INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Balm Grove
Community Development District

September 03, 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



Balm Grove
Community Development District

Board of Supervisors
Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Kelly Evans, Assistant Secretary
Albert Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff
Angel Montagna, District Manager
Kristee Cole, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Service Manager

Meeting Agenda

Thursday, September 03, 2026, at 2:00 p.m.

The continued Public Hearing & Regular Meeting of the **Balm Grove Community Development District** will be held on **September 03, 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 CONTINUED PUBLIC HEARING & 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. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET**
   - **A.** Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
   - **B.** Discussion on Fiscal Year 2027 Budget
   - **C.** Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
   - **D.** Consideration of Resolution 2026-14; Adopting the Fiscal Year 2027 Final Budget
   - **E.** Consideration of Resolution 2026-15; Levying O&M Assessments
4. **BUSINESS ITEMS**
   - **A.** Consideration of Brown & Brown Insurance Proposal October 1, 2026 – October 1, 2027
   - **B.** Consideration of Aqua Sentry Proposal – Swimming Pool Maintenance and Chemical Services
   - **C.** Consideration of Resolution 2026-18; Designation of Officers
   - **D.** Consideration of Janitorial Services Agreement – City-Wide Cleaning L.L.C.
5. **CONSENT AGENDA**
   - **A.** Approval of Minutes of August 06, 2026, Public Hearing & Regular Meeting
   - **B.** Consideration of Operation and Maintenance for July 2026
   - **C.** Acceptance of the Financials and Approval of the Check Register for July 2026
   - **D.** Ratification of Grau & Associates Audit Engagement Letter
6. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - **i.** Field Inspections Report
     - **ii.** Lake Maintenance Service Report
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Balm Grove
Community Development District

FISCAL YEAR 2027

September 3, 2026

CLEAR PARTNERSHIPS



Balm Grove

Community Development District

Budget Overview

FY 2027

Table of Contents

	Page #
OPERATING BUDGET	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Budget Narrative	4 - 8
DEBT SERVICE BUDGETS	
Series 2022	
Summary of Revenues, Expenditures and Changes in Fund Balances	9
Amortization Schedule	10
Budget Narrative	11
SUPPORTING BUDGET SCHEDULE	
Comparison of Assessment Rates	12

Balm Grove

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Special Assmnts- Tax Collector	$532,260.00	$830,020.21
Special Assmnts- Discounts	$0.00	-$33,200.81
TOTAL REVENUES	**$532,260.00**	**$796,819.40**
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	$12,000.00	$12,000.00
ProfServ-Construction Accounting	$0.00	$6,000.00
ProfServ-Dissemination agent	$5,000.00	$5,000.00
ProfServ-Field Management	$18,000.00	$18,000.00
ProfServ-Info Technology	$600.00	$600.00
ProfServ-Recording Secretary	$4,500.00	$2,400.00
ProfServ-Trustee fees	$6,500.00	$4,300.00
District Counsel	$15,000.00	$15,000.00
District Engineer	$12,500.00	$12,500.00
Administrative Services	$5,500.00	$4,500.00
District Management	$25,000.00	$25,000.00
Accounting Services	$12,000.00	$9,000.00
Auditing Services	$6,000.00	$5,000.00
Website Compliance	$1,800.00	$1,613.00
Postage, Phone, Faxes, Copies	$500.00	$500.00
Rentals and Leases	$1,200.00	$600.00
Legal Advertising	$4,000.00	$5,000.00
Bank Fees	$200.00	$0.00
Financial & Revenue Collections	$0.00	$5,000.00
Website Administration	$1,200.00	$1,200.00
Miscellaneous Expenses	$250.00	$0.00
Office Supplies	$100.00	$0.00
Dues, Licenses, Subscriptions	$250.00	$175.00
Assessment Roll	$5,000.00	$0.00
Misc-Assessment Collection Cost	$0.00	$16,600.40
DTS - Continuing Disclosure Software Subscription	$0.00	$1,500.00
ProfServ-Arbitrage Rebate	$0.00	$400.00
Total Financial and Administrative	**$137,100.00**	**$151,888.40**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Insurance		
Insurance - General Liability	$3,597.00	$0.00
Public Officials Insurance	$3,444.00	$0.00
Insurance -Property & Casualty	$20,000.00	$0.00
Insurance Deductible	$0.00	$2,500.00
Total Premium	$0.00	$13,650.00
Total Insurance	**$27,041.00**	**$16,150.00**
Utility Services		
Utility - Electric	$6,035.00	$7,000.00
Street Lights	$65,484.00	$165,000.00
Amenity Internet	$0.00	$1,800.00
Total Utility Services	**$71,519.00**	**$173,800.00**
Other Physical Environment		
ProfServ-Wildlife Management Service	$6,400.00	$0.00
Contracts-Landscape	$134,000.00	$215,000.00
Contracts-Aquatic Control	$16,200.00	$34,335.00
Landscape- Plant Replacement	$25,000.00	$33,000.00
Irrigation Repairs & Maintenance	$12,500.00	$12,500.00
Landscape- Storm Clean Up & Tree Removal	$35,000.00	$10,000.00
Contingency	$20,000.00	$20,000.00
R&M-Playground	$10,000.00	$0.00
Picnic R&M	$2,500.00	$2,500.00
ROW Landscape Maintenance	$25,000.00	$0.00
R&M-Boundary Walls/Fences/Monuments	$0.00	$5,000.00
R&M-Roads,Signage,Striping	$0.00	$5,000.00
Mulch	$0.00	$15,000.00
Water Trucks	$0.00	$10,000.00
Total Other Physical Environment	**$286,600.00**	**$362,335.00**
Amenity		
Contracts-Janitorial Services	$0.00	$12,000.00
Amenity Center Pest Control	$0.00	$1,700.00
R&M - Amenity Center	$0.00	$2,500.00
Amenity Camera R&M	$0.00	$1,000.00
Entry System-Key Fob	$0.00	$2,500.00
Dog Waste Station Service & Supplies	$0.00	$3,000.00
Contracts-Pools	$0.00	$24,000.00
Pool Maintenance-Miscellaneous Services	$0.00	$8,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Security Monitoring Services	$0.00	$6,000.00
Pressure Washing	$0.00	$5,000.00
Pool Permit	$0.00	$280.00
Payroll-Shared Personnel	$0.00	$16,666.00
Total Amenity	**$0.00**	**$82,646.00**
Misc-contingency		
Misc-Contingency	$10,000.00	$10,000.00
Total Misc-contingency	**$10,000.00**	**$10,000.00**
TOTAL EXPENDITURES	**$532,260.00**	**$796,819.40**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**
Net change in fund balance	$0.00	$0.00
FUND BALANCE, BEGINNING	-$10,682.00	$100,629.13
FUND BALANCE, ENDING	**-$10,682.00**	**$100,629.13**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance.

