

Balm Grove Community Development District

June 04, 2026

Agenda Package

TEAMS MEETING INFORMATION

[Join the meeting now](#)

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

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

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Balm Grove Community Development District

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Service Manager
Rollamay Turkoane, District Manager
Brooke (Chapman) Jones, District Manager

Regular Meeting Agenda

Thursday, June 04, 2026, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **June 04, 2026 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

A. Annual Arbitrage Reports

- i. Year # 1 - March 3, 2022 to March 3, 2023
- ii. Year # 2 - March 3, 2023 to March 3, 2024
- iii. Year # 3 - March 3, 2024 to March 3, 2025
- iv. Year # 4 - March 3, 2025 to March 3, 2026

4. CONSENT AGENDA

- A. Approval of Minutes of May 07, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance for April 2026
- C. Acceptance of the Financials and Approval of the Check Register for April 2026
- D. Ratification of Salva Tree Cutting Service Proposal #2025-103 (\$6,000.00)
- E. Ratification of McCall Pest & Wildlife Proposal #59617805 (\$483.75)

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 13, 2026

Balm Grove Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: \$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period March 3, 2022 to March 3, 2023

Dear Balm Grove Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$21,435,000 Balm Grove Community Development District (Hillsborough County, Florida) ("District"), Special Assessment Bonds, Series 2022 (Series 2022 Project) ("Series 2022") for the period March 3, 2022 to March 3, 2023 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period March 3, 2022 to March 3, 2023

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Notes and Assumptions

- a) The issue date of the Series 2022 is March 3, 2022.
- b) The end of the first Bond Year for the Series 2022 is March 3, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of March 3, 2023 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used to: (i) provide funds to pay a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (ii) fund a deposit to the Series 2022 Reserve Account, and (iii) pay the costs of issuance of Series 2022.

Source Information

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Source Information (continued)

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Balm Grove Community Development District earned the computations earned \$362,719.18 less on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022** during such period.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Annual Arbitrage Report
For the Period March 3, 2022 to March 3, 2023

May 13, 2026

\$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022)

Sources and Uses of Funds Upon Issuance of Series 2022

Sources of Funds

Principal Amount of Series 2022	<u>\$21,435,000.00</u>
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Uses of Funds

Deposit to Amenity Project Subaccount within Series 2022 Acquisition & Constuction Account	\$750,000.00
Deposit to Offsite Project Subaccount within Series 2022 Acquisition & Constuction Account	13,330,000.00
Deposit to West Parcel Project Subaccount within Series 2022 Acquisition & Constuction Account	2,000,000.00
Deposit to General Subaccount within Series 2022 Acquisition & Constuction Account	4,123,412.50
Deposit to Series 2022 Reserve Account	614,362.50
Costs of Issuance, including Underwriter's Discount	<u>617,225.00</u>
Total Uses of Funds	<u>\$21,435,000.00</u>

Note:

(1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Pricing Report - Series 2022

Dated Date: 3/3/2022
 Issuance Date: 3/3/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+) Discount (-)	Production
11/1/2022	\$675,000.00	3.250%	3.250%	100.00%	446.25	\$0.00	\$675,000.00
11/1/2023	410,000.00	3.250%	3.250%	100.00%	681.06	0.00	410,000.00
11/1/2024	425,000.00	3.250%	3.250%	100.00%	1,130.97	0.00	425,000.00
11/1/2025	440,000.00	3.250%	3.250%	100.00%	1,610.89	0.00	440,000.00
11/1/2026	450,000.00	3.250%	3.250%	100.00%	2,097.50	0.00	450,000.00
11/1/2027	465,000.00	3.250%	3.250%	100.00%	2,632.42	0.00	465,000.00
11/1/2028	480,000.00	3.625%	3.625%	100.00%	3,197.33	0.00	480,000.00
11/1/2029	500,000.00	3.625%	3.625%	100.00%	3,830.56	0.00	500,000.00
11/1/2030	515,000.00	3.625%	3.625%	100.00%	4,460.47	0.00	515,000.00
11/1/2031	535,000.00	3.625%	3.625%	100.00%	5,168.69	0.00	535,000.00
11/1/2032	555,000.00	3.625%	3.625%	100.00%	5,916.92	0.00	555,000.00
11/1/2033	575,000.00	4.000%	4.000%	100.00%	6,705.14	0.00	575,000.00
11/1/2034	600,000.00	4.000%	4.000%	100.00%	7,596.67	0.00	600,000.00
11/1/2035	625,000.00	4.000%	4.000%	100.00%	8,538.19	0.00	625,000.00
11/1/2036	650,000.00	4.000%	4.000%	100.00%	9,529.72	0.00	650,000.00
11/1/2037	675,000.00	4.000%	4.000%	100.00%	10,571.25	0.00	675,000.00
11/1/2038	700,000.00	4.000%	4.000%	100.00%	11,662.78	0.00	700,000.00
11/1/2039	730,000.00	4.000%	4.000%	100.00%	12,892.61	0.00	730,000.00
11/1/2040	760,000.00	4.000%	4.000%	100.00%	14,182.44	0.00	760,000.00
11/1/2041	790,000.00	4.000%	4.000%	100.00%	15,532.28	0.00	790,000.00
11/1/2042	820,000.00	4.000%	4.000%	100.00%	16,942.11	0.00	820,000.00
11/1/2043	850,000.00	4.125%	4.125%	100.00%	18,411.94	0.00	850,000.00
11/1/2044	885,000.00	4.125%	4.125%	100.00%	20,055.08	0.00	885,000.00
11/1/2045	925,000.00	4.125%	4.125%	100.00%	21,886.53	0.00	925,000.00
11/1/2046	960,000.00	4.125%	4.125%	100.00%	23,674.67	0.00	960,000.00
11/1/2047	1,000,000.00	4.125%	4.125%	100.00%	25,661.11	0.00	1,000,000.00
11/1/2048	1,045,000.00	4.125%	4.125%	100.00%	27,860.86	0.00	1,045,000.00
11/1/2049	1,085,000.00	4.125%	4.125%	100.00%	30,012.31	0.00	1,085,000.00
11/1/2050	1,130,000.00	4.125%	4.125%	100.00%	32,387.06	0.00	1,130,000.00
11/1/2051	<u>1,180,000.00</u>	4.125%	4.125%	100.00%	<u>35,000.11</u>	<u>0.00</u>	<u>1,180,000.00</u>
Total	<u>\$21,435,000.00</u>				<u>380,275.92</u>	<u>\$0.00</u>	<u>\$21,435,000.00</u>

Principal Amount	\$21,435,000.00
OIP (+)/	
OIP (-)	<u>0.00</u>
	<u>\$21,435,000.00</u>
Gross Interest Cost	\$15,355,578.23
OIP (-)/	
OID (+)	<u>0.00</u>
	<u>\$15,355,578.23</u>
NIC %	4.0380%
Bond Years	380,275.92
Average Coupon	4.0380%
Average Life (Years)	17.74

Note:
 (1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Series 2022 - Debt Service Payable

Dated Date: 3/3/2022
 First Interest
 Payment Date: 11/1/2022

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Total Debt
11/1/2022	\$675,000.00	3.250%	\$553,709.48	\$1,228,709.48	\$1,228,709.51
5/1/2023			407,803.13	407,803.13	
11/1/2023	410,000.00	3.250%	407,803.13	817,803.13	1,225,606.25
5/1/2024			401,140.63	401,140.63	
11/1/2024	425,000.00	3.250%	401,140.63	826,140.63	1,227,281.25
5/1/2025			394,234.38	394,234.38	
11/1/2025	440,000.00	3.250%	394,234.38	834,234.38	1,228,468.75
5/1/2026			387,084.38	387,084.38	
11/1/2026	450,000.00	3.250%	387,084.38	837,084.38	1,224,168.75
5/1/2027			379,771.88	379,771.88	
11/1/2027	465,000.00	3.250%	379,771.88	844,771.88	1,224,543.75
5/1/2028			372,215.63	372,215.63	
11/1/2028	480,000.00	3.625%	372,215.63	852,215.63	1,224,431.25
5/1/2029			363,515.63	363,515.63	
11/1/2029	500,000.00	3.625%	363,515.63	863,515.63	1,227,031.25
5/1/2030			354,453.13	354,453.13	
11/1/2030	515,000.00	3.625%	354,453.13	869,453.13	1,223,906.25
5/1/2031			345,118.75	345,118.75	
11/1/2031	535,000.00	3.625%	345,118.75	880,118.75	1,225,237.50
5/1/2032			335,421.88	335,421.88	
11/1/2032	555,000.00	3.625%	335,421.88	890,421.88	1,225,843.75
5/1/2033			325,362.50	325,362.50	
11/1/2033	575,000.00	4.000%	325,362.50	900,362.50	1,225,725.00
5/1/2034			313,862.50	313,862.50	
11/1/2034	600,000.00	4.000%	313,862.50	913,862.50	1,227,725.00
5/1/2035			301,862.50	301,862.50	
11/1/2035	625,000.00	4.000%	301,862.50	926,862.50	1,228,725.00
5/1/2036			289,362.50	289,362.50	
11/1/2036	650,000.00	4.000%	289,362.50	939,362.50	1,228,725.00
5/1/2037			276,362.50	276,362.50	
11/1/2037	675,000.00	4.000%	276,362.50	951,362.50	1,227,725.00
5/1/2038			262,862.50	262,862.50	
11/1/2038	700,000.00	4.000%	262,862.50	962,862.50	1,225,725.00
5/1/2039			248,862.50	248,862.50	
11/1/2039	730,000.00	4.000%	248,862.50	978,862.50	1,227,725.00
5/1/2040			234,262.50	234,262.50	
11/1/2040	760,000.00	4.000%	234,262.50	994,262.50	1,228,525.00
5/1/2041			219,062.50	219,062.50	
11/1/2041	790,000.00	4.000%	219,062.50	1,009,062.50	1,228,125.00
5/1/2042			203,262.50	203,262.50	
11/1/2042	820,000.00	4.000%	203,262.50	1,023,262.50	1,226,525.00
5/1/2043			186,862.50	186,862.50	
11/1/2043	850,000.00	4.125%	186,862.50	1,036,862.50	1,223,725.00
5/1/2044			169,331.25	169,331.25	
11/1/2044	885,000.00	4.125%	169,331.25	1,054,331.25	1,223,662.50
5/1/2045			151,078.13	151,078.13	
11/1/2045	925,000.00	4.125%	151,078.13	1,076,078.13	1,227,156.25
5/1/2046			132,000.00	132,000.00	
11/1/2046	960,000.00	4.125%	132,000.00	1,092,000.00	1,224,000.00
5/1/2047			112,200.00	112,200.00	
11/1/2047	1,000,000.00	4.125%	112,200.00	1,112,200.00	1,224,400.00
5/1/2048			91,575.00	91,575.00	
11/1/2048	1,045,000.00	4.125%	91,575.00	1,136,575.00	1,228,150.00
5/1/2049			70,021.88	70,021.88	
11/1/2049	1,085,000.00	4.125%	70,021.88	1,155,021.88	1,225,043.75
5/1/2050			47,643.75	47,643.75	
11/1/2050	1,130,000.00	4.125%	47,643.75	1,177,643.75	1,225,287.50
5/1/2051			24,337.50	24,337.50	
11/1/2051	1,180,000.00	4.125%	24,337.50	1,204,337.50	1,228,675.00
Total	\$21,435,000.00		\$15,355,578.23	\$36,790,578.23	\$36,790,578.26

Note: (1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Proof of Yield - Series 2022

P.V. Date: 3/3/2022
 Series 2022 Yield: 4.01955016%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
11/1/2022	\$1,228,709.48	238	0.97403292	\$1,196,803.48
5/1/2023	407,803.13	418	0.95484272	389,387.85
11/1/2023	817,803.13	598	0.93603061	765,488.76
5/1/2024	401,140.63	778	0.91758914	368,082.28
11/1/2024	826,140.63	958	0.89951099	743,122.57
5/1/2025	394,234.38	1138	0.88178901	347,631.54
11/1/2025	834,234.38	1318	0.86441619	721,125.70
5/1/2026	387,084.38	1498	0.84738565	328,009.74
11/1/2026	837,084.38	1678	0.83069063	695,358.15
5/1/2027	379,771.88	1858	0.81432454	309,257.56
11/1/2027	844,771.88	2038	0.79828089	674,365.25
5/1/2028	372,215.63	2218	0.78255333	291,278.58
11/1/2028	852,215.63	2398	0.76713563	653,764.97
5/1/2029	363,515.63	2578	0.75202168	273,371.63
11/1/2029	863,515.63	2758	0.73720551	636,588.48
5/1/2030	354,453.13	2938	0.72268124	256,156.63
11/1/2030	869,453.13	3118	0.70844313	615,958.09
5/1/2031	345,118.75	3298	0.69448553	239,679.98
11/1/2031	880,118.75	3478	0.68080293	599,187.42
5/1/2032	335,421.88	3658	0.66738989	223,857.17
11/1/2032	890,421.88	3838	0.65424112	582,550.60
5/1/2033	325,362.50	4018	0.64135139	208,671.69
11/1/2033	900,362.50	4198	0.62871562	566,071.97
5/1/2034	313,862.50	4378	0.61632880	193,442.50
11/1/2034	913,862.50	4558	0.60418602	552,142.95
5/1/2035	301,862.50	4738	0.59228248	178,787.87
11/1/2035	926,862.50	4918	0.58061345	538,148.84
5/1/2036	289,362.50	5098	0.56917433	164,697.71
11/1/2036	939,362.50	5278	0.55796058	524,127.24
5/1/2037	276,362.50	5458	0.54696775	151,161.38
11/1/2037	951,362.50	5638	0.53619151	510,112.50
5/1/2038	262,862.50	5818	0.52562758	138,167.78
11/1/2038	962,862.50	5998	0.51527177	496,135.87
5/1/2039	248,862.50	6178	0.50512000	125,705.43
11/1/2039	978,862.50	6358	0.49516823	484,701.61
5/1/2040	234,262.50	6538	0.48541253	113,713.95
11/1/2040	994,262.50	6718	0.47584904	473,118.85
5/1/2041	219,062.50	6898	0.46647396	102,186.95
11/1/2041	1,009,062.50	7078	0.45728359	461,427.72
5/1/2042	203,262.50	7258	0.44827428	91,117.35
11/1/2042	1,023,262.50	7438	0.43944248	449,665.01
5/1/2043	186,862.50	7618	0.43078467	80,497.50
11/1/2043	1,036,862.50	7798	0.42229745	437,864.38
5/1/2044	169,331.25	7978	0.41397743	70,099.32
11/1/2044	1,054,331.25	8158	0.40582133	427,870.11
5/1/2045	151,078.13	8338	0.39782593	60,102.80
11/1/2045	1,076,078.13	8518	0.38998804	419,657.60
5/1/2046	132,000.00	8698	0.38230458	50,464.20
11/1/2046	1,092,000.00	8878	0.37477250	409,251.57
5/1/2047	112,200.00	9058	0.36738881	41,221.02
11/1/2047	1,112,200.00	9238	0.36015059	400,559.49
5/1/2048	91,575.00	9418	0.35305498	32,331.01
11/1/2048	1,136,575.00	9598	0.34609917	393,367.66
5/1/2049	70,021.88	9778	0.33928039	23,757.05
11/1/2049	1,155,021.88	9958	0.33259596	384,155.61
5/1/2050	47,643.75	10138	0.32604323	15,533.92
11/1/2050	1,177,643.75	10318	0.31961959	376,398.02
5/1/2051	24,337.50	10498	0.31332252	7,625.49
11/1/2051	<u>1,204,337.50</u>	10678	0.30714950	<u>369,911.66</u>
Total	\$36,790,578.73			\$21,435,000.00 (2)

Notes:

(1) See Page B-2.

