		\$ 1,424,416		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,149	\$ 37,149	0.00%
TOTAL REVENUES	-	37,149	37,149	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	76,698	(76,698)	0.00%
Total Construction In Progress	-	76,698	(76,698)	0.00%
TOTAL EXPENDITURES	-	76,698	(76,698)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(39,549)	(39,549)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		908,311		
FUND BALANCE, ENDING		\$ 868,762		

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637
Statement No. 25_09

Statement Date 09/30/2025

G/L Account No. 101001 Balance	6,206.65	Statement Balance	12,520.82
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	12,520.82
Subtotal	6,206.65	Outstanding Checks	-6,314.17
Negative Adjustments	0.00	Ending Balance	6,206.65
Ending G/L Balance	6,206.65		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000672	Interest -	Interest Earned	23.00	23.00	0.00
09/18/2025		JE000674	Supervisor Fees	Check -1217 adj JE	200.00	200.00	0.00
Total Deposits					223.00	223.00	0.00

Checks							
							0.00
08/20/2025	Payment	300000	TECO (ACH)	Inv: 081425-0867 ACH	-3.17	-3.17	0.00
08/20/2025	Payment	300001	TECO (ACH)	Inv: 081425-1436 ACH	-34.71	-34.71	0.00
08/29/2025	Payment	300002	TECO (ACH)	Inv: 081525-3830	-232.40	-232.40	0.00
08/29/2025	Payment	300003	TECO (ACH)	Inv: 081525-5164	-3,623.12	-3,623.12	0.00
09/08/2025	Payment	1338	ALBERTO VIERA	Check for Vendor V00015	-200.00	-200.00	0.00
09/08/2025	Payment	1339	CARLOS DE LA OSSA	Check for Vendor V00023	-200.00	-200.00	0.00
09/08/2025	Payment	1340	KELLY A EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
09/08/2025	Payment	1341	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
09/08/2025	Payment	1342	RYAN MOTKO	Check for Vendor V00017	-200.00	-200.00	0.00
09/25/2025	Payment	300009	TECO (ACH)	Inv: 081525-0005	-1,663.43	-1,663.43	0.00
09/30/2025		JE000673	Bank Fees	Service Charges	-214.76	-214.76	0.00
Total Checks					-6,771.59	-6,771.59	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/09/2025	Payment	1317	SPEAREM ENTERPRISES, LLC	Check for Vendor V00043			-225.00
07/14/2025	Payment	1323	RYAN MOTKO	Check for Vendor V00017			-200.00
08/12/2025	Payment	1334	RYAN MOTKO	Check for Vendor V00017			-200.00
08/14/2025	Payment	1336	INFRAMARK LLC	Check for Vendor V00016			-5,595.11
09/17/2025	Payment	1343	BUSINESS OBSERVER, INC.	Check for Vendor V00044			-94.06

Bank Account Statement

Balm Grove CDD

Bank Account No. 6637

Statement No. 25_09

Statement Date

09/30/2025

Total Outstanding Checks

-6,314.17

Outstanding Deposits

Total Outstanding Deposits

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1338	09/08/25	V00015	ALBERTO VIERA	AV-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1339	09/08/25	V00023	CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1340	09/08/25	V00019	KELLY A EVANS	KE-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1341	09/08/25	V00010	NICHOLAS J. DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1342	09/08/25	V00017	RYAN MOTKO	RM-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1343	09/17/25	V00044	BUSINESS OBSERVER, INC.	25-02629H	LEGAL ADVERTISING 09/05/25	LEGAL ADVERTISING	548002-51301	\$94.06
001	300009	09/25/25	V00034	TECO (ACH)	081525-0005	ELECTRIC 07/12/25-08/11/25	ELECTRIC	543041-53150	\$1,663.43
								Fund Total	\$2,757.49