District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary
Inframark provides recording services with near verbatim minutes.

Construction Accounting
Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections
Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Professional Services – Arbitrage Rebate
The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report
On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Miscellaneous Expenses
All other administrative costs not otherwise specified above.

Insurance

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Budget Narrative
Fiscal Year 2027

Property & Casualty Insurance
The District will incur fees to insure items owned by the district for its property needs.

Deductible
District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Amenity Internet
Internet service for clubhouse and other amenity locations.

Other Physical Environment

Landscape Maintenance - Contract
Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Debris Cleanup
Cost of cleaning up debris on district property.

Wildlife Control
Management of wildlife on district property.

Budget Narrative
Fiscal Year 2027

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity Center R&M
Cost of repairs and regular maintenance of CDD amenities.

Entry System-Key Fob
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Pool and Spa Permits
Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract
Cost of Maintenance for CDD pool facilities.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Contingency/Reserves

Misc-Contingency
Funds set aside for projects, as determined by the district's board.

Balm Grove

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022 Bonds

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2027
REVENUES	
Special Assmnts- Tax Collector	$1,306,811.12
Special Assmnts- Discounts	-$52,272.44
TOTAL REVENUES	**$1,254,538.68**
EXPENDITURES	
Administrative	
Misc-Assessment Collection Cost	$26,136.22
Total Adminstrartive	**$26,136.22**
Debt Service	
Principal Debt Retirement	$450,000.00
Interest Expense	$766,856.26
Total Debt Service	**$1,216,856.26**
TOTAL EXPENDITURES	**$1,242,992.48**
Excess (deficiency) of revenues Over (under) expenditures	$11,546.19
OTHER FINANCING SOURCES (USES)	
Operating Transfers-Out	$0.00
Contribution to (Use of) Fund Balance	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**
Net change in fund balance	$11,546.19
FUND BALANCE, BEGINNING	$1,609,000.00
FUND BALANCE, ENDING	**$1,620,546.19**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT	
	11/1/2027
Series 2022 Bonds	$19,035,000.00

Special Assessment Bonds, Series 2022 (Series 2022 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2025	$ 19,925,000	$ 440,000	3.250%	$ 394,234.38	$ 834,234.38
5/1/2026	$ 19,485,000			$ 387,084.38	$ 387,084.38
11/1/2026	$ 19,485,000	$ 450,000	3.250%	$ 387,084.38	$ 837,084.38
5/1/2027	$ 19,035,000			$ 379,771.88	$ 379,771.88
11/1/2027	$ 19,035,000	$ 465,000	3.250%	$ 379,771.88	$ 844,771.88
5/1/2028	$ 18,570,000			$ 372,215.63	$ 372,215.63
11/1/2028	$ 18,570,000	$ 480,000	3.625%	$ 372,215.63	$ 852,215.63
5/1/2029	$ 18,090,000			$ 363,515.63	$ 363,515.63
11/1/2029	$ 18,090,000	$ 500,000	3.625%	$ 363,515.63	$ 863,515.63
5/1/2030	$ 17,590,000			$ 354,453.13	$ 354,453.13
11/1/2030	$ 17,590,000	$ 515,000	3.625%	$ 354,453.13	$ 869,453.13
5/1/2031	$ 17,075,000			$ 345,118.75	$ 345,118.75
11/1/2031	$ 17,075,000	$ 535,000	3.625%	$ 345,118.75	$ 880,118.75
5/1/2032	$ 16,540,000			$ 335,421.88	$ 335,421.88
11/1/2032	$ 16,540,000	$ 555,000	3.625%	$ 335,421.88	$ 890,421.88
5/1/2033	$ 15,985,000			$ 325,362.50	$ 325,362.50
11/1/2033	$ 15,985,000	$ 575,000	4.000%	$ 325,362.50	$ 900,362.50
5/1/2034	$ 15,410,000			$ 313,862.50	$ 313,862.50
11/1/2034	$ 15,410,000	$ 600,000	4.000%	$ 313,862.50	$ 913,862.50
5/1/2035	$ 14,810,000			$ 301,862.50	$ 301,862.50
11/1/2035	$ 14,810,000	$ 625,000	4.000%	$ 301,862.50	$ 926,862.50
5/1/2036	$ 14,185,000			$ 289,362.50	$ 289,362.50
11/1/2036	$ 14,185,000	$ 650,000	4.000%	$ 289,362.50	$ 939,362.50
5/1/2037	$ 13,535,000			$ 276,362.50	$ 276,362.50
11/1/2037	$ 13,535,000	$ 675,000	4.000%	$ 276,362.50	$ 951,362.50
5/1/2038	$ 12,860,000			$ 262,862.50	$ 262,862.50
11/1/2038	$ 12,860,000	$ 700,000	4.000%	$ 262,862.50	$ 962,862.50
5/1/2039	$ 12,160,000			$ 248,862.50	$ 248,862.50
11/1/2039	$ 12,160,000	$ 730,000	4.000%	$ 248,862.50	$ 978,862.50
5/1/2040	$ 11,430,000			$ 234,262.50	$ 234,262.50
11/1/2040	$ 11,430,000	$ 760,000	4.000%	$ 234,262.50	$ 994,262.50
5/1/2041	$ 10,670,000			$ 219,062.50	$ 219,062.50
11/1/2041	$ 10,670,000	$ 790,000	4.000%	$ 219,062.50	$ 1,009,062.50
5/1/2042	$ 9,880,000			$ 203,262.50	$ 203,262.50
11/1/2042	$ 9,880,000	$ 820,000	4.000%	$ 203,262.50	$ 1,023,262.50
5/1/2043	$ 9,060,000			$ 186,862.50	$ 186,862.50
11/1/2043	$ 9,060,000	$ 850,000	4.125%	$ 186,862.50	$ 1,036,862.50
5/1/2044	$ 8,210,000			$ 169,331.25	$ 169,331.25
11/1/2044	$ 8,210,000	$ 885,000	4.125%	$ 169,331.25	$ 1,054,331.25
5/1/2045	$ 7,325,000			$ 151,078.13	$ 151,078.13
11/1/2045	$ 7,325,000	$ 925,000	4.125%	$ 151,078.13	$ 1,076,078.13
5/1/2046	$ 6,400,000			$ 132,000.00	$ 132,000.00
11/1/2046	$ 6,400,000	$ 960,000	4.125%	$ 132,000.00	$ 1,092,000.00
5/1/2047	$ 5,440,000			$ 112,200.00	$ 112,200.00
11/1/2047	$ 5,440,000	$ 1,000,000	4.125%	$ 112,200.00	$ 1,112,200.00
5/1/2048	$ 4,440,000			$ 91,575.00	$ 91,575.00
11/1/2048	$ 4,440,000	$ 1,045,000	4.125%	$ 91,575.00	$ 1,136,575.00
5/1/2049	$ 3,395,000			$ 70,021.88	$ 70,021.88
11/1/2049	$ 3,395,000	$ 1,085,000	4.125%	$ 70,021.88	$ 1,155,021.88
5/1/2050	$ 2,310,000			$ 47,643.75	$ 47,643.75
11/1/2050	$ 2,310,000	$ 1,130,000	4.125%	$ 47,643.75	$ 1,177,643.75
5/1/2051	$ 1,180,000			$ 24,337.50	$ 24,337.50
11/1/2051	$ 1,180,000	$ 1,180,000	4.125%	$ 24,337.50	$ 1,204,337.50
		$ 21,435,000		**$ 15,355,578.34**	**$ 36,790,578.34**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement
The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense
The District Pays interest Expenses on the debt twice a year.