(2) Equal to = \$21,435,000.00 Principal Amount of Series 2022.

Date	Description	County of Alameda		City of Alameda		City of Fremont		City of Hayward		City of Newark		City of Oakland		City of San Francisco		City of San Jose		City of Sunnyvale		City of Union City		City of Walnut Creek		Investment Yield	Market Value	
		Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)	Invested (\$)	Balance (\$)			
3/7/2023	Balance	0.00	51,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	51,124,312.30	
3/7/2023	County of Alameda	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Alameda	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Fremont	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Hayward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Newark	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Oakland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of San Francisco	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of San Jose	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Sunnyvale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Union City	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	City of Walnut Creek	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	Investment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	Market Value	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/7/2023	Total	0.00	51,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	0.00	5,124,312.30	51,124,312.30

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 13, 2026

Balm Grove Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: \$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period March 3, 2023 to March 3, 2024

Dear Balm Grove Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$21,435,000 Balm Grove Community Development District (Hillsborough County, Florida) ("District"), Special Assessment Bonds, Series 2022 (Series 2022 Project) ("Series 2022") for the period March 3, 2023 to March 3, 2024 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period March 3, 2023 to March 3, 2024

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period March 3, 2022 to March 3, 2023, dated May 13, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore Pennsylvania (the "Prior Annual Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of the Series 2022 is March 3, 2022.
- b) The end of the first Bond Year for the Series 2022 is March 3, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of March 3, 2024 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used to: (i) provide funds to pay a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (ii) fund a deposit to the Series 2022 Reserve Account, and (iii) pay the costs of issuance of Series 2022.

Source Information

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Source Information (continued)

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Balm Grove Community Development District earned the computations earned \$40,730.22 more on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **incurred an arbitrage liability on Series 2022** during such period, however, such arbitrage liability amount was offset by the \$362,719.18 arbitrage credit accrued during the annual period March 3, 2022 to March 3, 2023.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Annual Arbitrage Report
For the Period March 3, 2023 to March 3, 2024

May 13, 2026

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Sources and Uses of Funds Upon Issuance of Series 2022

Sources of Funds

Principal Amount of Series 2022	<u>\$21,435,000.00</u>
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Uses of Funds

Deposit to Amenity Project Subaccount within Series 2022 Acquisition & Constuction Account	\$750,000.00
Deposit to Offsite Project Subaccount within Series 2022 Acquisition & Constuction Account	13,330,000.00
Deposit to West Parcel Project Subaccount within Series 2022 Acquisition & Constuction Account	2,000,000.00
Deposit to General Subaccount within Series 2022 Acquisition & Constuction Account	4,123,412.50
Deposit to Series 2022 Reserve Account	614,362.50
Costs of Issuance, including Underwriter's Discount	<u>617,225.00</u>
Total Uses of Funds	<u>\$21,435,000.00</u>

Note:

(1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Pricing Report - Series 2022

Dated Date: 3/3/2022
 Issuance Date: 3/3/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+) Discount (-)	Production
11/1/2022	\$675,000.00	3.250%	3.250%	100.00%	446.25	\$0.00	\$675,000.00
11/1/2023	410,000.00	3.250%	3.250%	100.00%	681.06	0.00	410,000.00
11/1/2024	425,000.00	3.250%	3.250%	100.00%	1,130.97	0.00	425,000.00
11/1/2025	440,000.00	3.250%	3.250%	100.00%	1,610.89	0.00	440,000.00
11/1/2026	450,000.00	3.250%	3.250%	100.00%	2,097.50	0.00	450,000.00
11/1/2027	465,000.00	3.250%	3.250%	100.00%	2,632.42	0.00	465,000.00
11/1/2028	480,000.00	3.625%	3.625%	100.00%	3,197.33	0.00	480,000.00
11/1/2029	500,000.00	3.625%	3.625%	100.00%	3,830.56	0.00	500,000.00
11/1/2030	515,000.00	3.625%	3.625%	100.00%	4,460.47	0.00	515,000.00
11/1/2031	535,000.00	3.625%	3.625%	100.00%	5,168.69	0.00	535,000.00
11/1/2032	555,000.00	3.625%	3.625%	100.00%	5,916.92	0.00	555,000.00
11/1/2033	575,000.00	4.000%	4.000%	100.00%	6,705.14	0.00	575,000.00
11/1/2034	600,000.00	4.000%	4.000%	100.00%	7,596.67	0.00	600,000.00
11/1/2035	625,000.00	4.000%	4.000%	100.00%	8,538.19	0.00	625,000.00
11/1/2036	650,000.00	4.000%	4.000%	100.00%	9,529.72	0.00	650,000.00
11/1/2037	675,000.00	4.000%	4.000%	100.00%	10,571.25	0.00	675,000.00
11/1/2038	700,000.00	4.000%	4.000%	100.00%	11,662.78	0.00	700,000.00
11/1/2039	730,000.00	4.000%	4.000%	100.00%	12,892.61	0.00	730,000.00
11/1/2040	760,000.00	4.000%	4.000%	100.00%	14,182.44	0.00	760,000.00
11/1/2041	790,000.00	4.000%	4.000%	100.00%	15,532.28	0.00	790,000.00
11/1/2042	820,000.00	4.000%	4.000%	100.00%	16,942.11	0.00	820,000.00
11/1/2043	850,000.00	4.125%	4.125%	100.00%	18,411.94	0.00	850,000.00
11/1/2044	885,000.00	4.125%	4.125%	100.00%	20,055.08	0.00	885,000.00
11/1/2045	925,000.00	4.125%	4.125%	100.00%	21,886.53	0.00	925,000.00
11/1/2046	960,000.00	4.125%	4.125%	100.00%	23,674.67	0.00	960,000.00
11/1/2047	1,000,000.00	4.125%	4.125%	100.00%	25,661.11	0.00	1,000,000.00
11/1/2048	1,045,000.00	4.125%	4.125%	100.00%	27,860.86	0.00	1,045,000.00
11/1/2049	1,085,000.00	4.125%	4.125%	100.00%	30,012.31	0.00	1,085,000.00
11/1/2050	1,130,000.00	4.125%	4.125%	100.00%	32,387.06	0.00	1,130,000.00
11/1/2051	<u>1,180,000.00</u>	4.125%	4.125%	100.00%	<u>35,000.11</u>	<u>0.00</u>	<u>1,180,000.00</u>
Total	<u>\$21,435,000.00</u>				<u>380,275.92</u>	<u>\$0.00</u>	<u>\$21,435,000.00</u>
Principal Amount	\$21,435,000.00						
OIP (+) / OIP (-)	<u>0.00</u>						
	<u>\$21,435,000.00</u>						
Gross Interest Cost	\$15,355,578.23						
OIP (-) / OID (+)	<u>0.00</u>						
	<u>\$15,355,578.23</u>						
NIC %	4.0380%						
Bond Years	380,275.92						
Average Coupon	4.0380%						
Average Life (Years)	17.74						

Note:
 (1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Series 2022 - Debt Service Payable

Dated Date: 3/3/2022
 First Interest
 Payment Date: 11/1/2022

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Total Debt Service
11/1/2022	\$675,000.00	3.250%	\$553,709.48	\$1,228,709.48	\$1,228,709.51
5/1/2023			407,803.13	407,803.13	
11/1/2023	410,000.00	3.250%	407,803.13	817,803.13	1,225,606.25
5/1/2024			401,140.63	401,140.63	
11/1/2024	425,000.00	3.250%	401,140.63	826,140.63	1,227,281.25
5/1/2025			394,234.38	394,234.38	
11/1/2025	440,000.00	3.250%	394,234.38	834,234.38	1,228,468.75
5/1/2026			387,084.38	387,084.38	
11/1/2026	450,000.00	3.250%	387,084.38	837,084.38	1,224,168.75
5/1/2027			379,771.88	379,771.88	
11/1/2027	465,000.00	3.250%	379,771.88	844,771.88	1,224,543.75
5/1/2028			372,215.63	372,215.63	
11/1/2028	480,000.00	3.625%	372,215.63	852,215.63	1,224,431.25
5/1/2029			363,515.63	363,515.63	
11/1/2029	500,000.00	3.625%	363,515.63	863,515.63	1,227,031.25
5/1/2030			354,453.13	354,453.13	
11/1/2030	515,000.00	3.625%	354,453.13	869,453.13	1,223,906.25
5/1/2031			345,118.75	345,118.75	
11/1/2031	535,000.00	3.625%	345,118.75	880,118.75	1,225,237.50
5/1/2032			335,421.88	335,421.88	
11/1/2032	555,000.00	3.625%	335,421.88	890,421.88	1,225,843.75
5/1/2033			325,362.50	325,362.50	
11/1/2033	575,000.00	4.000%	325,362.50	900,362.50	1,225,725.00
5/1/2034			313,862.50	313,862.50	
11/1/2034	600,000.00	4.000%	313,862.50	913,862.50	1,227,725.00
5/1/2035			301,862.50	301,862.50	
11/1/2035	625,000.00	4.000%	301,862.50	926,862.50	1,228,725.00
5/1/2036			289,362.50	289,362.50	
11/1/2036	650,000.00	4.000%	289,362.50	939,362.50	1,228,725.00
5/1/2037			276,362.50	276,362.50	
11/1/2037	675,000.00	4.000%	276,362.50	951,362.50	1,227,725.00
5/1/2038			262,862.50	262,862.50	
11/1/2038	700,000.00	4.000%	262,862.50	962,862.50	1,225,725.00
5/1/2039			248,862.50	248,862.50	
11/1/2039	730,000.00	4.000%	248,862.50	978,862.50	1,227,725.00
5/1/2040			234,262.50	234,262.50	
11/1/2040	760,000.00	4.000%	234,262.50	994,262.50	1,228,525.00
5/1/2041			219,062.50	219,062.50	
11/1/2041	790,000.00	4.000%	219,062.50	1,009,062.50	1,228,125.00
5/1/2042			203,262.50	203,262.50	
11/1/2042	820,000.00	4.000%	203,262.50	1,023,262.50	1,226,525.00
5/1/2043			186,862.50	186,862.50	
11/1/2043	850,000.00	4.125%	186,862.50	1,036,862.50	1,223,725.00
5/1/2044			169,331.25	169,331.25	
11/1/2044	885,000.00	4.125%	169,331.25	1,054,331.25	1,223,662.50
5/1/2045			151,078.13	151,078.13	
11/1/2045	925,000.00	4.125%	151,078.13	1,076,078.13	1,227,156.25
5/1/2046			132,000.00	132,000.00	
11/1/2046	960,000.00	4.125%	132,000.00	1,092,000.00	1,224,000.00
5/1/2047			112,200.00	112,200.00	
11/1/2047	1,000,000.00	4.125%	112,200.00	1,112,200.00	1,224,400.00
5/1/2048			91,575.00	91,575.00	
11/1/2048	1,045,000.00	4.125%	91,575.00	1,136,575.00	1,228,150.00
5/1/2049			70,021.88	70,021.88	
11/1/2049	1,085,000.00	4.125%	70,021.88	1,155,021.88	1,225,043.75
5/1/2050			47,643.75	47,643.75	
11/1/2050	1,130,000.00	4.125%	47,643.75	1,177,643.75	1,225,287.50
5/1/2051			24,337.50	24,337.50	
11/1/2051	<u>1,180,000.00</u>	4.125%	<u>24,337.50</u>	<u>1,204,337.50</u>	<u>1,228,675.00</u>
Total	<u>\$21,435,000.00</u>		<u>\$15,355,578.23</u>	<u>\$36,790,578.23</u>	<u>\$36,790,578.26</u>

Note: (1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Proof of Yield - Series 2022