Total Checks Paid	\$2,757.49
--------------------------	-------------------

Addendum No. 1 to the Environmental Management Agreement

This Addendum No. 1 to the Environmental Management Agreement (this “**Addendum**”) is made and entered into as of October 8, 2025, by and between the **Balm Grove Community Development District** (the “**District**”) and **Eco-Logic Services, LLC**, a Florida limited liability company, whose principal mailing address is PO Box 18204, Sarasota, FL 34276 (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Environmental Management Agreement dated May 8, 2024 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District desires to add a new service area to the current contracted service area for aquatics maintenance services. The parties now desire the Agreement to include the services for this area and to update the compensation accordingly. The Contractor submitted a proposal for such additional services.

The District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum.
2. **Addition to Scope of Services.** Contractor agrees to provide aquatics maintenance services for the additional service area (East Phase – Phase 3 Lakes) as more fully described and shown in the proposal and map attached hereto as **Exhibit “A.”** Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Exhibit A.
3. **Additional Compensation for Additional Services.** Contractor shall perform the additional ongoing monthly maintenance services of the Phase 3 Lakes for the additional monthly amount of One Thousand Three Hundred Seventy-Five Dollars and Zero Cents (**\$1,375.00**).
 - a. **Monthly Maintenance of Phase 3 Lakes = \$1,375.00 per month**
 - b. NEW Total Contract Price Per Month = \$2,725.00
 - c. NEW Total Contract Price Per Year = \$32,700.00
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF the undersigned have executed this Addendum effective as of the date written above.

Eco-Logic Services, LLC

Signed by:
Matt Nabor

Name: Matt Nabor
Title: Environmental Manager

**Sherwood Manor
Community Development District**

Signed by:
Carlos de la Ossa

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors



ADDENDUM FOR ENVIRONMENTAL SERVICES

Proposal Date: October 7, 2025

“Client”

Name: Balm Grove CDD
Address: c/o Inframark
313 Campus Street
Celebration, FL 34747
Phone: 656-209-7919
Representative: Mr. Arturo Gandarilla
Email: AGandarilla@inframark.com

“Eco-Logic Services”

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 340-9893
Representative: Matt Nabor
Email: Matt@Eco-Logic-Services.com

Project: Balm Grove- East Phase
Project Location: Wimauma, FL
Fee Type: Unit price per attached Scope of Services
Retainer: No
Special Conditions:

All work under this Addendum is subject to the special conditions described in the original Agreement for Environmental Services between Balm Grove CDD and Eco-Logic Services dated 20 April 2024.

Scope of Services:

This addendum will allow Eco-Logic Services to add maintenance of the five stormwater retention ponds (Lakes NE-A, NE-B, NW, SW, and S-A – shaded light blue on Figure 1). Methods and schedules will be consistent with those in the original contract.