Balm Grove

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2022

Product	Units	General Fund			Debt Service Series 2022			Total Assessments per Unit				Units
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change	
SF 50' West	46	$1,097.91	$748.79	$349.12	$1,728.59	$1,728.59	$0.00	$2,826.50	$2,477.38	$349.12	14%	46
SF 60' West	223	$1,317.49	$898.55	$418.95	$2,074.30	$2,074.30	$0.00	$3,391.79	$2,972.85	$418.95	14%	223
SF 40' East	40	$878.33	$599.03	$279.30	$1,382.86	$1,382.86	$0.00	$2,261.19	$1,981.89	$279.30	14%	40
SF 50' East	224	$1,097.91	$748.79	$349.12	$1,728.59	$1,728.59	$0.00	$2,826.50	$2,477.38	$349.12	14%	224
SF 60' East	82	$1,317.49	$898.55	$418.95	$2,074.30	$2,074.30	$0.00	$3,391.79	$2,972.85	$418.95	14%	82
SF 50' South	88	$1,097.91	$748.79	$349.12	$1,728.59	$1,728.59	$0.00	$2,826.50	$2,477.38	$349.12	14%	88
	703											**703**

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Balm Grove Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Balm

Grove Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$_____
Total Reserve Fund [if Applicable]	$_____
Total Debt Service Funds	$_____
Total All Funds*	**$_____**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on September 03, 2026.

Attested By:	**Balm Grove** **Community Development District**
_____	_____
Name:_____	Name: Carlos de la Ossa
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on September 03, 2026.

Attested By:

Balm Grove
Community Development District

Name:_____
Title: ☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

Brown & Brown

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT



Table of Contents

Overview 1
- The Agency of Brown & Brown, Public Sector
- An Introduction to Your Service Team
- Preferred Governmental Insurance Trust
- Claims Services & Safety and Risk Management Services

Crime/Employee Dishonesty 2

General Liability 3

Public Officials & Employment Practices Liability 4

Cyber Liability 5

Automobile Liability 6

Broker Recommendation/Premium Recapitulation 7
- Notes of Importance
- Compensation Disclosures
- Carrier Financial Status
- Guide to Best's Ratings

Items Required Prior to Binding 8
- Acceptance of Proposal – Premium Recapitulation
- Package Application
- Uninsured Motorist Form
- *Preferred* Signature Page

Our Story



The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.

- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
    - 22 Counties
    - 70 Cities
    - 20 Public Airports
    - 7 Public School Districts
    - State of Florida

An Introduction to Your Service Team

Account Executives		
Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Stephen Scullian, CPCU, ARM Senior Vice President / Insurance Broker	(386) 239-7211	Stephen.Scullian@bbrown.com
Justin Anselmo, CRIS Senior Vice President / Insurance Broker	(386) 239-8821	Justin.Anselmo@bbrown.com
Tiffany Hill, GBDS Vice President / Client Services Leader	(386) 281-6846	Tiffany.Hill@bbrown.com
Michelle Perry Vice President / Business Development	(386) 366-6378	Michelle.Perry@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Vice President / Account Executive	(386) 239-4044	Robin.Russell@bbrown.com
Kyle Stoekel, ARM-P, CIC, CRM Public Risk Advisor	(386) 944-5805	Kyle.Stoekel@bbrown.com
Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
Ethan Reedy Insurance Broker	(386) 239-7264	Ethan.Reedy@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com
Service Representatives		
Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Jessica Conway Public Risk & Claims Specialist	(386) 333-6001	Jessica.Conway@bbrown.com
Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Colucci Public Risk & Claims Specialist	(386) 800-1164	Mallory.Colucci@bbrown.com
Certificate Requests: 179.certificates@bbrown.com ***Claim Reporting:*** 179.claims@bbrown.com		

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

***Preferred*'s Member Types**		
Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

***Preferred*'s Comprehensive Coverages**		
Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred*'s sole focus on government ensures that members' unique needs are met.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Underwriting and Administration

Behind *Preferred*'s underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.