P.V. Date: 3/3/2022
 Series 2022 Yield: 4.01955016%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2022	\$1,228,709.48	238	0.97403292	\$1,196,803.48
5/1/2023	407,803.13	418	0.95484272	389,387.85
11/1/2023	817,803.13	598	0.93603061	765,488.76
5/1/2024	401,140.63	778	0.91758914	368,082.28
11/1/2024	826,140.63	958	0.89951099	743,122.57
5/1/2025	394,234.38	1138	0.88178901	347,631.54
11/1/2025	834,234.38	1318	0.86441619	721,125.70
5/1/2026	387,084.38	1498	0.84738565	328,009.74
11/1/2026	837,084.38	1678	0.83069063	695,358.15
5/1/2027	379,771.88	1858	0.81432454	309,257.56
11/1/2027	844,771.88	2038	0.79828089	674,365.25
5/1/2028	372,215.63	2218	0.78255333	291,278.58
11/1/2028	852,215.63	2398	0.76713563	653,764.97
5/1/2029	363,515.63	2578	0.75202168	273,371.63
11/1/2029	863,515.63	2758	0.73720551	636,588.48
5/1/2030	354,453.13	2938	0.72268124	256,156.63
11/1/2030	869,453.13	3118	0.70844313	615,958.09
5/1/2031	345,118.75	3298	0.69448553	239,679.98
11/1/2031	880,118.75	3478	0.68080293	599,187.42
5/1/2032	335,421.88	3658	0.66738989	223,857.17
11/1/2032	890,421.88	3838	0.65424112	582,550.60
5/1/2033	325,362.50	4018	0.64135139	208,671.69
11/1/2033	900,362.50	4198	0.62871562	566,071.97
5/1/2034	313,862.50	4378	0.61632880	193,442.50
11/1/2034	913,862.50	4558	0.60418602	552,142.95
5/1/2035	301,862.50	4738	0.59228248	178,787.87
11/1/2035	926,862.50	4918	0.58061345	538,148.84
5/1/2036	289,362.50	5098	0.56917433	164,697.71
11/1/2036	939,362.50	5278	0.55796058	524,127.24
5/1/2037	276,362.50	5458	0.54696775	151,161.38
11/1/2037	951,362.50	5638	0.53619151	510,112.50
5/1/2038	262,862.50	5818	0.52562758	138,167.78
11/1/2038	962,862.50	5998	0.51527177	496,135.87
5/1/2039	248,862.50	6178	0.50512000	125,705.43
11/1/2039	978,862.50	6358	0.49516823	484,701.61
5/1/2040	234,262.50	6538	0.48541253	113,713.95
11/1/2040	994,262.50	6718	0.47584904	473,118.85
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5/1/2042	203,262.50	7258	0.44827428	91,117.35
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5/1/2044	169,331.25	7978	0.41397743	70,099.32
11/1/2044	1,054,331.25	8158	0.40582133	427,870.11
5/1/2045	151,078.13	8338	0.39782593	60,102.80
11/1/2045	1,076,078.13	8518	0.38998804	419,657.60
5/1/2046	132,000.00	8698	0.38230458	50,464.20
11/1/2046	1,092,000.00	8878	0.37477250	409,251.57
5/1/2047	112,200.00	9058	0.36738881	41,221.02
11/1/2047	1,112,200.00	9238	0.36015059	400,559.49
5/1/2048	91,575.00	9418	0.35305498	32,331.01
11/1/2048	1,136,575.00	9598	0.34609917	393,367.66
5/1/2049	70,021.88	9778	0.33928039	23,757.05
11/1/2049	1,155,021.88	9958	0.33259596	384,155.61
5/1/2050	47,643.75	10138	0.32604323	15,533.92
11/1/2050	1,177,643.75	10318	0.31961959	376,398.02
5/1/2051	24,337.50	10498	0.31332252	7,625.49
11/1/2051	<u>1,204,337.50</u>	10678	0.30714950	<u>369,911.66</u>
Total	<u>\$36,790,578.23</u>			<u>\$21,435,000.00</u> (2)

Notes:

(1) See Page B-2.

(2) Equal to = \$21,435,000.00 Principal Amount of Series 2022.

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 13, 2026

Balm Grove Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: \$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period March 3, 2024 to March 3, 2025

Dear Balm Grove Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$21,435,000 Balm Grove Community Development District (Hillsborough County, Florida) ("District"), Special Assessment Bonds, Series 2022 (Series 2022 Project) ("Series 2022") for the period March 3, 2024 to March 3, 2025 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period March 3, 2024 to March 3, 2025

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period March 3, 2023 to March 3, 2024, dated May 13, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore Pennsylvania (the "Prior Annual Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of the Series 2022 is March 3, 2022.
- b) The end of the first Bond Year for the Series 2022 is March 3, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of March 3, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used to: (i) provide funds to pay a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (ii) fund a deposit to the Series 2022 Reserve Account, and (iii) pay the costs of issuance of Series 2022.

Source Information

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Source Information (continued)

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Balm Grove Community Development District earned the computations earned \$10,878.34 more on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **incurred an arbitrage liability on Series 2022** during such period, however, such arbitrage liability amount was offset by the cumulative \$339,507.24 arbitrage credit accrued during prior annual periods.

ARBITRAGE Rebate COUNSELORS, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Annual Arbitrage Report
For the Period March 3, 2024 to March 3, 2025

May 13, 2026

\$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022)

Sources and Uses of Funds Upon Issuance of Series 2022

Sources of Funds

Principal Amount of Series 2022	<u>\$21,435,000.00</u>
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Uses of Funds

Deposit to Amenity Project Subaccount within Series 2022 Acquisition & Constuction Account	\$750,000.00
Deposit to Offsite Project Subaccount within Series 2022 Acquisition & Constuction Account	13,330,000.00
Deposit to West Parcel Project Subaccount within Series 2022 Acquisition & Constuction Account	2,000,000.00
Deposit to General Subaccount within Series 2022 Acquisition & Constuction Account	4,123,412.50
Deposit to Series 2022 Reserve Account	614,362.50
Costs of Issuance, including Underwriter's Discount	<u>617,225.00</u>
Total Uses of Funds	<u>\$21,435,000.00</u>

Note:

(1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Pricing Report - Series 2022

Dated Date: 3/3/2022
 Issuance Date: 3/3/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+) Discount (-)	Production
11/1/2022	\$675,000.00	3.250%	3.250%	100.00%	446.25	\$0.00	\$675,000.00
11/1/2023	410,000.00	3.250%	3.250%	100.00%	681.06	0.00	410,000.00
11/1/2024	425,000.00	3.250%	3.250%	100.00%	1,130.97	0.00	425,000.00
11/1/2025	440,000.00	3.250%	3.250%	100.00%	1,610.89	0.00	440,000.00
11/1/2026	450,000.00	3.250%	3.250%	100.00%	2,097.50	0.00	450,000.00
11/1/2027	465,000.00	3.250%	3.250%	100.00%	2,632.42	0.00	465,000.00
11/1/2028	480,000.00	3.625%	3.625%	100.00%	3,197.33	0.00	480,000.00
11/1/2029	500,000.00	3.625%	3.625%	100.00%	3,830.56	0.00	500,000.00
11/1/2030	515,000.00	3.625%	3.625%	100.00%	4,460.47	0.00	515,000.00
11/1/2031	535,000.00	3.625%	3.625%	100.00%	5,168.69	0.00	535,000.00
11/1/2032	555,000.00	3.625%	3.625%	100.00%	5,916.92	0.00	555,000.00
11/1/2033	575,000.00	4.000%	4.000%	100.00%	6,705.14	0.00	575,000.00
11/1/2034	600,000.00	4.000%	4.000%	100.00%	7,596.67	0.00	600,000.00
11/1/2035	625,000.00	4.000%	4.000%	100.00%	8,538.19	0.00	625,000.00
11/1/2036	650,000.00	4.000%	4.000%	100.00%	9,529.72	0.00	650,000.00
11/1/2037	675,000.00	4.000%	4.000%	100.00%	10,571.25	0.00	675,000.00
11/1/2038	700,000.00	4.000%	4.000%	100.00%	11,662.78	0.00	700,000.00
11/1/2039	730,000.00	4.000%	4.000%	100.00%	12,892.61	0.00	730,000.00
11/1/2040	760,000.00	4.000%	4.000%	100.00%	14,182.44	0.00	760,000.00
11/1/2041	790,000.00	4.000%	4.000%	100.00%	15,532.28	0.00	790,000.00
11/1/2042	820,000.00	4.000%	4.000%	100.00%	16,942.11	0.00	820,000.00
11/1/2043	850,000.00	4.125%	4.125%	100.00%	18,411.94	0.00	850,000.00
11/1/2044	885,000.00	4.125%	4.125%	100.00%	20,055.08	0.00	885,000.00
11/1/2045	925,000.00	4.125%	4.125%	100.00%	21,886.53	0.00	925,000.00
11/1/2046	960,000.00	4.125%	4.125%	100.00%	23,674.67	0.00	960,000.00
11/1/2047	1,000,000.00	4.125%	4.125%	100.00%	25,661.11	0.00	1,000,000.00
11/1/2048	1,045,000.00	4.125%	4.125%	100.00%	27,860.86	0.00	1,045,000.00
11/1/2049	1,085,000.00	4.125%	4.125%	100.00%	30,012.31	0.00	1,085,000.00
11/1/2050	1,130,000.00	4.125%	4.125%	100.00%	32,387.06	0.00	1,130,000.00
11/1/2051	<u>1,180,000.00</u>	4.125%	4.125%	100.00%	<u>35,000.11</u>	<u>0.00</u>	<u>1,180,000.00</u>
Total	<u>\$21,435,000.00</u>				<u>380,275.92</u>	<u>\$0.00</u>	<u>\$21,435,000.00</u>

Principal Amount \$21,435,000.00
 OIP (+) /
 OIP (-) 0.00
\$21,435,000.00

Gross Interest Cost \$15,355,578.23
 OIP (-) /
 OID (+) 0.00
\$15,355,578.23

NIC % 4.0380%

Bond Years 380,275.92
 Average Coupon 4.0380%
 Average Life (Years) 17.74

Note:
 (1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Series 2022 - Debt Service Payable

Dated Date: 3/3/2022
 First Interest
 Payment Date: 11/1/2022

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Total Debt
11/1/2022	\$675,000.00	3.250%	\$553,709.48	\$1,228,709.48	\$1,228,709.51
5/1/2023			407,803.13	407,803.13	
11/1/2023	410,000.00	3.250%	407,803.13	817,803.13	1,225,606.25
5/1/2024			401,140.63	401,140.63	
11/1/2024	425,000.00	3.250%	401,140.63	826,140.63	1,227,281.25
5/1/2025			394,234.38	394,234.38	
11/1/2025	440,000.00	3.250%	394,234.38	834,234.38	1,228,468.75
5/1/2026			387,084.38	387,084.38	
11/1/2026	450,000.00	3.250%	387,084.38	837,084.38	1,224,168.75
5/1/2027			379,771.88	379,771.88	
11/1/2027	465,000.00	3.250%	379,771.88	844,771.88	1,224,543.75
5/1/2028			372,215.63	372,215.63	
11/1/2028	480,000.00	3.625%	372,215.63	852,215.63	1,224,431.25
5/1/2029			363,515.63	363,515.63	
11/1/2029	500,000.00	3.625%	363,515.63	863,515.63	1,227,031.25
5/1/2030			354,453.13	354,453.13	
11/1/2030	515,000.00	3.625%	354,453.13	869,453.13	1,223,906.25
5/1/2031			345,118.75	345,118.75	
11/1/2031	535,000.00	3.625%	345,118.75	880,118.75	1,225,237.50
5/1/2032			335,421.88	335,421.88	
11/1/2032	555,000.00	3.625%	335,421.88	890,421.88	1,225,843.75
5/1/2033			325,362.50	325,362.50	
11/1/2033	575,000.00	4.000%	325,362.50	900,362.50	1,225,725.00
5/1/2034			313,862.50	313,862.50	
11/1/2034	600,000.00	4.000%	313,862.50	913,862.50	1,227,725.00
5/1/2035			301,862.50	301,862.50	
11/1/2035	625,000.00	4.000%	301,862.50	926,862.50	1,228,725.00
5/1/2036			289,362.50	289,362.50	
11/1/2036	650,000.00	4.000%	289,362.50	939,362.50	1,228,725.00
5/1/2037			276,362.50	276,362.50	
11/1/2037	675,000.00	4.000%	276,362.50	951,362.50	1,227,725.00
5/1/2038			262,862.50	262,862.50	
11/1/2038	700,000.00	4.000%	262,862.50	962,862.50	1,225,725.00
5/1/2039			248,862.50	248,862.50	
11/1/2039	730,000.00	4.000%	248,862.50	978,862.50	1,227,725.00
5/1/2040			234,262.50	234,262.50	
11/1/2040	760,000.00	4.000%	234,262.50	994,262.50	1,228,525.00
5/1/2041			219,062.50	219,062.50	
11/1/2041	790,000.00	4.000%	219,062.50	1,009,062.50	1,228,125.00
5/1/2042			203,262.50	203,262.50	
11/1/2042	820,000.00	4.000%	203,262.50	1,023,262.50	1,226,525.00
5/1/2043			186,862.50	186,862.50	
11/1/2043	850,000.00	4.125%	186,862.50	1,036,862.50	1,223,725.00
5/1/2044			169,331.25	169,331.25	
11/1/2044	885,000.00	4.125%	169,331.25	1,054,331.25	1,223,662.50
5/1/2045			151,078.13	151,078.13	
11/1/2045	925,000.00	4.125%	151,078.13	1,076,078.13	1,227,156.25
5/1/2046			132,000.00	132,000.00	
11/1/2046	960,000.00	4.125%	132,000.00	1,092,000.00	1,224,000.00
5/1/2047			112,200.00	112,200.00	
11/1/2047	1,000,000.00	4.125%	112,200.00	1,112,200.00	1,224,400.00
5/1/2048			91,575.00	91,575.00	
11/1/2048	1,045,000.00	4.125%	91,575.00	1,136,575.00	1,228,150.00
5/1/2049			70,021.88	70,021.88	
11/1/2049	1,085,000.00	4.125%	70,021.88	1,155,021.88	1,225,043.75
5/1/2050			47,643.75	47,643.75	
11/1/2050	1,130,000.00	4.125%	47,643.75	1,177,643.75	1,225,287.50
5/1/2051			24,337.50	24,337.50	
11/1/2051	1,180,000.00	4.125%	24,337.50	1,204,337.50	1,228,675.00
Total	\$21,435,000.00		\$15,355,578.23	\$36,790,578.23	\$36,790,578.26

Note: (1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Proof of Yield - Series 2022