Lake Maintenance

Phase 3 Lakes 12 events per year at \$1,375/event

Eco-Logic Services LLC

By:
Print Name: Matt Nabor
Title: Environmental Manager
Date: October 7, 2025

Signed by:
By:
Print Name: Carlos de la Ossa
Title: Chair
Date: 10/22/2025

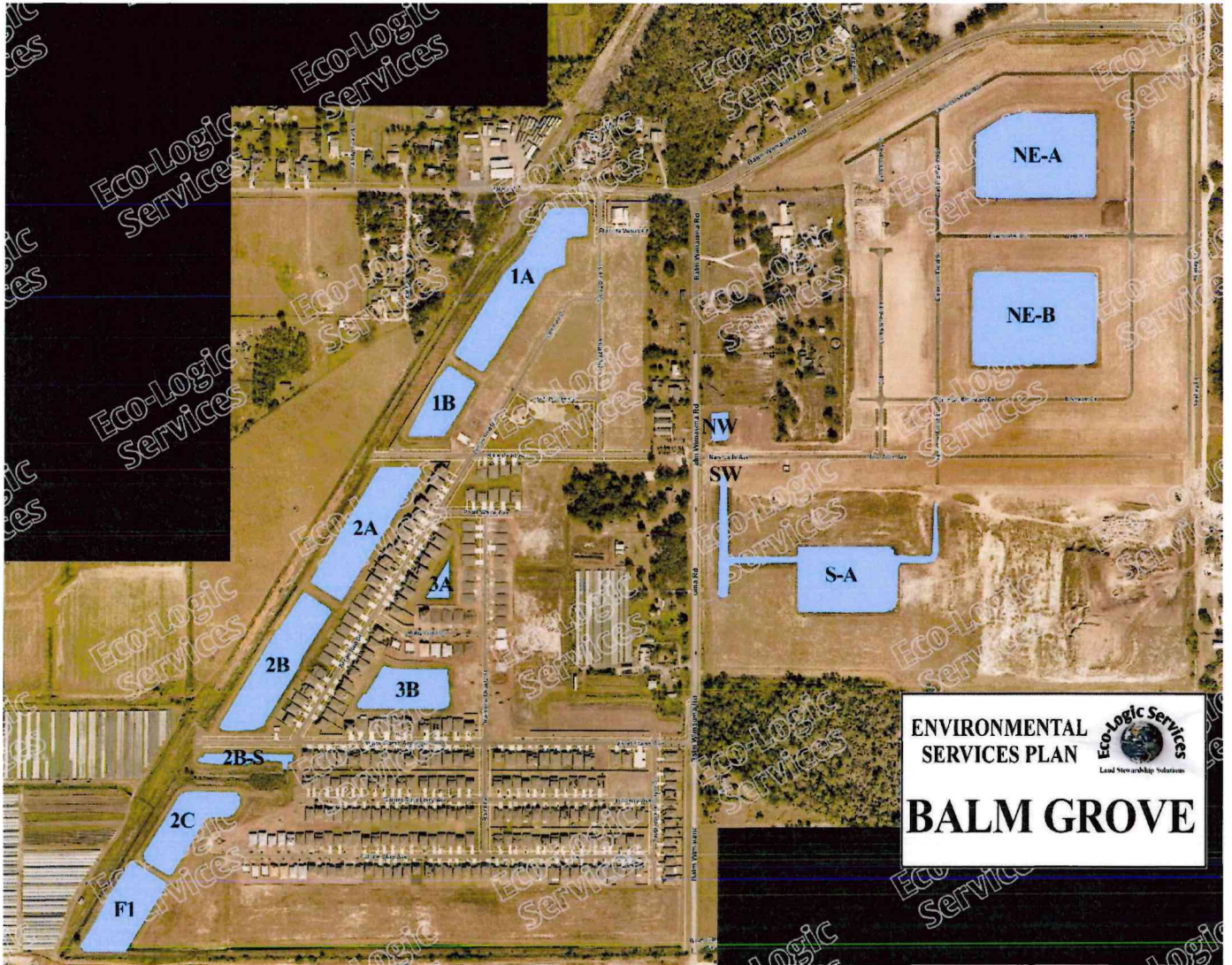


Figure 1. Site Plan showing the location of the proposed work areas.

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 15 day of October, 2025, by **Balm Grove, LLC**, a Florida limited liability company (“**Grantor**”), whose address is 111 S. Armenia Avenue, Tampa, Florida 33609, in favor of **Balm Grove Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property located in Hillsborough County, Florida:

Tracts C-1, C-2, D-1, D-2, E-1, E-2 and E-3, of Balm Grove East, according to the Map or Plat thereof as recorded in Plat Book 148, Pages 2 through 27, of the Public Records of Hillsborough County, Florida (“**Property**”)

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.


AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.


Signed, Sealed and Delivered in the Presence of:

Balm Grove, LLC
a Florida limited liability company


Name: Tiffany Jennings
Address: 111 S. Armenia Ave.
Tampa, FL 33609

By: Eisenhower Management, Inc.
a Florida corporation
Manager


Nicholas Dister
Vice President


Name: Austin Berns
Address: 111 S. Armenia Ave.
Tampa, FL 33609

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this October 15, 2025, by Nicholas Dister, as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of Balm Grove, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.