Public Risk Underwriters of Florida
Insurance Solutions for Public Entities

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

PGCS℠ Claim Services

Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

Preferred's Expert Boards Know Your Business

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to $10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Preferred Safety and Risk Management Services

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred*'s Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred*'s approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.

- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.

- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.

- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.

- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred*'s dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	$100,000	$1,000
Forgery or Alteration Coverage	$100,000	$1,000
Theft, Disappearance and Destruction Coverage Inside Outside	 $100,000 $100,000	 $1,000 $1,000
Computer Fraud Coverage (Including Funds Transfer)	$100,000	$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	$1,000,000	$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	$5,000	
Employee Benefits Liability, per Occurrence	$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, "Bert J. Harris, Jr., Private Property Rights Protection Act" per Occurrence / Annual Aggregate.	$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	 $10,000/$200,000 $200,000/$200,000	
Herbicide and Pesticide, per Occurrence	$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to $2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - $300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	$1,000,000	$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	$1,000,000	$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services Per Employee Aggregate	 $2,500 $5,000	
Non-Monetary Claims Defense Costs, Aggregate	$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of “Who is an Insured.”
4. Limits of Liability are subject to Florida Statute 768.28.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 5/1/2026		
Coverage	**Limit**	**Deductible**
Policy Limit – Annual Aggregate	**$2,000,000**	**Per Below**
Third Party Liability Coverage		
Privacy & Security Liability, each claim	$2,000,000	$25,000
Media Content Services Liability, each claim	$2,000,000	$25,000
PCI DSS, sublimit	$1,000,000	$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	$500,000	$25,000
Data Breach & Crisis Management, each claim	$2,000,000	$25,000
Data Recovery, each claim	$2,000,000	$25,000
Business Interruption / Extra Expense, each claim	$2,000,000	$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate Social Engineering Financial Fraud* Funds Transfer Fraud Invoice Manipulation	**$500,000** $500,000 $500,000 $500,000	$25,000 $25,000 $25,000 $25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate Crypto Jacking Telecommunications Fraud	**$500,000** $500,000 $500,000	$25,000 $25,000 $25,000
System Failure – BI/EE, sublimit	$2,000,000	$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	$2,000,000	$25,000/12 Hr.
Bricking Coverage, sublimit	$1,000,000	$25,000
Consequential Reputation Loss Period of Restoration	$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity or the request prior to acting upon any transfer instructions.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability			
Primary Bodily Injury and Property Damage Liability – Combined Limit	$1,000,000	8,9	$0 Each Accident
Personal Injury Protection	Statutory	5	$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	N/A	N/A	N/A

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Automobile Liability

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Premium Recapitulation

	Annual Premium	Check Option Accept	Check Option Reject
***Preferred* Package**			
Crime / Employee Dishonesty	$500.00	☐	☐
General Liability	$2,000.00	☐	☐
Public Officials / Employment Practices Liability	$2,400.00	☐	☐
Cyber Liability	$501.00	☐	☐
Automobile Liability	$600.00	☐	☐
Package Payment Plan:	Annual		

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

SIGN HERE

_____
(Signature)

_____
(Name & Title)

_____
(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.

2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.

3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.

4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.

5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**

6. Not all coverages requested may be provided in this quotation.

7. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.

8. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**

9. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.

10. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.

11. Higher limits of liability may be available. Please consult with your agent.

12. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.

13. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities ("we") are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at https://www.bbrown.com/us/contact/contact-general/

PREFERRED Compensation Disclosure

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated "A-" or better by AM Best Company. However, we cannot predict whether a company's financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated "A-" or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust ("Preferred"), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.

- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.

- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Balm Grove Community Development District
Line of Coverage(s):	Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability
Policy Number(s):	PK FL1 0294972 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	8/6/2026

*** AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating**
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	**Rating**	**Description**
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	**I**	Less than $1,000,000
	II	$1,000,000 - $2,000,000
	III	$2,000,000 - $5,000,000
	IV	$5,000,000 - $10,000,000
	V	$10,000,000 - $25,000,000
	VI	$25,000,000 - $50,000,000
	VII	$50,000,000 - $100,000,000
	VIII	$100,000,000 - $250,000,000
	IX	$250,000,000 - $500,000,000
	X	$500,000,000 - $750,000,000
	XI	$750,000,000 - $1,000,000,000
	XII	$1,000,000,000 - $1,250,000,000
	XIII	$1,250,000,000 - $1,500,000,000
	XIV	$1,500,000,000 - $2,000,000,000
	XV	Greater than $2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.

Public Entity Application
PO Box 958455
Lake Mary, FL 32795-8455
Phone: 321-832-1450
Fax: 321-832-1496

Public Entity Application
Renewal Application Muni
Coverage Term: 10/01/2026 to 10/01/2027

General Member Information	
Name: Balm Grove Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information Contact: Jayna Cooper	**Additional Member Information** FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: (813) 608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	**Agency Contact Information**
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____ SIGN HERE

TITLE: _____

DATE: _____

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

Coverages Selected:

Auto Liability	Y	Auto Physical Damage	N
Boiler & Machinery	N	Crime	Y
Flood	N	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	N
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are $1M/$1M/$1M	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Not Applicable

Initial_____Date_____

INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Balm Grove Community Development District
Agency: Risk Management Associates, Inc.