P.V. Date: 3/3/2022
 Series 2022 Yield: 4.01955016%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
11/1/2022	\$1,228,709.48	238	0.97403292	\$1,196,803.48
5/1/2023	407,803.13	418	0.95484272	389,387.85
11/1/2023	817,803.13	598	0.93603061	765,488.76
5/1/2024	401,140.63	778	0.91758914	368,082.28
11/1/2024	826,140.63	958	0.89951099	743,122.57
5/1/2025	394,234.38	1138	0.88178901	347,631.54
11/1/2025	834,234.38	1318	0.86441619	721,125.70
5/1/2026	387,084.38	1498	0.84738565	328,009.74
11/1/2026	837,084.38	1678	0.83069063	695,358.15
5/1/2027	379,771.88	1858	0.81432454	309,257.56
11/1/2027	844,771.88	2038	0.79828089	674,365.25
5/1/2028	372,215.63	2218	0.78255333	291,278.58
11/1/2028	852,215.63	2398	0.76713563	653,764.97
5/1/2029	363,515.63	2578	0.75202168	273,371.63
11/1/2029	863,515.63	2758	0.73720551	636,588.48
5/1/2030	354,453.13	2938	0.72268124	256,156.63
11/1/2030	869,453.13	3118	0.70844313	615,958.09
5/1/2031	345,118.75	3298	0.69448553	239,679.98
11/1/2031	880,118.75	3478	0.68080293	599,187.42
5/1/2032	335,421.88	3658	0.66738989	223,857.17
11/1/2032	890,421.88	3838	0.65424112	582,550.60
5/1/2033	325,362.50	4018	0.64135139	208,671.69
11/1/2033	900,362.50	4198	0.62871562	566,071.97
5/1/2034	313,862.50	4378	0.61632880	193,442.50
11/1/2034	913,862.50	4558	0.60418602	552,142.95
5/1/2035	301,862.50	4738	0.59228248	178,787.87
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5/1/2043	186,862.50	7618	0.43078467	80,497.50
11/1/2043	1,036,862.50	7798	0.42229745	437,864.38
5/1/2044	169,331.25	7978	0.41397743	70,099.32
11/1/2044	1,054,331.25	8158	0.40582133	427,870.11
5/1/2045	151,078.13	8338	0.39782593	60,102.80
11/1/2045	1,076,078.13	8518	0.38998804	419,657.60
5/1/2046	132,000.00	8698	0.38230458	50,464.20
11/1/2046	1,092,000.00	8878	0.37477250	409,251.57
5/1/2047	112,200.00	9058	0.36738881	41,221.02
11/1/2047	1,112,200.00	9238	0.36015059	400,559.49
5/1/2048	91,575.00	9418	0.35305498	32,331.01
11/1/2048	1,136,575.00	9598	0.34609917	393,367.66
5/1/2049	70,021.88	9778	0.33928039	23,757.05
11/1/2049	1,155,021.88	9958	0.33259596	384,155.61
5/1/2050	47,643.75	10138	0.32604323	15,533.92
11/1/2050	1,177,643.75	10318	0.31961959	376,398.02
5/1/2051	24,337.50	10498	0.31332252	7,625.49
11/1/2051	<u>1,204,337.50</u>	10678	0.30714950	<u>369,911.66</u>
Total	\$36,790,578.22			\$21,435,000.00 (2)

Notes:
 (1) See Page B-2.
 (2) Equal to = \$21,435,000.00 Principal Amount of Series 2022.

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 13, 2026

Balm Grove Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: \$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period March 3, 2025 to March 3, 2026

Dear Balm Grove Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the “Code”) for \$21,435,000 Balm Grove Community Development District (Hillsborough County, Florida) (“District”), Special Assessment Bonds, Series 2022 (Series 2022 Project) (“Series 2022”) for the period March 3, 2025 to March 3, 2026 (“Annual Computation Period”). Our opinion is accompanied by an Annual Arbitrage Report (“Annual Arbitrage Report”).

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period March 3, 2025 to March 3, 2026

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form “8038-G”

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period March 3, 2024 to March 3, 2025, dated May 13, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore Pennsylvania (the “Prior Annual Arbitrage Report”)

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of the Series 2022 is March 3, 2022.
- b) The end of the first Bond Year for the Series 2022 is March 3, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of March 3, 2026 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used to: (i) provide funds to pay a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (ii) fund a deposit to the Series 2022 Reserve Account, and (iii) pay the costs of issuance of Series 2022.

Source Information

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Source Information (continued)

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Balm Grove Community Development District earned the computations earned \$3,727.30 less on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022** during such period.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$21,435,000
Balm Grove Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Annual Arbitrage Report
For the Period March 3, 2025 to March 3, 2026

May 13, 2026

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Sources and Uses of Funds Upon Issuance of Series 2022

Sources of Funds

Principal Amount of Series 2022	<u>\$21,435,000.00</u>
---------------------------------	------------------------

Uses of Funds

Deposit to Amenity Project Subaccount within Series 2022 Acquisition & Constuction Account	\$750,000.00
Deposit to Offsite Project Subaccount within Series 2022 Acquisition & Constuction Account	13,330,000.00
Deposit to West Parcel Project Subaccount within Series 2022 Acquisition & Constuction Account	2,000,000.00
Deposit to General Subaccount within Series 2022 Acquisition & Constuction Account	4,123,412.50
Deposit to Series 2022 Reserve Account	614,362.50
Costs of Issuance, including Underwriter's Discount	<u>617,225.00</u>
Total Uses of Funds	<u>\$21,435,000.00</u>

Note:

(1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Pricing Report - Series 2022

Dated Date: 3/3/2022
 Issuance Date: 3/3/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+) Discount (-)	Production
11/1/2022	\$675,000.00	3.250%	3.250%	100.00%	446.25	\$0.00	\$675,000.00
11/1/2023	410,000.00	3.250%	3.250%	100.00%	681.06	0.00	410,000.00
11/1/2024	425,000.00	3.250%	3.250%	100.00%	1,130.97	0.00	425,000.00
11/1/2025	440,000.00	3.250%	3.250%	100.00%	1,610.89	0.00	440,000.00
11/1/2026	450,000.00	3.250%	3.250%	100.00%	2,097.50	0.00	450,000.00
11/1/2027	465,000.00	3.250%	3.250%	100.00%	2,632.42	0.00	465,000.00
11/1/2028	480,000.00	3.625%	3.625%	100.00%	3,197.33	0.00	480,000.00
11/1/2029	500,000.00	3.625%	3.625%	100.00%	3,830.56	0.00	500,000.00
11/1/2030	515,000.00	3.625%	3.625%	100.00%	4,460.47	0.00	515,000.00
11/1/2031	535,000.00	3.625%	3.625%	100.00%	5,168.69	0.00	535,000.00
11/1/2032	555,000.00	3.625%	3.625%	100.00%	5,916.92	0.00	555,000.00
11/1/2033	575,000.00	4.000%	4.000%	100.00%	6,705.14	0.00	575,000.00
11/1/2034	600,000.00	4.000%	4.000%	100.00%	7,596.67	0.00	600,000.00
11/1/2035	625,000.00	4.000%	4.000%	100.00%	8,538.19	0.00	625,000.00
11/1/2036	650,000.00	4.000%	4.000%	100.00%	9,529.72	0.00	650,000.00
11/1/2037	675,000.00	4.000%	4.000%	100.00%	10,571.25	0.00	675,000.00
11/1/2038	700,000.00	4.000%	4.000%	100.00%	11,662.78	0.00	700,000.00
11/1/2039	730,000.00	4.000%	4.000%	100.00%	12,892.61	0.00	730,000.00
11/1/2040	760,000.00	4.000%	4.000%	100.00%	14,182.44	0.00	760,000.00
11/1/2041	790,000.00	4.000%	4.000%	100.00%	15,532.28	0.00	790,000.00
11/1/2042	820,000.00	4.000%	4.000%	100.00%	16,942.11	0.00	820,000.00
11/1/2043	850,000.00	4.125%	4.125%	100.00%	18,411.94	0.00	850,000.00
11/1/2044	885,000.00	4.125%	4.125%	100.00%	20,055.08	0.00	885,000.00
11/1/2045	925,000.00	4.125%	4.125%	100.00%	21,886.53	0.00	925,000.00
11/1/2046	960,000.00	4.125%	4.125%	100.00%	23,674.67	0.00	960,000.00
11/1/2047	1,000,000.00	4.125%	4.125%	100.00%	25,661.11	0.00	1,000,000.00
11/1/2048	1,045,000.00	4.125%	4.125%	100.00%	27,860.86	0.00	1,045,000.00
11/1/2049	1,085,000.00	4.125%	4.125%	100.00%	30,012.31	0.00	1,085,000.00
11/1/2050	1,130,000.00	4.125%	4.125%	100.00%	32,387.06	0.00	1,130,000.00
11/1/2051	<u>1,180,000.00</u>	4.125%	4.125%	100.00%	<u>35,000.11</u>	<u>0.00</u>	<u>1,180,000.00</u>
Total	<u>\$21,435,000.00</u>				<u>380,275.92</u>	<u>\$0.00</u>	<u>\$21,435,000.00</u>

Principal Amount \$21,435,000.00
 OIP (+) /
 OIP (-) 0.00
\$21,435,000.00

Gross Interest Cost \$15,355,578.23
 OIP (-) /
 OID (+) 0.00
\$15,355,578.23

NIC % 4.0380%

Bond Years 380,275.92
 Average Coupon 4.0380%
 Average Life (Years) 17.74

Note:

(1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Series 2022 - Debt Service Payable

Dated Date: 3/3/2022
 First Interest
 Payment Date: 11/1/2022

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Total Debt Service
11/1/2022	\$675,000.00	3.250%	\$553,709.48	\$1,228,709.48	\$1,228,709.51
5/1/2023			407,803.13	407,803.13	
11/1/2023	410,000.00	3.250%	407,803.13	817,803.13	1,225,606.25
5/1/2024			401,140.63	401,140.63	
11/1/2024	425,000.00	3.250%	401,140.63	826,140.63	1,227,281.25
5/1/2025			394,234.38	394,234.38	
11/1/2025	440,000.00	3.250%	394,234.38	834,234.38	1,228,468.75
5/1/2026			387,084.38	387,084.38	
11/1/2026	450,000.00	3.250%	387,084.38	837,084.38	1,224,168.75
5/1/2027			379,771.88	379,771.88	
11/1/2027	465,000.00	3.250%	379,771.88	844,771.88	1,224,543.75
5/1/2028			372,215.63	372,215.63	
11/1/2028	480,000.00	3.625%	372,215.63	852,215.63	1,224,431.25
5/1/2029			363,515.63	363,515.63	
11/1/2029	500,000.00	3.625%	363,515.63	863,515.63	1,227,031.25
5/1/2030			354,453.13	354,453.13	
11/1/2030	515,000.00	3.625%	354,453.13	869,453.13	1,223,906.25
5/1/2031			345,118.75	345,118.75	
11/1/2031	535,000.00	3.625%	345,118.75	880,118.75	1,225,237.50
5/1/2032			335,421.88	335,421.88	
11/1/2032	555,000.00	3.625%	335,421.88	890,421.88	1,225,843.75
5/1/2033			325,362.50	325,362.50	
11/1/2033	575,000.00	4.000%	325,362.50	900,362.50	1,225,725.00
5/1/2034			313,862.50	313,862.50	
11/1/2034	600,000.00	4.000%	313,862.50	913,862.50	1,227,725.00
5/1/2035			301,862.50	301,862.50	
11/1/2035	625,000.00	4.000%	301,862.50	926,862.50	1,228,725.00
5/1/2036			289,362.50	289,362.50	
11/1/2036	650,000.00	4.000%	289,362.50	939,362.50	1,228,725.00
5/1/2037			276,362.50	276,362.50	
11/1/2037	675,000.00	4.000%	276,362.50	951,362.50	1,227,725.00
5/1/2038			262,862.50	262,862.50	
11/1/2038	700,000.00	4.000%	262,862.50	962,862.50	1,225,725.00
5/1/2039			248,862.50	248,862.50	
11/1/2039	730,000.00	4.000%	248,862.50	978,862.50	1,227,725.00
5/1/2040			234,262.50	234,262.50	
11/1/2040	760,000.00	4.000%	234,262.50	994,262.50	1,228,525.00
5/1/2041			219,062.50	219,062.50	
11/1/2041	790,000.00	4.000%	219,062.50	1,009,062.50	1,228,125.00
5/1/2042			203,262.50	203,262.50	
11/1/2042	820,000.00	4.000%	203,262.50	1,023,262.50	1,226,525.00
5/1/2043			186,862.50	186,862.50	
11/1/2043	850,000.00	4.125%	186,862.50	1,036,862.50	1,223,725.00
5/1/2044			169,331.25	169,331.25	
11/1/2044	885,000.00	4.125%	169,331.25	1,054,331.25	1,223,662.50
5/1/2045			151,078.13	151,078.13	
11/1/2045	925,000.00	4.125%	151,078.13	1,076,078.13	1,227,156.25
5/1/2046			132,000.00	132,000.00	
11/1/2046	960,000.00	4.125%	132,000.00	1,092,000.00	1,224,000.00
5/1/2047			112,200.00	112,200.00	
11/1/2047	1,000,000.00	4.125%	112,200.00	1,112,200.00	1,224,400.00
5/1/2048			91,575.00	91,575.00	
11/1/2048	1,045,000.00	4.125%	91,575.00	1,136,575.00	1,228,150.00
5/1/2049			70,021.88	70,021.88	
11/1/2049	1,085,000.00	4.125%	70,021.88	1,155,021.88	1,225,043.75
5/1/2050			47,643.75	47,643.75	
11/1/2050	1,130,000.00	4.125%	47,643.75	1,177,643.75	1,225,287.50
5/1/2051			24,337.50	24,337.50	
11/1/2051	1,180,000.00	4.125%	24,337.50	1,204,337.50	1,228,675.00
Total	\$21,435,000.00		\$15,355,578.23	\$36,790,578.23	\$36,790,578.26

Note: (1) Source: Official Statement for Series 2022, dated February 22, 2022.