Notary Public Signature

Tiffany Jennings
Notary Stamp



BALM GROVE CDD

FIELD INSPECTION- CORNERSTONE

Wednesday, October 15, 2025 Prepared

For Board Of Supervisors

11 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

a Granular fertilizer application is
scheduled for 11/3/25

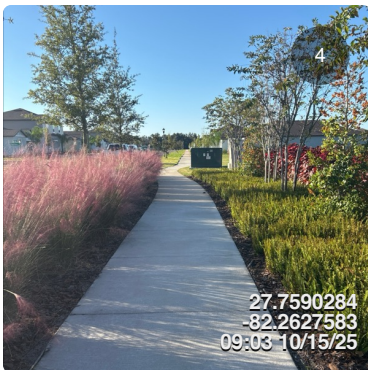
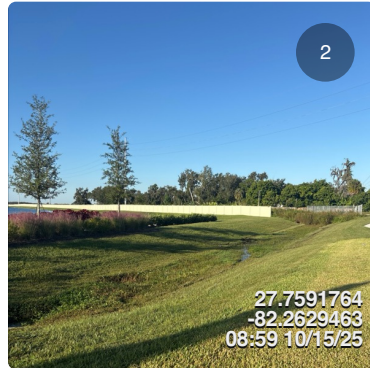
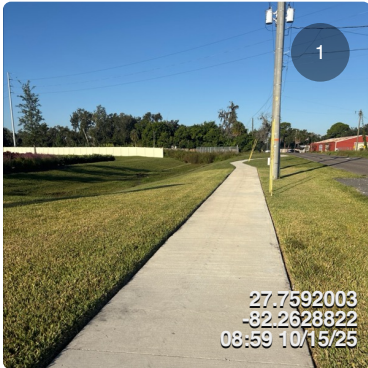
completed
not completed/no response
monitoring/scheduled

Item 1- Topaz Blue

Assigned To: Cornerstone

Balm Grove – Entrance (Off Balm Road and Topaz Blue)

- Entrance is well maintained.
- Sidewalks are nicely edged, blown off, and weed free.
- Plant material is well maintained; color looks good and fertility is good.
- Turf fertility needs minor improvement, but overall appearance is healthy and consistent.
- Ditch area out front is well maintained; it's being weeded regularly and kept low, providing a clean and neat appearance that enhances the overall look of the community.

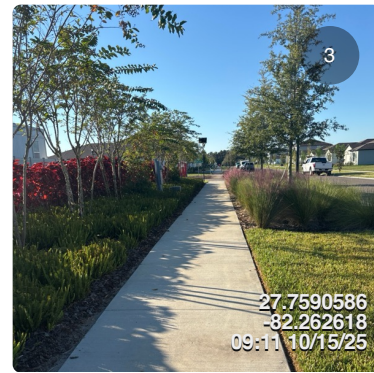
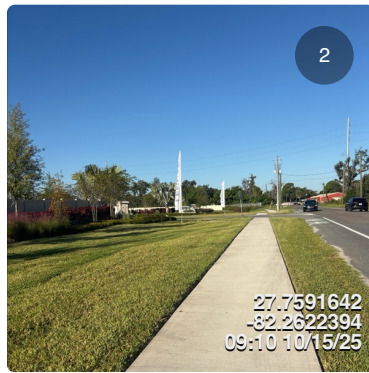
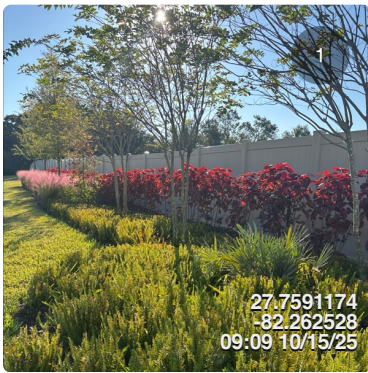


Item 2- Topaz Blue

Assigned To: Cornerstone

Balm Grove – Exit Side of Entrance

- Area is well maintained.
- Plant material looks great; color is vibrant and overall health is good.
- Sidewalks are nicely edged, blown off, and weed free.
- Turf fertility needs slight improvement, but overall turf condition is good.
- Area between the plant material and the construction trailer is also well maintained and kept clean, showing consistent attention to detail.