APPLICATION GENERAL INFORMATION

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	Jayna Cooper (813) 608-8242 jayna.cooper@inframark.com
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	8/7/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	No
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	$0
Fire - Estimated Payroll	$0
All Other - Estimated Payroll	$0

Initial_____Date_____ INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Balm Grove Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE

POL/EPLI General Questions	Response
1 - POL Limit:	$1,000,000
2 - POL Deductible:	$0
3 - EPLI Limit:	$1,000,000
4 - EPLI Deductible:	$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No

INITIAL HERE

Print Date: 8/4/2026

Initial_____Date_____

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No

Initial_____Date_____

INITIAL HERE

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	5/1/2026
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization’s endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No

Initial_____Date_____

INITIAL HERE

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed_____Title_____Date_____ SIGN HERE

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

Initial_____Date_____ INITIAL HERE

COVERAGE INFORMATION - Auto Liability

Coverage	Response
1 - AL Limit:	$1,000,000
2 - AL Territory:	Gulf Coast
3 - AL Deductible:	$0
4 - Medical Payment limit:	
5 - Uninsured/Underinsured motorist limit (Maximum $100,000):	
6 - Hired and Non-Owned Liability? (Y/N)	Y
7 - If symbol 10 for AL is required, provide definition:	
8 - How often do you inspect vehicles for safety hazards?	N/A
9 - Are safety inspection records maintained?	No
10 - Are vehicles assigned to specific drivers with back up drivers?	No
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	No
12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.)	No
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	No
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN,LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	None
15 - Driver Training Program:	None
16 - MVR Criteria:	None
17 - Formal Written Accident Reporting Procedure:	None
18 - Employee Disciplinary Program for Driver Safety	None

Initial_____Date_____ INITIAL HERE

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	$100,000
2 - Employee Dishonesty Deductible:	$1,000
3 - Theft, Disappearance or Destruction Limit	$100,000
4 - Theft, Disappearance or Destruction Deductible	$1,000
5 - Computer Fraud Limit	$100,000
6 - Computer Fraud Deductible	$1,000
7 - Forgery or Alteration Limit	$100,000
8 - Forgery or Alteration Deductible	$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

Initial_____Date_____

INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Balm Grove Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - General Liability

Coverage	Response
1 - GL Occurrence Limit	$1,000,000
2 - GL Deductible	$0
3 - Employee Benefits Occurrence Limit	$1,000,000
4 - Medical Expense Limit (Max $5,000)	$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	No
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	No
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No

Initial_____Date_____ INITIAL HERE

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	

Initial_____Date_____

INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Balm Grove Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 – Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes,explain in the comment box.(Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No

Initial_____Date_____

INITIAL HERE

Preferred PGIT GOVERNMENTAL INSURANCE TRUST

Named Covered Party: Balm Grove Community Development District
Term: 10/01/2026 to 10/01/2027
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294972 26-02 01

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

[X] a. I hereby reject Uninsured Motorist coverage.

[ ] b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

[ ] c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE

(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

[ ] I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature _____ **Title** _____ SIGN HERE

Name _____ **Date** _____

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Named Covered Party: Balm Grove Community Development District
Term: 10/01/2026 to 10/01/2027
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294972 26-02 01

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

N/A	**Property**	**TIV: Not Included**
N/A	**Inland Marine**	**Blanket Unscheduled IM: Not Included** **Scheduled Inland Marine: Not Included** **Total All Inland Marine: Not Included**
N/A	**Property TRIA (Terrorism Risk Insurance Act) coverage**	
X	**Crime**	
X	**General Liability**	**Ratable Payroll: Not Included**
N/A	**Law Enforcement Liability**	**Officers: Not Included**
X	**Professional Liability**	**Employees: Not Included**
X	**Automobile**	**0 Units - Auto Liability** **0 Units - Comprehensive** **0 Units – Collision**
N/A	**Stop Loss Aggregate:** **Applies to:**	**Not Included**
N/A	**Excess Workers' Compensation**	**Payroll: Not Included**
N/A	**I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).**	
N/A	**I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).**	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature _____ **Title** _____ SIGN HERE

Name _____ **Date** _____

Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

1info@AquaSentryTampa.com (813) 943-2755 AquaSentryTampa.com
13194 US Hwy 301 S Suite 154 - Riverview, FL 33578

BALM GROVE- SWIMMING POOL MAINTENANCE AND CHEMICAL SERVICES

Brooke,

We had our manager Brandon stop by earlier to look at the pool and equipment area. He reviewed his findings with me, and since we discussed them on the phone earlier, I won't relist them here. We included both 3x a week service and 4x a week service for your convenience. As discussed, we are able to start immediately.

Brooke, Aqua Sentry has been in business for over 9 years, specializing in commercial and residential pools across Tampa, Brandon, Valrico, Ruskin, Thonotosassa, Apollo Beach, and Parrish. In fact, we currently service many long-term Inframark properties in your area. My team of 9 pool techs and 2 repair technicians are all CPO certified. We also carry the correct commercial limits on Liability, Auto, and Workers comp insurance. We also have our CPC license which means we can help with any repairs, heater issues, or resurfacing needs if needed. One of the things that Aqua Sentry prides themselves on is that we are always available by phone, text, or email for any questions or emergencies. Our response time for mechanical issues or Health Dept inspections is immediate with us realizing your pool needs to always be open to your residents! We also use the Skimmer app which sends a detailed, time-stamped service report after every visit, which our property managers and residential customers love as it keeps everyone informed about the pool.

Description of Services

Aqua Sentry will provide maintenance, cleaning and chemical service for the above pool, and associated equipment (Pumps, DE Filtration system, Stenner pumps, auto fill, etc.). The services shall consist of all labor and chemical supplies (Chlorine, Sodium Bicarb, and Muriatic Acid). Algaecide and Phosphate Remover are rarely used but they are a separate charge. Your assigned technician will maintain the pool and ensure water quality continues to meet or exceed all the appropriate Federal and State standards and guidelines, and in accordance with Florida Administrative Code (F.A.C.) 64-E9.008 Operational Requirements

Your assigned technician will create a site binder containing standard operating procedures (SOPs), CPO certificates, chemical logs, checklists, contact information etc and they will be maintained in the equipment enclosure. Your technician shall maintain documentation of:

a. Tile Maintenance - spot cleaning and scrubbing.
b. Vacuuming of Pool and pool filtration system cleaning
c. Chemical usage
d. Flow meter readings.
e. Preventive Maintenance Inspections of the pool
f. Water chemical levels and actions taken if levels out of range.