\$21,435,000
 Balm Grove Community Development District
 (Hillsborough County, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022)

Proof of Yield - Series 2022

P.V. Date: 3/3/2022
 Series 2022 Yield: 4.01955016%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
11/1/2022	\$1,228,709.48	238	0.97403292	\$1,196,803.48
5/1/2023	407,803.13	418	0.95484272	389,387.85
11/1/2023	817,803.13	598	0.93603061	765,488.76
5/1/2024	401,140.63	778	0.91758914	368,082.28
11/1/2024	826,140.63	958	0.89951099	743,122.57
5/1/2025	394,234.38	1138	0.88178901	347,631.54
11/1/2025	834,234.38	1318	0.86441619	721,125.70
5/1/2026	387,084.38	1498	0.84738565	328,009.74
11/1/2026	837,084.38	1678	0.83069063	695,358.15
5/1/2027	379,771.88	1858	0.81432454	309,257.56
11/1/2027	844,771.88	2038	0.79828089	674,365.25
5/1/2028	372,215.63	2218	0.78255333	291,278.58
11/1/2028	852,215.63	2398	0.76713563	653,764.97
5/1/2029	363,515.63	2578	0.75202168	273,371.63
11/1/2029	863,515.63	2758	0.73720551	636,588.48
5/1/2030	354,453.13	2938	0.72268124	256,156.63
11/1/2030	869,453.13	3118	0.70844313	615,958.09
5/1/2031	345,118.75	3298	0.69448553	239,679.98
11/1/2031	880,118.75	3478	0.68080293	599,187.42
5/1/2032	335,421.88	3658	0.66738989	223,857.17
11/1/2032	890,421.88	3838	0.65424112	582,550.60
5/1/2033	325,362.50	4018	0.64135139	208,671.69
11/1/2033	900,362.50	4198	0.62871562	566,071.97
5/1/2034	313,862.50	4378	0.61632880	193,442.50
11/1/2034	913,862.50	4558	0.60418602	552,142.95
5/1/2035	301,862.50	4738	0.59228248	178,787.87
11/1/2035	926,862.50	4918	0.58061345	538,148.84
5/1/2036	289,362.50	5098	0.56917433	164,697.71
11/1/2036	939,362.50	5278	0.55796058	524,127.24
5/1/2037	276,362.50	5458	0.54696775	151,161.38
11/1/2037	951,362.50	5638	0.53619151	510,112.50
5/1/2038	262,862.50	5818	0.52562758	138,167.78
11/1/2038	962,862.50	5998	0.51527177	496,135.87
5/1/2039	248,862.50	6178	0.50512000	125,705.43
11/1/2039	978,862.50	6358	0.49516823	484,701.61
5/1/2040	234,262.50	6538	0.48541253	113,713.95
11/1/2040	994,262.50	6718	0.47584904	473,118.85
5/1/2041	219,062.50	6898	0.46647396	102,186.95
11/1/2041	1,009,062.50	7078	0.45728359	461,427.72
5/1/2042	203,262.50	7258	0.44827428	91,117.35
11/1/2042	1,023,262.50	7438	0.43944248	449,665.01
5/1/2043	186,862.50	7618	0.43078467	80,497.50
11/1/2043	1,036,862.50	7798	0.42229745	437,864.38
5/1/2044	169,331.25	7978	0.41397743	70,099.32
11/1/2044	1,054,331.25	8158	0.40582133	427,870.11
5/1/2045	151,078.13	8338	0.39782593	60,102.80
11/1/2045	1,076,078.13	8518	0.38998804	419,657.60
5/1/2046	132,000.00	8698	0.38230458	50,464.20
11/1/2046	1,092,000.00	8878	0.37477250	409,251.57
5/1/2047	112,200.00	9058	0.36738881	41,221.02
11/1/2047	1,112,200.00	9238	0.36015059	400,559.49
5/1/2048	91,575.00	9418	0.35305498	32,331.01
11/1/2048	1,136,575.00	9598	0.34609917	393,367.66
5/1/2049	70,021.88	9778	0.33928039	23,757.05
11/1/2049	1,155,021.88	9958	0.33259596	384,155.61
5/1/2050	47,643.75	10138	0.32604323	15,533.92
11/1/2050	1,177,643.75	10318	0.31961959	376,398.02
5/1/2051	24,337.50	10498	0.31332252	7,625.49
11/1/2051	<u>1,204,337.50</u>	10678	0.30714950	<u>369,911.66</u>
Total	<u>\$36,790,578.23</u>			<u>\$21,435,000.00</u> (2)

Notes:
 (1) See Page B-2.
 (2) Equal to = \$21,435,000.00 Principal Amount of Series 2022.

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

1 The regular meeting of the Board of Supervisors of Balm Grove Community Development
2 District was held on Thursday, May 7, 2026 at 2:49 p.m., at the Offices of Inframark located at 2005
3 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

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

12
13 Also present were:

14			
15	Jayna Cooper	District Manager	
16	Rollamay Turkoane	District Manager	
17	Brooke Chapman	District Manager	
18	Kathryn Hopkinson	District Counsel	
19	John Vericker	District Counsel	
20	Long Nguyen	Field Management	

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

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

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

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

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

31
32 **THIRD ORDER OF BUSINESS** **Public Hearing on Rental Fees for**
33 **Clubhouse Gathering Group**

34 **A. Open Public Hearing**

35
36

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, 37 Public Hearing on Rental Fees for Clubhouse Gathering Group, was 38 opened. 5-0
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39
40 **B. Discussion on Rental Fees for Clubhouse Gathering Room**

41 Ms. Cooper led the discussion on this item.
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C. Public Comment

There being none, the next item followed.

D. Close Public Hearing

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Rental Fees for Clubhouse Gathering Group, was closed. 5-0

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-09; Clubhouse Gathering Room Reservation Policies and Usage Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-09; Clubhouse Gathering Room Reservation Policies and Usage Agreement, was adopted. 5-0

B. Consideration of Resolution 2026-10; Adopting FY 2027 Proposed Budget-*And Setting a Public Hearing*

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-10; Adopting FY 2027 Proposed Budget, and Setting a Public Hearing for Thursday August 6th, 2026 at 2:00 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, as presented, was adopted. 5-0

C. Consideration of Resolution 2026-11; Redesignating a Qualified Public Depository – Valley Bank

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-11; Redesignating a Qualified Public Depository – *Valley Bank*, was adopted. 5-0

D. Consideration of Resolution 2026-12; Setting Landowners Election and Meeting

On MOTION by Mr. Motko seconded by Ms. Evans, with all in favor, Resolution 2026-12; Setting Landowners Election and Meeting, for Thursday November 5th, 2026 at 2:00 p.m., at Inframark offices located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

E. Annual Notice of Qualified Electors – 383

Ms. Cooper informed the Board that at this time there are 383 qualified electors.

- 86 **FIFTH ORDER OF BUSINESS** **Consent Agenda**
- 87 **A. Approval of Minutes of April 02, 2026, Regular Meeting**
- 88 **B. Consideration of Operation and Maintenance for March 2026**
- 89 **C. Acceptance of the Financials and Approval of the Check Register for March 2026**
- 90 **D. Ratification of Brown & Brown Insurance Proposal**

91

92 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,

93 Consent Agenda, was approved. 5-0

- 94
- 95 **SIXTH ORDER OF BUSINESS** **Staff Reports**
- 96 **A. District Counsel**
- 97 **B. District Engineer**
- 98 **C. District Manager**

99 There being no reports, the next item followed.

- 100 **i. Field Inspections Report**
- 101 **ii. Lake Maintenance Service Report**

102 The Field Inspections and Lake Maintenance Reports were presented, copies

103 of which were included in the agenda package. Mr. Nguyen provided updates/pending items.

- 104
- 105 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
- 106 **Comments**

107 There being none, the next order of business followed.

- 108
- 109 **EIGHTH ORDER OF BUSINESS** **Adjournment**

110 There being no further business,

111

112 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,

113 the meeting was adjourned at 2:58 pm. 5-0

114

115

116 _____

117 Jayna Cooper/Rollamay Turkoane

118 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	Vendor Total	Comments/Description
Monthly Contract						
ECO-LOGIC SERVICES LLC	3/31/2026	6400	\$2,725.00			LAKE MAINTENANCE
INFRAMARK LLC	4/1/2026	175451	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	4/1/2026	175451	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	4/1/2026	175451	\$2,541.67			DISTRICT MANAGEMENT
INFRAMARK LLC	4/1/2026	175451	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	4/1/2026	175451	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	4/1/2026	175451	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	4/1/2026	175451	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	4/1/2026	175451	\$416.67			ASSESSMENT SERVICES
INFRAMARK LLC	4/1/2026	175451	\$100.00	\$6,650.01		RECORD STORAGE FEE
INFRAMARK LLC	4/20/2026	177104	\$5.92		\$6,655.93	MARCH 2026-POSTAGE
STANTEC CONSULTING SERVICES INC	3/13/2026	2545351	\$988.00			ENGINEERING SERVICES
STRALEY ROBIN VERICKER	4/17/2026	28241	\$1,445.13			PROFESSIONAL SERVICES
TREE FARM 2, INC.	4/1/2026	10-304050	\$2,633.00			PONDS ONLY MAINTENANCE
TREE FARM 2, INC.	4/1/2026	10-304049	\$9,622.00		\$12,255.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$24,069.06			
Variable Contract						
COASTAL FENCE SERVICES LLC	4/23/2026	101	\$410.00			REPAIRS TO OUTDOOR SEATING TABLE
Variable Contract Subtotal			\$410.00			
Utilities						
TECO	3/18/2026	031826-78571-ACH	\$4,390.69			STREETLIGHTS
TECO	3/18/2026	031826-53830-ACH	\$180.15			ELECTRIC
TECO	3/18/2026	031826-40005-ACH	\$1,492.08			STREETLIGHTS
TECO	3/17/2026	031726-10867-ACH	\$158.73			ELECTRIC
TECO	3/18/2026	031826-05164-ACH	\$3,310.53		\$9,532.18	STREETLIGHTS
Utilities Subtotal			\$9,532.18			

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
ALBERTO VIERA	4/2/2026	AV-040226	\$200.00			BOARD 04/02/26
BUSINESS OBSERVER, INC.	4/17/2026	26-01242H	\$111.56			LEGAL ADVERTISING
CARLOS DE LA OSSA	4/2/2026	CO-040226	\$200.00			BOARD 04/02/26
KELLY A EVANS	4/2/2026	KE-040226	\$200.00			BOARD 04/02/26
NICHOLAS J. DISTER	4/2/2026	ND-040226	\$200.00			BOARD 04/02/26
RYAN MOTKO	4/2/2026	RM-040226	\$200.00			BOARD 04/02/26
SCHOOLSTATUS PARENT INC	4/1/2026	INV-SS-6335	\$3,125.00			ADA WEBSITE
U.S. BANK	3/25/2026	8121839	\$4,040.63			TRUSTEE FEES
Regular Services Subtotal			\$8,277.19			
Additional Services						
BALM GROVE CDD	4/16/2026	04162026-0416	\$2,751.00			SERIES 2022 FY26 TAX DIST ID DTFD
Additional Services Subtotal			\$2,751.00			
TOTAL			\$45,039.43			

Eco-Logic Services
PO Box 18204
Sarasota, FL 34276
Pete@Eco-Logic-Services.com



INVOICE

BILL TO

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

INVOICE # 6400
DATE 03/31/2026
DUE DATE 04/30/2026
TERMS Net 30

DESCRIPTION	RATE	AMOUNT
Lake maintenance services for March 2026	1,350.00	1,350.00
Lake maintenance services for east section for March 2026	1,375.00	1,375.00

SUBTOTAL	2,725.00
TAX	0.00
TOTAL	2,725.00
BALANCE DUE	\$2,725.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

175451

DATE

4/1/2026

BILL TO

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

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

4/1/2026

Services provided for the Month of: April 2026

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

177104

DATE

4/20/2026

BILL TO

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

CUSTOMER ID

C2377

NET TERMS

Due On Receipt

PO#**DUE DATE**

4/20/2026

Services provided for the Month of: **March 2026**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	8	Ea	0.74		5.92
Subtotal					5.92

Subtotal	\$5.92
Tax	\$0.00
Total Due	\$5.92

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

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

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Account Name: INFRAMARK, LLC

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

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



INVOICE

Invoice Number 2545351
Invoice Date March 13, 2026
Customer Number 167318
Project Number 238202121

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

EFT/ACH Remit To (Preferred)
 Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eft@stantec.com

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

Project Description: Balm Grove CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$36,723.50
Authorization Previously Billed:	\$12,053.50
Authorization Budget Remaining:	\$23,682.00
Authorization Billed to Date:	\$13,041.50
Current Invoice Due:	\$988.00
For Period Ending:	March 13, 2026

Email Invoice: InframarkCMS@payableslockbox.com

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

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

INVOICE

Invoice Number

2545351

Project Number

238202121

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2026-02-17	2.00	190.00	380.00
Nurse, Vanessa M	2026-02-20	0.75	190.00	142.50
Nurse, Vanessa M	2026-02-23	0.25	190.00	47.50
Nurse, Vanessa M	2026-03-09	0.50	190.00	95.00
		3.50		665.00
Level 10				
Rankin, Ashley Alexandra	2026-02-25	1.00	198.00	198.00
		1.00		198.00
Level 14				
Stewart, Tonja L	2026-03-10	0.50	250.00	125.00
		0.50		125.00
Professional Services Subtotal		5.00		988.00

Top Task 2026 Total

988.00

Total Fees & Disbursements

\$988.00

INVOICE TOTAL (USD)

\$988.00

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-02-17	238202121	2026	NURSE, VANESSA M	2.00	190.00	380.00	UPDATED MAPPING PER CLIENT COMMENTS	
2026-02-20	238202121	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED MAPPING PER CLIENT COMMENTS	
2026-02-20	238202121	2026	NURSE, VANESSA M	0.50	190.00	95.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-23	238202121	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-25	238202121	2026	RANKIN, ASHLEY ALEXANDRA	1.00	198.00	198.00	PM SUPPORT	
2026-03-09	238202121	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-03-10	238202121	2026	STEWART, TONJA L	0.50	250.00	125.00	REQUISITION	
Total subTask 2026				5.00		988.00		
Total Top Task 2026				5.00		988.00		
Total Project 238202121				5.00		988.00		