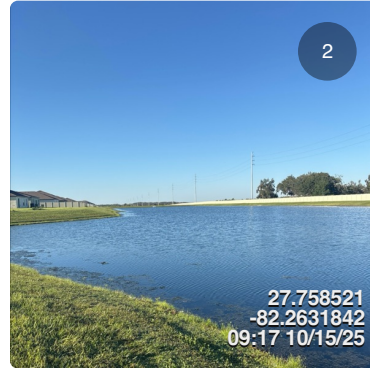
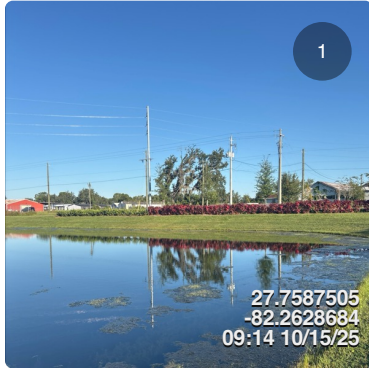


Item 3- Pond 1

Assigned To: Eco Logic

Balm Grove – Pond Area

- Pond was recently treated for filamentous algae and shoreline weeds.
- Pond scum typically takes 7–10 days to settle and drop to the bottom after treatment.
- Overall, the pond is well maintained and in good condition.

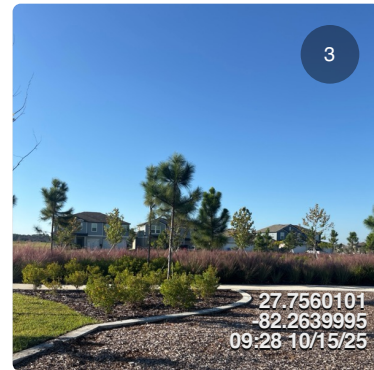
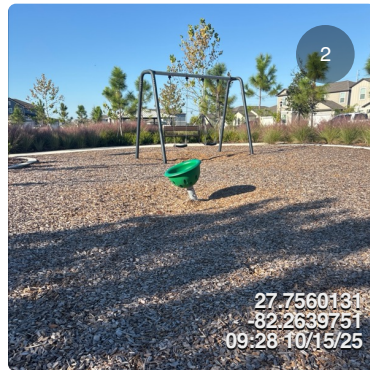
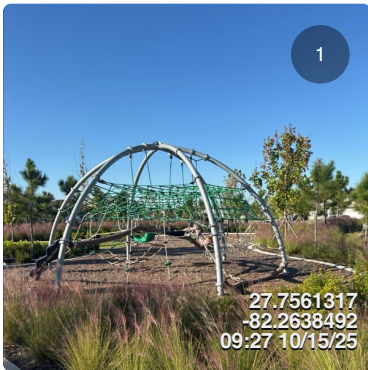


Item 4- Playground

Assigned To: Cornerstone

Balm Grove – Playground Area (Between Goldstone Ct. and Blue Pearl)

- Playground area is well maintained.
- Mulch area is clean and weed free.
- Plant material looks great and is in healthy condition.
- Sidewalks are clean, edged, and weed free.
- Overall, the area presents very well and is being properly maintained.