The technician shall conduct preventive maintenance/inspections (PMI) to sustain the water quality of the pool while limiting service interruptions. Areas of emphasis include all pools, filtration systems, pump room cleanliness and the immediate area surrounding the pools. During service visits, the technician will:

a. Perform water chemical analysis and adjust chemicals as required.
b. Vacuum and brush to remove any debris as required to eliminate dirt, scum, scale, calcium, algae, and any other harmful deposits from the water including seating area, steps, walls, and surface of pool.
c. Clean tile at water line as required.
d. Empty pump and skimmer baskets and or clean gutter system.
e. Monitor chemical feeding systems and test water to confirm proper disinfectant levels.
f. Inspect equipment for leaks, clogs, and other malfunctions.
g. Provide on-going communication and documentation with site management regarding condition of pools.
h. Records/logs: Your technician shall maintain daily service and testing log of appropriate sampling and analysis to ensure compliance with all regulatory requirements.

Chemicals: Aqua Sentry will be responsible for, supply and proper storage of all chemicals required for maintaining the pool's water quality. The technician shall comply with all Federal, State, local, industry safety, health standards, regulations and facility guidelines regarding handling and transportation of chemicals.

Assumptions and Limitations:

- Professional individuals will complete all work duly licensed to perform the work.
- All Aqua Sentry technicians who service public pools are CPO certified per Florida Administrative Code 64E-9.018. https://www.flrules.org/gateway/ruleno.asp?id=64E-9.018
- Aqua Sentry is duly licensed in Hillsborough County Florida to perform all quoted work Folio #266768
- Aqua Sentry shall not be liable for any delay in completing services due to circumstances beyond its control.
- Either party may cancel this agreement with 30 days' notice (email, or letter).

Pricing and Billing:

- All pool cleaning and maintenance service prices include chemicals and labor. The only exceptions being the cost of phosphate remover or algaecide which are rarely used but are an additional expense.

- For 3x a week service the price would be $5550.00 per month.
- For 4x a week service the price would be $$5950.00 per month.

- We bill on the 1st of each month, and all payments are due by the end of the month. Payments more than 15 days after bill due date will be accessed a late fee of 10% of total bill. If the account becomes 3 months past due the past due amount will be turned over to the collection company and the account will be responsible for all collection costs up to and including legal expenses and lien costs.

- Fecal Incident Response (FIR), Equipment replacement, and other repairs will be done as time and material projects at our current service rate of $200.00 per hour. Any such projects would be submitted with estimates for approval before commencing with any work.

Approval and Acceptance:

If the terms and conditions of this proposal are acceptable, please sign, date, and return a copy to us.

Agreed and Accepted

By: _____ Title: _____

Date: _____

Aqua Sentry, Inc. Authorized Representative

_____ Date: _____

Bob Mock;/.

RESOLUTION 2026-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. District Officers. The District officers are as follows:

Carlos de la Ossa_____ is appointed Chairperson.

Nicholas Dister _____ is appointed Vice-Chairperson.

Brian Lamb_____ is appointed Secretary

Ryan Motko _____ is appointed Assistant Secretary.

Kelly Evans _____ is appointed Assistant Secretary.

Alberto Viera _____ is appointed Assistant Secretary.

Angel Montagna_____ is appointed Assistant Secretary.

Charlotte Sonetirot_____ is appointed Assistant Secretary.

Eric Davidson _____ is appointed Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption. Adopted this 3rd day of September, 2026.

Attest: **Balm Grove Community Development District**

_____ _____

Secretary/Assistant Secretary Chair of the Board of Supervisors

Janitorial Services Agreement

This Janitorial Services Agreement (this "**Agreement**") is entered into as of September 1, 2026, between the **Balm Grove Community Development District**, local unit of special-purpose government organized under Chapter 190, Florida Statutes (the "**District**") and **City-Wide Cleaning, L.L.C.,** a Florida limited liability company, (the "**Contractor**").

Background Information:

The District is responsible for the operation and maintenance of its amenity center, recreational areas, and common areas, including but not limited to, a pool area, pickleball courts, restrooms, parking lot, pet waste stations, and sidewalks, within the boundaries of the District. The District desires to retain an independent contractor to provide such janitorial services. The Contractor represents that it is qualified to provide such services. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated herein as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, cleaning supplies, equipment, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described in the attached **Exhibit A** to ensure the District property is in a clean, orderly, and functional condition. Contractor will perform the services three (3) days per week as coordinated with the District Manager, except for the pet waste stations and trash containers which will be services one (1) day per week.

3. **Manner of Performance and Care of the Property**.
    a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
    b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **Compensation**. The District agrees to pay the Contractor on a monthly basis for services rendered at the rate of One Thousand One Hundred Eighty-Five Dollars and Zero Cents (**$1,185.00**) per month. Each month the Contractor shall submit an invoice for the work

performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice.

5. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

6. **Term of this Agreement**. The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

8. **Notices**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:	**To Contractor**:
c/o Inframark	City-Wide Cleaning, L.L.C.
Attn: District Manager, Charlotte Sonetirot	P.O. Box 262142
2005 Pan Am Circle, Suite 300	Tampa, FL 33685
Tampa, FL 33607	Attn: Ronald Bishop
csonetirot@azuria.com	ron@city-widecleaning.com

9. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

10. **Compliance with Governmental Regulation.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents

the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

11. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
c. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.
d. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

12. Indemnification. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, the Contractor must provide an affidavit, signed by an officer or a representative of the Contractor, under penalty of perjury, attesting that the Contractor does not use coercion for labor or services as defined in the statute.

15. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. **E-Verification**. Pursuant to Section 448.095, Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required.
    c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

18. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@AZURIA.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

19. **Controlling Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

20. **Enforcement of Agreement**. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

21. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

22. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

23. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

25. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

26. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

27. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

City-Wide Cleaning, LLC	**Balm Grove Community Development District**
_____	_____
By: _____	Name: Carlos de la Ossa
Title: _____	Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the _____ (Title) of _____ (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the _____ Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

_____
Signature of Affiant

Sworn before me on _____ _____, 2026

_____
Notary Public Signature

_____
Notary Stamp

CITY-WIDE CLEANING L.L.C.

P.O. BOX 262142

TAMPA, FL. 33685

813-624-4479

Property Site: Balm Grove

RESTROOMS:

Empty trash replace liners.

Clean and disinfect all restroom fixtures.

Restock toilet tissue, paper towels and soap.

Sweep and mop floors.

POOL AREA:

Pick up debris from pool area.

Straighten pool furniture.

Remove Trash replace with fresh liners.

Remove cobwebs from breezeway and any bug nests.

Straighten and wipe off tables

Blow off entrance and sidewalks.

PICKLEBALL COURTS

Blow off courts and walkways.

Trash emptied and fresh liners put in.

Pick up large debris

Parking lot patrolled for large debris.

REMARKS:

Restrooms, pool area, pickleball court, parking lot and sidewalks

Serviced 3/weekly

Pet stations and Balm grove west trash containers. Once/weekly

COST:

City-Wide Cleaning Services will provide cleaning services

for the cost of $ 1000.00 per month.

Pet Stations and Balm west Trash containers 185.00 per month.



MINUTES OF MEETING
BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and regular meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday, August 6, 2026 and called to order at 3:42 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Albert Viera	Assistant Secretary
Kelly Evans	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Angel Montagna	District Manager
Brooke Chapman	District Manager
Kathryn Hopkinson	District Counsel
Vivek Babbar	District Counsel
Jason Liggett	Field Manager
Residents	

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

The Board received comments regarding pool amenities; fob; access and request for clarification on proposed increments operation/maintenance.

THIRD ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2027 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Adopting Fiscal Year 2027 Final Budget, was opened. 5-0

B. Discussion on Fiscal Year 2027 Budget

Ms. Montagna presented/reviewed indication a total of $935,639.00.

C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
D. Consideration of Resolution 2026-14; Adopting the Fiscal Year 2027 Final Budget
E. Consideration of Resolution 2026-15; Levying O&M Assessments
Ms. Montagna advised the Board **TABLE** items 3C, D & E to September meeting.

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, to **CONTINUE** discussion of the FY 2027 Final Budget to September 3rd meeting; TABLE Resolutions 2026-14 and 15 above and close the Public Hearing, was approved. 5-0

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-16; Setting the Fiscal Year 2027 Meeting Schedule
The FY 2027 meeting schedule is as follows:

- October 1, 2026
- November 5, 2026
- December 3, 2026
- January 7, 2027
- February 4, 2027
- March 4, 2027
- April 1, 2027
- May 6, 2027
- June 3, 2027
- July 1, 2027
- August 5, 2027
- September 2, 2027

All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-16; Setting the Fiscal Year 2027 Meeting Schedule, as detailed above, was adopted. 5-0

B. Consideration of Resolution 2026-17; Adopting Goals & Objectives

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-17; Adopting Goals & Objectives, was adopted. 5-0

C. Discussion of Continued Notice to Cure – Cornerstone
The Board, not satisfied with the oversight conducted, declined to lift the notice to cure for *Cornerstone*.

D. Consideration of Landscaping RFP (under separate cover)

> On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, to reject all bids and restart process, as agreed, was approved. 5-0

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of July 02, 2026, Regular Meeting
B. Consideration of Operation and Maintenance for June 2026
C. Acceptance of the Financials and Approval of the Check Register for June 2026
D. Ratification of Easement Encroachment Agreement – 15018 Emerson Field Street, Wimauma, FL 3359
E. Ratification of Easement Encroachment Agreement - 15113 Cross-Hall Stream Dr, Wimauma FL 33598

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

SIXTH ORDER OF BUSINESS **Staff Reports**

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

There being no reports, the next item followed.

i. Field Inspections Report
ii. Lake Maintenance Report

The Field Inspections and Lake Maintenance Reports were presented, copies of which were included in the agenda package. Mr. Liggett provided updates/statuses on pending and completed items. Discussion ensued.

SEVENTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

Mr. de la Ossa requested E-Blast to the community regarding amenities access; opening date and FOB's.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, meeting adjourned. 5-0

Angel Montagna	Carlos de la Ossa
District Manager	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	6/29/2026	6755	$2,725.00			JUNE 2026-LAKE MAINTENANCE
INFRAMARK LLC	7/21/2026	1169228	$375.00			JULY 2026-MAINT. SVCS - PORTER SERVICES
TREE FARM 2, INC.	7/1/2026	10-307519	$20,883.00			JULY 2026-LANDSCAPE MAINTENANCE
TREE FARM 2, INC.	7/1/2026	10-307590	$17,740.00			JULY 2026-LANDSCAPE MAINTENACE
TREE FARM 2, INC.	7/1/2026	10-307518	$9,622.00			JULY 2026-LANDSCAPE MAINTENACE
TREE FARM 2, INC.	7/1/2026	10-307517	$2,633.00			JULY 2026-LANDSCAPE MAINTENACE
TREE FARM 2, INC.	7/1/2026	10-307516	$4,600.00		$55,478.00	JULY 2026-POND MAINTENANCE
Monthly Contract Subtotal			**$58,578.00**			
Variable Contract						
MCCALL SERVICE NW, LLC	5/18/2026	59617805 A	$450.00			PEST CONTROL 05.18.2026
STRALEY ROBIN VERICKER	7/14/2026	28712	$5,104.50			JUNE 2026 - GENERAL SERVICES
TREE FARM 2, INC.	7/20/2026	10-308461	$1,750.00			JULY 2026-MAINTENANCE CONTRACT
TREE FARM 2, INC.	7/23/2026	10-308542	$1,700.00		$3,450.00	JULY 2026-IRRIGATION SERVICES
Variable Contract Subtotal			**$9,004.50**			
Utilities						
BOCC	7/14/2026	071426-4190505002	$742.37			06/03/26-07/13/26 WATER USEAGE
TECO	7/16/2026	071626-86561-ACH	$156.33			ELECTRIC 06/11/26-07/10/26
TECO	7/16/2026	071626-85639-ACH	$19.51			ELECTRIC 06/11/26-07/10/26
TECO	7/16/2026	071626-10867-ACH	$142.22			ELECTRIC 06/11/26-07/11/26
TECO	7/17/2026	071726-85621-ACH	$12.42			ELECTRIC 06/12/26-07/13/26
TECO	7/17/2026	071726-221009679384	$369.82			ELECTRIC 06/12/26-07/13/26
TECO	7/17/2026	071726-53830-ACH	$369.01			ELECTRIC 06/12/26-07/13/26
TECO	7/17/2026	071726-05164-ACH	$3,310.53			ELECTRIC 06/12/26-07/13/26