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

April 17, 2026

Client: 001541

Matter: 000001

Invoice #: 28241

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH J. COOPER.	0.3	\$121.50
3/5/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
3/5/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00
3/7/2026	KCH	REVISE WEBSITE IMPLEMENTATION AND MANAGEMENT SERVICES AGREEMENT WITH SCHOOLSTATUS.	0.2	\$75.00
3/13/2026	MS	DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	1.7	\$331.50
3/19/2026	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$195.00
3/27/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
3/31/2026	WAS	COMMUNICATIONS REGARDING FUEL SURCHARGE ADDENDUM.	0.1	\$33.50
Total Professional Services			4.9	\$1,374.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/27/2026	FEDEX- Federal Express- Fed Ex Matter 1541-01	\$37.84

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/17/2026	FEDEX- Federal Express- Fed Ex Packages	\$32.79
	Total Disbursements	\$70.63
	Total Services	\$1,374.50
	Total Disbursements	\$70.63
	Total Current Charges	\$1,445.13
	Previous Balance	\$5,208.84
	<i>Less Payments</i>	<i>(\$5,208.84)</i>
	PAY THIS AMOUNT	\$1,445.13

Please Include Invoice Number on all Correspondence



Tree Farm 2
 DBA Cornerstone Solutions Group
 Tax ID: 61-1632592
 14620 Bellamy Brothers Blvd
 Dade City
 FL 33525
 866-617-2235

Bill To

Balm Grove Development, LLC
 111 S Armenia Ave. Suite 201
 Tampa, FL 33609
 US

Invoice 10-304050	Apr 1, 2026
Service Agreement	SA1036
Payment Terms	Net 30
Total Due	\$2,633.00
Due Date	May 1, 2026

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS
Balm Grove Development, LLC	BGD4299 - Balm East Amentity Center	13422 New Jade Ave Wimauma, FL 33598
AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

Service Agreement: SA1036 - Balm Grove - Ponds only
 Monthly Contracted Landscape Maintenance Services.
 Services include General Maintenance added on 3 Ponds area \$2633.00

Subtotal	\$2,633.00
Service Fees	\$0.00
Discount	\$0.00
Subtotal After Discount/Fees	\$2,633.00
Taxable Subtotal	\$0.00
Sales Tax Rate	0%
Tax Amount	\$0.00
Total	\$2,633.00
Amount Paid	\$0.00
Balance	\$2,633.00



Tree Farm 2
 DBA Cornerstone Solutions Group
 Tax ID: 61-1632592
 14620 Bellamy Brothers Blvd
 Dade City
 FL 33525
 866-617-2235

Bill To

Balm Grove Development, LLC
 111 S Armenia Ave. Suite 201
 Tampa, FL 33609
 US

Invoice 10-304049	Apr 1, 2026
Service Agreement	SA1037
Payment Terms	Net 30
Total Due	\$9,622.00
Due Date	May 1, 2026

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS
Balm Grove Development, LLC	BGD4299 - Balm East Amentity Center	13422 New Jade Ave Wimauma, FL 33598
AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

Service Agreement: SA1037 - Balm Grove - General
 Monthly Contracted Landscape Maintenance Services,
 Services include Irrigation Management,
 Services include Fert & Pest Control Program

Subtotal	\$9,622.00
Service Fees	\$0.00
Discount	\$0.00
Subtotal After Discount/Fees	\$9,622.00
Taxable Subtotal	\$0.00
Sales Tax Rate	0%
Tax Amount	\$0.00
Total	\$9,622.00
Amount Paid	\$0.00
Balance	\$9,622.00



INVOICE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

BILL TO
inframark Balm Grove West
Long

813 748-5904
inframarkcms@payableslockbox.com

Invoice Number: 101
Invoice Date: April 23, 2026
Payment Due: April 23, 2026

Amount Due (USD): \$410.00


[Pay Securely Online](#)

Items	Quantity	Price	Amount
Repair outdoor seating table broken anchors and loose assembly found also with broken lag bolts were replaced with new ones	1	\$410.00	\$410.00

Total: \$410.00

Amount Due (USD): \$410.00

[Pay Securely Online](#)



link.waveapps.com/2v22vs-yfmkyf

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.



INVOICE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



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

Statement Date: March 18, 2026

Amount Due: \$4,390.69

Due Date: April 08, 2026
Account #: 221009478571

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026

Previous Amount Due \$4,390.69

Payment(s) Received Since Last Statement -\$4,390.69

Current Month's Charges \$4,390.69

Amount Due by April 08, 2026 \$4,390.69

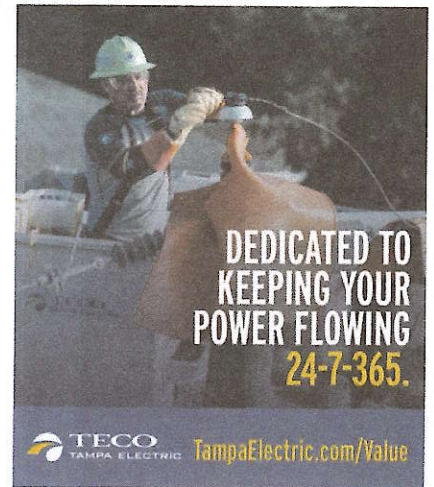
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Scan here to view your account online.



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



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

Account #: 221009478571

Due Date: April 08, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$4,390.69

Payment Amount: \$ _____

624224137068

Your account will be drafted on April 08, 2026

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.



Service For:
 15110 BALM WIMAUMA RD
 WIMAUMA, FL 33598

Account #: 221009478571
 Statement Date: March 18, 2026
 Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1822 kWh @ \$0.03411/kWh	\$62.15
Fixture & Maintenance Charge	94 Fixtures	\$1552.19
Lighting Pole / Wire	94 Poles	\$2675.73
Lighting Fuel Charge	1822 kWh @ \$0.03452/kWh	\$62.90
Storm Protection Charge	1822 kWh @ \$0.00574/kWh	\$10.46
Clean Energy Transition Mechanism	1822 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1822 kWh @ \$0.01230/kWh	\$22.41
Florida Gross Receipt Tax		\$4.07
Lighting Charges		\$4,390.69

Total Current Month's Charges **\$4,390.69**

0000030-0000300-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

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

Statement Date: March 18, 2026

Amount Due: \$180.15

Due Date: April 08, 2026
Account #: 221009453830

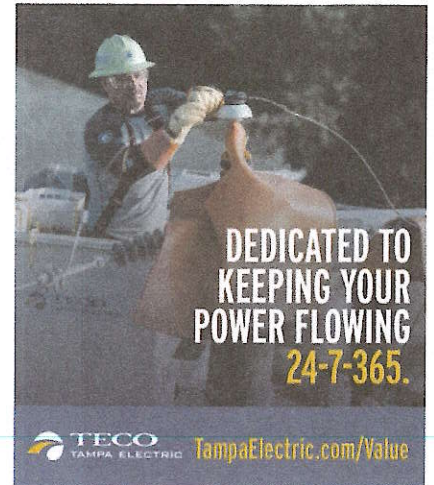
DO NOT PAY. Your account will be drafted on April 08, 2026

Your Energy Insight

- Your average daily kWh used was **48.48% lower** than the same period last year.
- Your average daily kWh used was **2.86% lower** than it was in your previous period.



Scan here to view your account online.

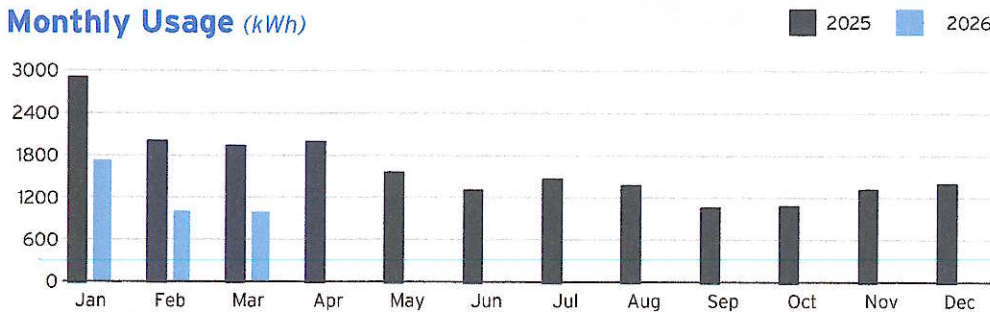


Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$182.26
Payment(s) Received Since Last Statement	-\$182.26
Current Month's Charges	\$180.15
Amount Due by April 08, 2026	\$180.15

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

Monthly Usage (kWh)



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



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

Account #: 221009453830
Due Date: April 08, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$180.15

Payment Amount: \$ _____

624224137065

Your account will be drafted on April 08, 2026

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.

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Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: March 18, 2026
Charges Due: April 08, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Feb 12, 2026 - Mar 12, 2026

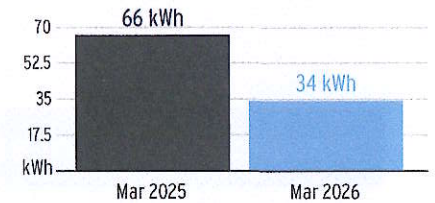
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000853590	03/12/2026	23,470	22,481	989 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	989 kWh @ \$0.09202/kWh	\$91.01
Fuel Charge	989 kWh @ \$0.03516/kWh	\$34.77
Storm Protection Charge	989 kWh @ \$0.00568/kWh	\$5.62
Clean Energy Transition Mechanism	989 kWh @ \$0.00418/kWh	\$4.13
Storm Surcharge	989 kWh @ \$0.02121/kWh	\$20.98
Florida Gross Receipt Tax		\$4.50
Electric Service Cost		\$180.15

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges \$180.15

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

Ways To Pay Your Bill

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- Mail A Check**
Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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- Credit or Debit Card**
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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

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

Statement Date: March 18, 2026

Amount Due: \$1,492.08

Due Date: April 08, 2026

Account #: 211031840005

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026

Previous Amount Due \$1,492.08

Payment(s) Received Since Last Statement -\$1,492.08

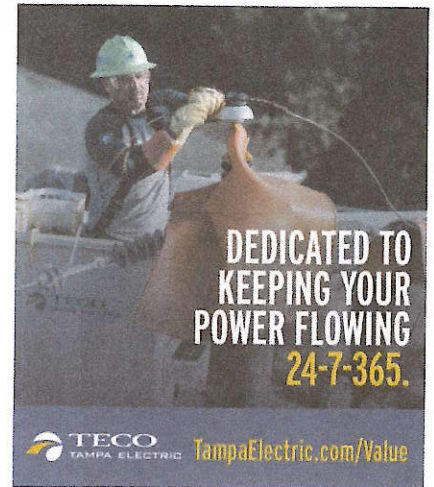
Current Month's Charges \$1,492.08

Amount Due by April 08, 2026 \$1,492.08

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



Scan here to view your account online.



00000030-0000306-Page 23 of 26

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: April 08, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,492.08

Payment Amount: \$ _____

604471112277

Your account will be drafted on April 08, 2026

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.



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

Account #: 211031840005
Statement Date: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	608 kWh @ \$0.03411/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03452/kWh	\$20.99
Storm Protection Charge	608 kWh @ \$0.00574/kWh	\$3.49
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.36
Lighting Charges		\$1,492.08

Total Current Month's Charges **\$1,492.08**

00000030-0000306-Page 24 of 26

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

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
Find list of Payment Agents at TampaElectric.com
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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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- Credit or Debit Card**
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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: March 17, 2026


Amount Due: \$158.73

Due Date: April 07, 2026
Account #: 221009210867

DO NOT PAY. Your account will be drafted on April 07, 2026

Your Energy Insight

- Your average daily kWh used was **43.4% lower** than the same period last year.
- Your average daily kWh used was **11.76% lower** than it was in your previous period.



Scan here to view your account online.

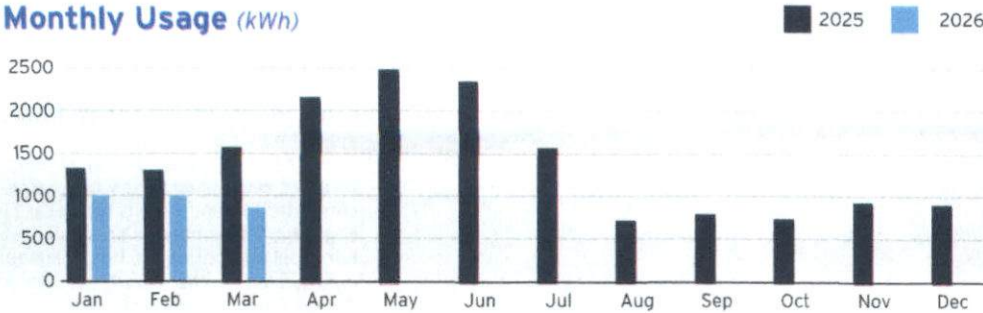


Account Summary

Current Service Period: February 11, 2026 - March 11, 2026	
Previous Amount Due	\$180.80
Payment(s) Received Since Last Statement	-\$180.80
Current Month's Charges	\$158.73
Amount Due by April 07, 2026	\$158.73

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

Monthly Usage (kWh)



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



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

Account #: 221009210867
Due Date: April 07, 2026

Pay your bill online at TampaElectric.com

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

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

MAR 20 2026

Amount Due:	\$158.73
Payment Amount:	\$ _____

643977139266

Your account will be drafted on April 07, 2026



00003567 FTECO103172623205510 00000 02 01000000 10523 002
BALM GROVE COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

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

00003567-0007803-Page 1 of 4



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

Account #: 221009210867
Statement Date: March 17, 2026
Charges Due: April 07, 2026

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Feb 11, 2026 - Mar 11, 2026

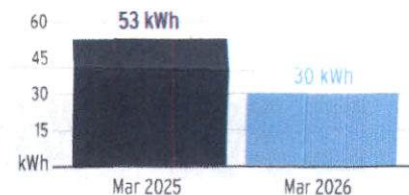
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852833	03/11/2026	31,652	30,795	857 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	857 kWh @ \$0.09202/kWh	\$78.86
Fuel Charge	857 kWh @ \$0.03516/kWh	\$30.13
Storm Protection Charge	857 kWh @ \$0.00568/kWh	\$4.87
Clean Energy Transition Mechanism	857 kWh @ \$0.00418/kWh	\$3.58
Storm Surcharge	857 kWh @ \$0.02121/kWh	\$18.18
Florida Gross Receipt Tax		\$3.97
Electric Service Cost		\$158.73

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$158.73

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Tampa Electric
P.O. Box 111
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Contact Us

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

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

Statement Date: March 18, 2026

Amount Due: \$3,310.53

Due Date: April 08, 2026

Account #: 211031805164

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026

Previous Amount Due	\$3,310.53
Payment(s) Received Since Last Statement	-\$3,310.53

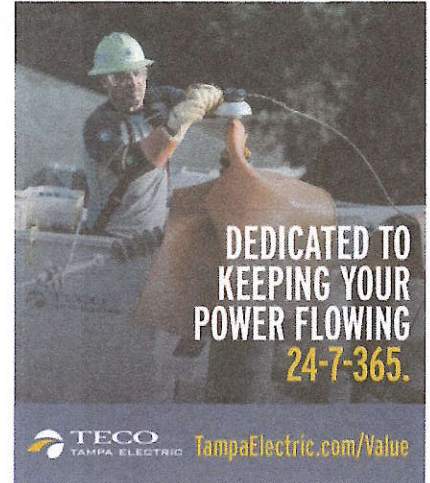
Current Month's Charges **\$3,310.53**

Amount Due by April 08, 2026 \$3,310.53

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



Scan here to view your account online.