Item 5- Blue Pearl Ave

Assigned To: Cornerstone

Balm Grove – Blue Pearl Ave (Next to Open Field)

- Roadway is well maintained, clean, and nicely blown off.
- Turf area is well maintained and evenly mowed.
- Cornerstone is doing a good job with edging and keeping sidewalks weed free.
- Turf fertility needs some improvement, but overall condition is healthy and consistent.
- Trees look good and are in healthy condition.

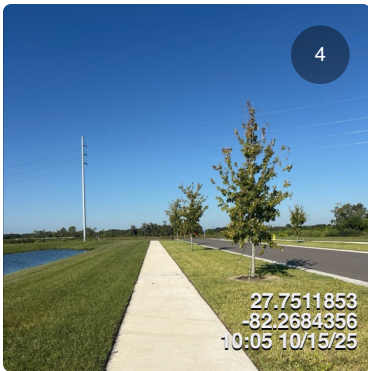
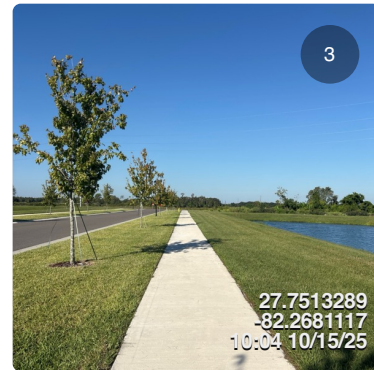
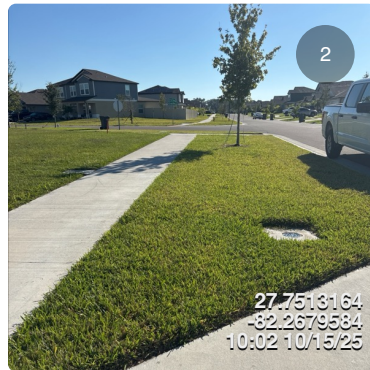
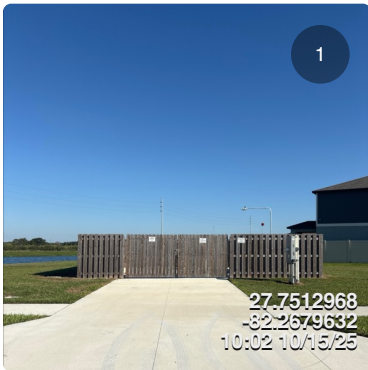


Item 6- Lift station

Assigned To: Cornerstone

Location: Lift Station off Violet Flame

- Lift Station: Well maintained
- Turf Area: In good condition; nicely edged and cleanly blown off
- Sidewalks: Clean and well maintained
- Trees: Healthy appearance; fertility looks good
- Overall Condition: Area is well maintained

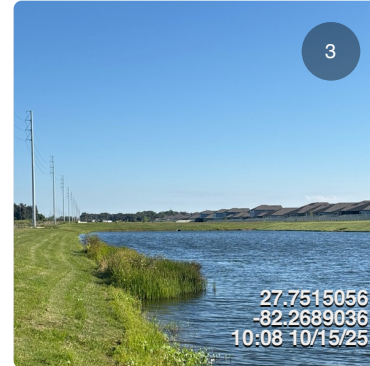
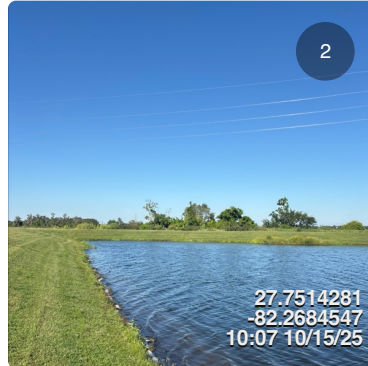
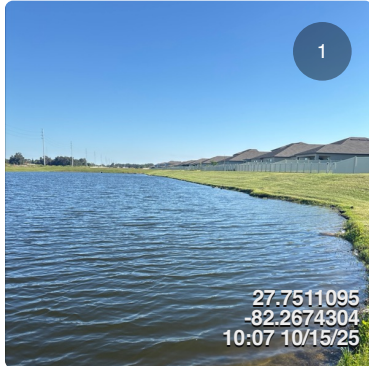