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



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

Account #: 211031805164

Due Date: April 08, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,310.53

Payment Amount: \$ _____

60447112276

Your account will be drafted on April 08, 2026

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.

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

Account #: 211031805164
Statement Date: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1349 kWh @ \$0.03411/kWh	\$46.01
Fixture & Maintenance Charge	71 Fixtures	\$1179.31
Lighting Pole / Wire	71 Poles	\$2010.72
Lighting Fuel Charge	1349 kWh @ \$0.03452/kWh	\$46.57
Storm Protection Charge	1349 kWh @ \$0.00574/kWh	\$7.74
Clean Energy Transition Mechanism	1349 kWh @ \$0.00043/kWh	\$0.58
Storm Surcharge	1349 kWh @ \$0.01230/kWh	\$16.59
Florida Gross Receipt Tax		\$3.01
Lighting Charges		\$3,310.53

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges **\$3,310.53**

00000030-0000304-Page 20 of 26

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: April 02, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

April 02, 2026
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 # 26-01242H

Date 04/17/2026

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 # 26-01242H Notice of Meeting and Public Hearing on Proposed Recreational Facilities Policies and Regulations and Clubhouse Fathering Room Reservation Fees and Rates RE: Balm Grove CDD Board of Supervisors Meeting on 5/7/26 at 2:00 PM Published: 4/17/2026	\$111.56
--	----------

Important Message

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

Paid	()
Total	\$111.56

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

**Balm Grove Community Development District
Notice of Meeting and Public Hearing on Proposed
Recreational Facilities Policies and Regulations and
Clubhouse Fathering Room Reservation Fees and Rates**

The Balm Grove Community Development District (the “**District**”) hereby gives public notice of a meeting of its Board of Supervisors (the “**Board**”) and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District’s Board of Supervisors (the “**Board**”) meeting on **Thursday, May 7, 2026, at 2:00 p.m.** at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of District’s properties are borne in a fair manner for all user types. The proposed rates and fees are:

Gathering Room Rental Fees for Residents and Non-Residents

Residents:

Up to four (4) hours = \$50.00
Up to six (6) hours = \$100.00
Refundable Security Deposit =
\$200.00

Non-Residents:

Up to four (4) hours = \$150.00
Up to six (6) hours = \$200.00
Refundable Security Deposit =
\$400.00

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies, rates, and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District’s recreational facilities are subject to the District’s adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District’s website at: www.balmgrovecdd.com or by contacting District Manager Jayna Cooper via email at DistrictManager@inframark.com or via phone at 813-608-8242.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

April 17, 2026

26-01242H

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: April 02, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

April 02, 2026
Date

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

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Jayna Cooper
District Manager Signature

April 02, 2026
Date

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

Bill To
 Balm Grove CDD
 2005 Pan Am Circle
 Tampa FL 33607
 United States

Total Due:	\$3,125.00
Due Date:	5/1/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	5/1/2026		12/12/2025	12/11/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Server Fee Annual server fee for website hosting	\$615.00

Subtotal	\$3,125.00
Tax Total	\$0.00
Total	\$3,125.00
Amount Paid	\$0.00
Amount Due	\$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8121839



000001622 02 SP 106481800263033 P

Balm Grove Community Development DIS
ATTN Brian Lamb District Manager
2005 Pan AM Circle
Suite 300
Tampa, FL 33607





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8121839
Account Number: 250168000
Invoice Date: 03/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Balm Grove Community Development DIS
ATTN Brian Lamb District Manager
2005 Pan AM Circle
Suite 300
Tampa, FL 33607

United States
**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2022
(SERIES 2022 PROJECT) REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2022 (SERIES
2022 PROJECT) REVENUE ACCOUNT**

Invoice Number: 8121839
Account Number: 250168000
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 250168000
Invoice # 8121839
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8121839
 Invoice Date: 03/25/2026
 Account Number: 250168000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT BONDS SERIES 2022 (SERIES
 2022 PROJECT) REVENUE ACCOUNT**

Accounts Included 250168000 250168001 250168002 250168003 250168004 250168005
 In This Relationship: 250168006 250168007 250168008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$3,750.00
Incidental Expenses 03/01/2026 to 02/28/2027	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.



BALM GROVE CDD

DISTRICT CHECK REQUEST

Today's Date: 4/16/2026
Check Amount: \$2,751.00
Payable To: BALM GROVE CDD
Check Description: Series 2022 - FY 26 Tax Dist. ID Dist DTDF Bal.
Special Instructions: Mail check with US Bank letter

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

Stephen Rudd

Authorization

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

***Balm Grove
Community
Development
District***

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 135,694	\$ -	\$ -	\$ -	\$ -	\$ 135,694
Accounts Receivable - Off Roll	-	576,178	-	-	-	576,178
Due From Other Funds	-	5,464	-	-	-	5,464
Investments:						
Acq. & Const. (Offsite Project)	-	-	145	-	-	145
Acq. & Construction - Amenity	-	-	582,329	-	-	582,329
Acquisition & Construction Account	-	-	114	-	-	114
Other	-	-	232,926	-	-	232,926
Reserve Fund	-	612,808	-	-	-	612,808
Revenue Fund	-	1,085,494	-	-	-	1,085,494
Fixed Assets						
Construction Work In Process	-	-	-	22,205,191	-	22,205,191
Amount To Be Provided	-	-	-	-	19,485,000	19,485,000
TOTAL ASSETS	\$ 135,694	\$ 2,279,944	\$ 815,514	\$ 22,205,191	\$ 19,485,000	\$ 44,921,343
LIABILITIES						
Accounts Payable	\$ 3,422	\$ -	\$ -	\$ -	\$ -	\$ 3,422
Accrued Expenses	10,214	-	-	-	-	10,214
Bonds Payable	-	-	-	-	19,485,000	19,485,000
Due To Other Funds	5,464	-	-	-	-	5,464
TOTAL LIABILITIES	19,100	-	-	-	19,485,000	19,504,100
FUND BALANCES						
Restricted for:						
Debt Service	-	2,279,944	-	-	-	2,279,944
Capital Projects	-	-	815,514	-	-	815,514
Unassigned:	116,594	-	-	22,205,191	-	22,321,785
TOTAL FUND BALANCES	116,594	2,279,944	815,514	22,205,191	-	25,417,243
TOTAL LIABILITIES & FUND BALANCES	\$ 135,694	\$ 2,279,944	\$ 815,514	\$ 22,205,191	\$ 19,485,000	\$ 44,921,343

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,957	\$ 1,957	0.00%
Special Assmnts- Tax Collector	-	203,889	203,889	0.00%
Special Assmnts- CDD Collected	532,260	194,769	(337,491)	36.59%
TOTAL REVENUES	532,260	400,615	(131,645)	75.27%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,800	5,200	56.67%
ProfServ-Dissemination Agent	5,000	4,417	583	88.34%
ProfServ-Field Management	18,000	10,500	7,500	58.33%
ProfServ-Info Technology	600	700	(100)	116.67%
ProfServ-Recording Secretary	4,500	2,625	1,875	58.33%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
Assessment Roll	5,000	2,917	2,083	58.34%
District Counsel	15,000	14,184	816	94.56%
District Engineer	12,500	3,833	8,667	30.66%
Administrative Services	5,500	-	5,500	0.00%
District Management	25,000	17,792	7,208	71.17%
Accounting Services	12,000	7,000	5,000	58.33%
Auditing Services	6,000	4,900	1,100	81.67%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	128	372	25.60%
Rentals & Leases	1,200	700	500	58.33%
Insurance - General Liability	3,597	-	3,597	0.00%
Public Officials Insurance	3,444	-	3,444	0.00%
Insurance -Property & Casualty	20,000	6,850	13,150	34.25%
Legal Advertising	4,000	2,181	1,819	54.53%
Bank Fees	200	1,882	(1,682)	941.00%
Misc-Ad Valorem Taxes	-	2,739	(2,739)	0.00%
Website Administration	1,200	1,400	(200)	116.67%
Miscellaneous Expenses	250	2	248	0.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	164,141	98,891	65,250	60.25%
<u>Utility Services</u>				
Utility - Electric	6,035	2,916	3,119	48.32%
Utility - StreetLights	65,484	70,247	(4,763)	107.27%
Total Utility Services	71,519	73,163	(1,644)	102.30%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	134,000	73,530	60,470	54.87%
Contracts-Aquatic Control	16,200	23,725	(7,525)	146.45%
ROW Landscape Maintenance	25,000	1,200	23,800	4.80%
Other Landscape R&M	25,000	-	25,000	0.00%
Irrigation Repairs & Maintenance	12,500	1,670	10,830	13.36%
Picnic R&M	2,500	410	2,090	16.40%
Hurricane Cleanup	35,000	-	35,000	0.00%
General Contingency	20,000	-	20,000	0.00%
Playground R&M	10,000	-	10,000	0.00%
Total Other Physical Environment	286,600	100,535	186,065	35.08%
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	750	9,250	7.50%
Total Parks and Recreation	10,000	750	9,250	7.50%
TOTAL EXPENDITURES	532,260	273,339	258,921	51.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	127,276	127,276	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(10,682)		
FUND BALANCE, ENDING		\$ 116,594		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 30,353	\$ 30,353	0.00%
Special Assmnts- Tax Collector	-	470,679	470,679	0.00%
Special Assmnts- CDD Collected	1,228,727	1,144,220	(84,507)	93.12%
TOTAL REVENUES	1,228,727	1,645,252	416,525	133.90%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	834,234	440,000	394,234	52.74%
Interest Expense	387,084	394,234	(7,150)	101.85%
Total Debt Service	1,221,318	834,234	387,084	68.31%
TOTAL EXPENDITURES	1,221,318	834,234	387,084	68.31%
Excess (deficiency) of revenues Over (under) expenditures	7,409	811,018	803,609	10946.39%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	7,409	-	(7,409)	0.00%
TOTAL FINANCING SOURCES (USES)	7,409	-	(7,409)	0.00%
Net change in fund balance	<u>\$ 7,409</u>	<u>\$ 811,018</u>	<u>\$ 788,791</u>	<u>10946.39%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,468,926		
FUND BALANCE, ENDING		<u>\$ 2,279,944</u>		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,526	\$ 17,526	0.00%
TOTAL REVENUES	-	17,526	17,526	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	74,313	(74,313)	0.00%
Total Construction In Progress	-	74,313	(74,313)	0.00%
TOTAL EXPENDITURES	-	74,313	(74,313)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(56,787)	(56,787)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		872,301		
FUND BALANCE, ENDING		<u>\$ 815,514</u>		

Bank Account Statement

Balm Grove CDD

Monday, May 4, 2026

Page 1

SRUDD

Bank Account No. 6637

Statement No. 26_04

Statement Date 04/30/2026

G/L Account No. 101001 Balance	135,694.47	Statement Balance	136,504.47
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	136,504.47
Subtotal	135,694.47	Outstanding Checks	-810.00
Negative Adjustments	0.00	Ending Balance	135,694.47
Ending G/L Balance	135,694.47		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
03/11/2026	Payment	1449	RYAN MOTKO	Check for Vendor V00017			-200.00
04/06/2026	Payment	1460	RYAN MOTKO	Check for Vendor V00017			-200.00
04/29/2026	Payment	1471	COASTAL FENCE SERVICES LLC	Check for Vendor V00050			-410.00
Total Outstanding Checks							-810.00
Outstanding Deposits							
Total Outstanding Deposits							