Item 7- Pond

Assigned To: Eco Logic

Location: Pond 3 – Next to Violet Flame


- Pond Condition: Well maintained
- Aquatic Plants: The overgrown plant visible in the photo is an aquatic species beneficial for the pond's ecosystem
- Overall Condition: Area is in good condition and properly maintained

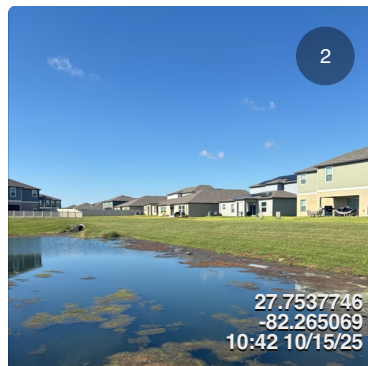
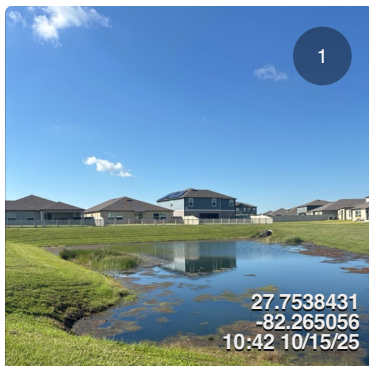


Item 8- Pond-8

Due By: Thursday, October 30, 2025

Assigned To: Eco Logic

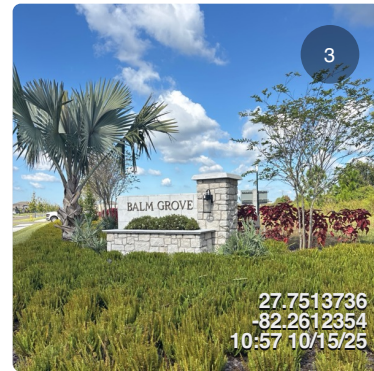
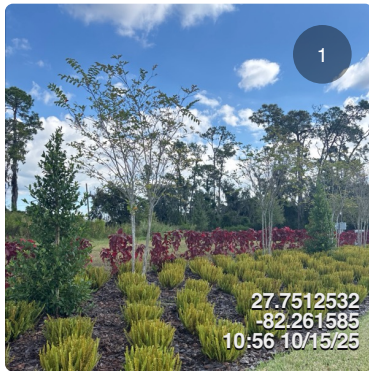
- **Algae Treatment:** The pond has been treated for filamentous algae.
- **Current Condition:** The pond scum visible on the surface is a normal result of the treatment process.
- **Expected Outcome:** It typically takes about 7–10 days for the treated algae to settle to the bottom of the pond.
- **Additional Concern:** There is a noticeable amount of trash and debris in the pond that needs to be removed. 



Item 9- Violet Flame Ave

Assigned To: Cornerstone

- Overall Condition: Area is well maintained.
- Plant Material: Healthy and in good condition.
- Fertility: Overall fertility looks good.
- Turf: Turf shows some discoloration. We had similar issues noted one to two months ago, and Cornerstone was to conduct a soil sample — we are still waiting for their results. The current color variation may also be related to seasonal changes as we transition into fall and winter.
- Entrance Monuments: Both monuments are well maintained and in good condition.



Item 10- New Jade Ave

Assigned To: Cornerstone

- Location: Entrance of Balm Wimauma Road and New Jade Avenue.
- Work in Progress: New plant, tree, and sod installation has begun.



Item 11- Shelley Ln

Assigned To: Cornerstone

Location:

Entrance of CR-672 and Shelley Ln

Observation:

- Landscaping looks good and well maintained.
- Monument is clean and in good condition.

Notes:

All work in this area was recently installed by Cornerstone.