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1455	04/03/26	ECO-LOGIC SERVICES LLC	6400	MARCH 2026-LAKE MAINTENANCE SERVICES	LAKE MAINTENANCE	534067-53908	\$2,725.00
001	1456	04/06/26	ALBERTO VIERA	AV-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1457	04/06/26	CARLOS DE LA OSSA	CO-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1458	04/06/26	KELLY A EVANS	KE-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1459	04/06/26	NICHOLAS J. DISTER	ND-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1460	04/06/26	RYAN MOTKO	RM-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1461	04/08/26	U.S. BANK	8121839	TRUSTEE FEES 03/01/26-02/28/27	TRUSTEE FEES	531045-51301	\$4,040.63
001	1462	04/09/26	STANTEC CONSULTING SERVICES INC	2545351	ENGINEERING SERVICES THRU 03/13/26	ENGINEERING SERVICES	531147-51301	\$988.00
001	1463	04/13/26	SCHOOLSTATUS PARENT INC	INV-SS-6335	ADA WEBSITE COMPLIANCE	ADA WEBSITE	534397-51301	\$3,125.00
001	1464	04/13/26	TREE FARM 2, INC.	10-304050	APRIL 2026-PONDS MAINTENANCE	PONDS ONLY MAINTENANCE	534050-53908	\$2,633.00
001	1464	04/13/26	TREE FARM 2, INC.	10-304049	APRIL 2026-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534050-53908	\$9,622.00
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	DISTRICT MANAGEMENT	531151-51301	\$2,541.67
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	FIELD MANAGEMENT	531016-51301	\$1,500.00
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	RECORDING SECRETARY	531036-51301	\$375.00
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	ASSESSMENT SERVICES	531141-51301	\$416.67
001	1465	04/15/26	INFRAMARK LLC	175451	APRIL 2026-DISTRICT MGMT SERVICES	RECORD STORAGE FEE	544025-51301	\$100.00
001	1467	04/20/26	SPEAREM ENTERPRISES, LLC	6233	FENCING REPAIR LABOR	Misc-Contingency	549900-57201	\$225.00
001	1468	04/23/26	BUSINESS OBSERVER, INC.	26-01242H	APRIL 2026-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$111.56
001	1469	04/23/26	INFRAMARK LLC	177104	MARCH 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$5.92
001	1470	04/23/26	STRALEY ROBIN VERICKER	28241	MAR 2026-DISTRICT COUNSEL THRU 03/31/26	PROFESSIONAL SERVICES	531146-51401	\$1,445.13
001	1471	04/29/26	COASTAL FENCE SERVICES LLC	101	APRIL 2026-REPAIRS TO OUTDOOR SEATING TABLE	REPAIRS TO OUTDOOR SEATING TABLE	546409-53908	\$410.00
001	300036	04/07/26	TECO	031726-10867-ACH	ELECTRIC 02/11/26-03/11/26	ELECTRIC	543041-53150	\$158.73
001	300037	04/08/26	TECO	031826-78571-ACH	ELECTRIC 02/12/26-03/12/26	STREETLIGHTS	543062-53150	\$4,390.69
001	300038	04/08/26	TECO	031826-53830-ACH	ELECTRIC 02/12/26-03/12/26	ELECTRIC	543041-53150	\$180.15
001	300039	04/08/26	TECO	031826-05164-ACH	ELECTRIC 02/12/26-03/12/26	STREETLIGHTS	543062-53150	\$3,310.53
001	300040	04/08/26	TECO	031826-40005-ACH	ELECTRIC 02/12/26-03/12/26	STREETLIGHTS	543062-53150	\$1,492.08
Fund Total								\$42,513.43

SERIES 2022 DEBT SERVICE FUND - 200

200	1466	04/17/26	BALM GROVE CDD	04162026-0416	SERIES 2022 FY26 DS DTFD	SERIES 2022 FY26 TAX DIST ID DTFD	103200	\$2,751.00
Fund Total								\$2,751.00

Total Checks Paid	\$45,264.43
--------------------------	--------------------

ESTIMATE

SALVA TREE CUTTING SERVICE
36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to

Balm grove CDD
2005 Pan Am Circle, suite 300
Tampa fl 33607

Estimate details

Estimate no.: 2025-103
Estimate date: 05/09/2026

#	Product or service	Description	Qty	Rate	Amount
1.	truck water service	Spray water once a day for 6 consecutive days on the affected areas, specifically CDD.	6	\$1,000.00	\$6,000.00
				Total	\$6,000.00

Accepted date 5/9/2026

Accepted by

Signed by:
Kollamay Turkoane
1F3BE9E795D0415...



McCall Service
 PO BOX 600730
 JACKSONVILLE, FL 32260-0730
 800-342-6948


Service Slip/Invoice

INVOICE: 59617805
DATE: 05/18/2026
ORDER: 59617805

Bill To: [63018256]
 Balm Grove CDD CO Inframark
 Brook Chapman
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

Work Location: [63018256] 813-334-5882
 Brook Chapman
 15186 ZIRCON RED DR
 WIMAUMA, FL 33598-5604

Work Date	Time	Target Pest	Technician	Time In
05/18/2026	07:16 AM	YEL JACKET	KHENDERSON	07:16 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/18/2026		08:45 AM

Service	Description	Price
FL MISC-PM COMM	FL MISC COMMERCIAL PEST SERVICE	\$450.00
Good morning.		
I inspected the 3 bushes around the pond. I located a nest in one of the bushes. I applied an aerosol treatment into the nest tunnel. I then applied the treatment along the base of all bushes.		
Thank you for choosing McCall. Hope you have a great day! Kevin H		
	SUBTOTAL	\$450.00
	TAX	\$33.75
	AMT. PAID	\$0.00
	TOTAL	\$483.75
	AMOUNT DUE	\$483.75
		
	TECHNICIAN SIGNATURE	
	CUSTOMER SIGNATURE	

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

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Balm Grove CDD

Field Inspection Report - May 2026

Thursday, May 14, 2026

Prepared For Board Of Supervisors

9 Items Identified

Long Nguyen

Long Nguyen

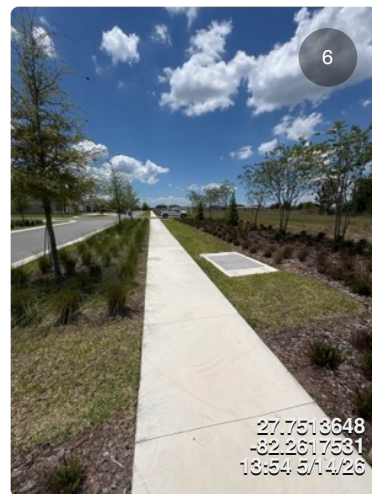
District Inspection Coordinator

Items 1 - Balm Wimauma Rd./Violet Flame Ave.

Assigned To: Cornerstone

Rejuvenation cutbacks have been performed on the ferns to help promote healthy growth. Annuals at the monuments are beginning to show evidence of withering. Frontage landscape is in good overall condition.

- Please plan for the next round of annuals.

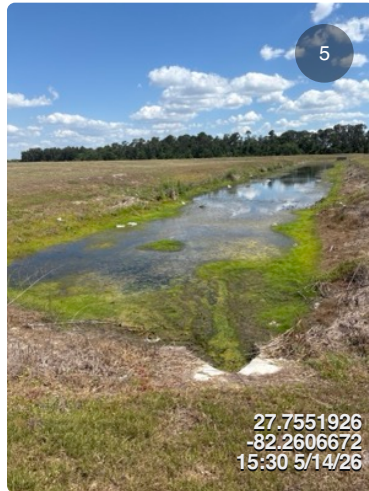
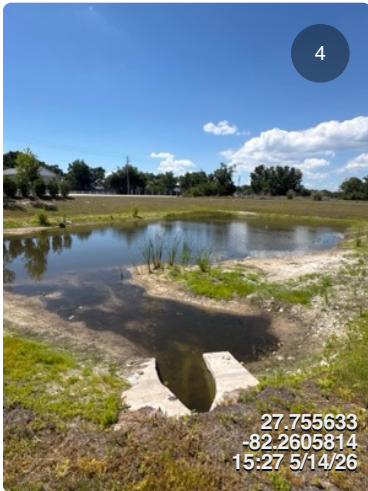


Items 2 - Pond Maintenance

Assigned To: Eco Logic

Ponds are in overall good condition. Observed evidence of algae bloom at Pond 1A and Pond SW.

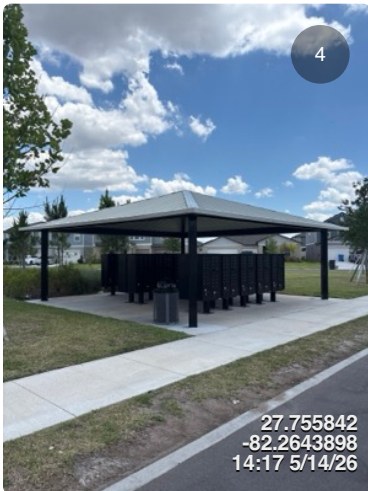
- Please treat ponds for algae at next service.



Items 3 - Main Park & Mail Kiosk

Assigned To: Cornerstone

Main park and common areas are properly maintained. No weeds present in the garden beds. Field is mowed to consistent turf height. Mail kiosk and seated area are clean.



Items 4 - Balm Rd./Topaz Blue St.

Assigned To: Cornerstone

Rejuvenation cutbacks have been performed on the ferns to help promote healthy growth. Annuals in the monument look great but are in beginning stages of expiration. Frontage landscape is in good overall condition.

- Please plan for the next round of annuals.

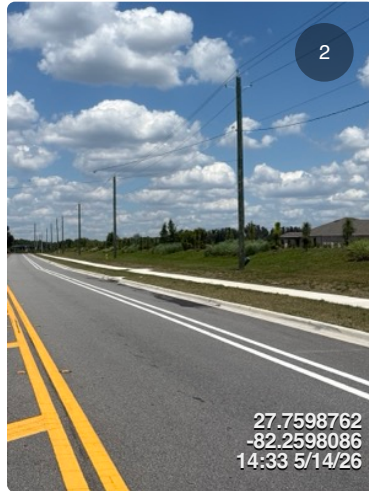
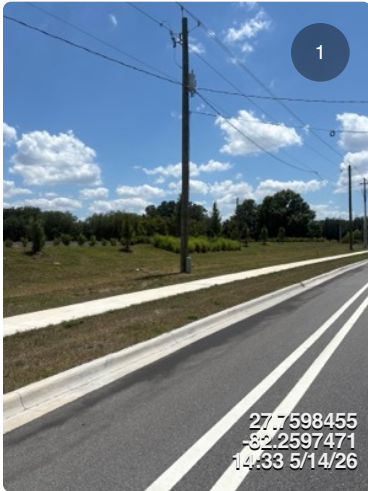


Items 5 - Balm Rd. Berm Maintenance

Assigned To: Cornerstone

Observed dead plant material and weeds in the garden beds.

- Please remove the line of Wax Myrtles and replace under warranty.
- Please treat the garden beds for weeds and remove any dead plant material.



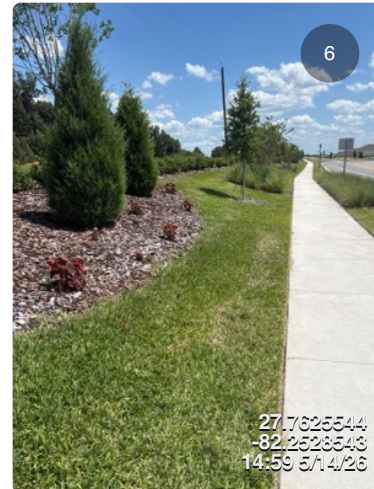
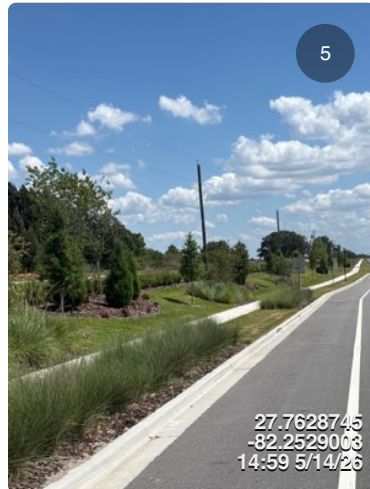
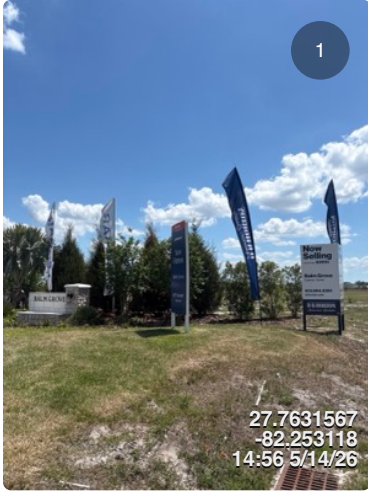
Items 6 - CR 672/Shelley Ln.

Assigned To: Cornerstone

Rejuvenation cutbacks have been performed on the ferns to help promote healthy growth.

Sales' signs are visible from all sides of the road. Currently no annuals in the monuments.

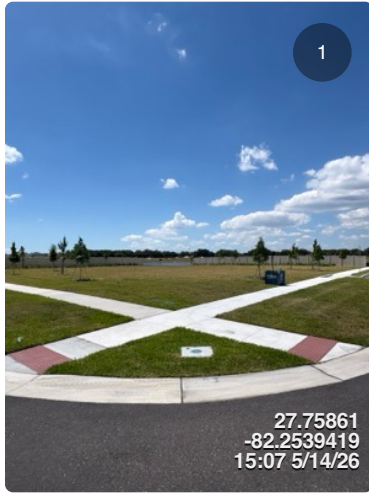
Frontage landscape is properly maintained.



Items 7 - Everton Hill Ct. Park

Assigned To: Cornerstone

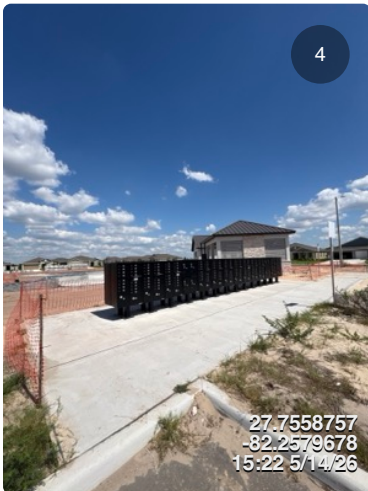
Park is properly maintained. No weeds present in the garden beds. Edge definition is clear.



Items 8 - Amenity Center

Assigned To: Board

Amenity Center is coming along. Pool construction appears to be nearing completion. Pool equipment installed. Pavers have been delivered and staged on site.



Items 9 - Balm Wimauma Rd./New Jade Ave.

Assigned To: Cornerstone

Rejuvenation cutbacks have been performed on the ferns to help promote healthy growth.

Sales' signs are visible from all sides of the road. Currently no annuals in the monuments.

Frontage landscape is properly maintained.