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	7/17/2026	071726-40005-ACH	$1,492.08			ELECTRIC 06/12/26-07/13/26
TECO	7/17/2026	071726-78571-ACH	$4,390.69			ELECTRIC 06/12/26-07/13/26
TECO	7/17/2026	071726-221009699408	$3,261.14		$13,523.75	BALM GROVE EAST PH4-STREETLIGHTS
Utilities Subtotal			**$14,266.12**			
Regular Services						
ALBERTO VIERA	7/2/2026	AV-070226	$200.00			BOARD 07/02/2026
BUSINESS OBSERVER, INC.	7/3/2026	26-02273H	$352.19			07.03.26 PUBLIC HEARING MEETING AD FOR 08.06.26
BUSINESS OBSERVER, INC.	7/10/2026	26-02359H	$76.56		$428.75	7.10.26 PUBLIC HEARING MEETING
CARLOS DE LA OSSA	7/2/2026	CO-070226	$200.00			BOARD 07/02/2026
KELLY A EVANS	7/2/2026	KE-070226	$200.00			BOARD 7/2/26
KELLY A EVANS	7/2/2026	KE-070226	($2.90)			MED TAXES
KELLY A EVANS	7/2/2026	KE-070226	($12.40)	$184.70	$184.70	SS TAXES
NICHOLAS J. DISTER	7/2/2026	ND-070226	$200.00			BOARD 07/02/2026
RYAN MOTKO	7/2/2026	RM-070226	$200.00			BOARD 07/02/2026
STANTEC CONSULTING SERVICES INC	6/24/2026	2585001	$392.50			SERVICE THROUGH 06.12.2026
TIMES PUBLISHING COMPANY	7/1/2026	94904-070126	$699.00			07.01.2026 RFP LANDSCAPE AD
Regular Services Subtotal			**$2,504.95**			
Additional Services						
COASTAL OUTDOOR SERVICES LLC	7/15/2026	3729	$35,000.00			WATERING TRUCKS 06/29/26-07/14/26
Additional Services Subtotal			**$35,000.00**			
TOTAL			**$119,353.57**			

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 # 6755
DATE 06/29/2026
DUE DATE 07/29/2026
TERMS Net 30

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

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

INFRAMARK

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	

Invoice Number	1169228
Invoice Date	7/21/2026
Due Date	8/20/2026

To: **Balm Grove CDD**
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	$375.00

Subtotal	$375.00
Sales Tax	$0.00
Please Pay This Amount — Total	$375.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

21 Jul 2026 12:32:04PM CST

DISTRICT : BALM GROVE CDD

Go Green! Think before you print.

INVOICE NO. 1169228 - DETAIL

INVOICE DATE: 7/21/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	7/15/2026	4623349	BGRCDD District Area	General Porter Service; Monthly Porter Services-July 2026	$0.00	$0.00	$375.00	$0.00	$375.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$375.00**	**$0.00**	**$375.00**	
				BWO Total	**$0.00**	**$0.00**	**$375.00**	**$0.00**	**$375.00**	
				Invoice Total	**$0.00**	**$0.00**	**$375.00**	**$0.00**	**$375.00**	

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 Comm CDD
2005 Pan Am Cir
Tampa, FL 33607

Invoice 10-307519 Jul 1, 2026

Payment Terms Net 30

Total Due **$20,883.00**

Due Date **Jul 31, 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

Addendum To Service Agreement
7/2026
New Jade Entrance $3396.00
672/Shelley Lane Entrance $3396.00
Everton Hill Court and Crosshall Stream Pocket Park $1418.00
Balm Wimauma Rd Berm $7692.00
Shelley Lane, New Jade, and Cottman Hil Road Corners $1265.00
New Jade PVC Fence Buffer $3716.00

Subtotal	**$20,883.00**
Service Fees	**$0.00**
Discount	**$0.00**
Subtotal After Discount/Fees	**$20,883.00**
Taxable Subtotal	**$0.00**
Sales Tax Rate	**0%**
Tax Amount	**$0.00**
Total	**$20,883.00**
Amount Paid	**$0.00**
Balance	**$20,883.00**

Cornerstone

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 Comm CDD
2005 Pan Am Cir
Tampa, FL 33607

Invoice 10-307590 Jul 1, 2026

Payment Terms Net 30

Total Due **$17,740.00**

Due Date **Jul 31, 2026**

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS
Balm Grove Development, LLC	Balm Grove Community Development District	4348 Topaz Blue Street Wimauma, FL 33598

AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

Addendum to service contract.
7/2026
Road FF $6346.00
Mailbox Kiosk, Trellis Vine Lift Station, Section 8 Cul-de-sac $1470.00
Phase IV Entrance $3104.00
Phase II $6820.00

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
	Contracted Landscape Maintenance	Addendum to service contract. 7/2026 Road FF $6346.00 Mailbox Kiosk, Trellis Vine Lift Station, Section 8 Cul-de-sac $1470.00 Phase IV Entrance $3104.00 Phase II $6820.00	No	1	$17,740.00	$17,740.00
				1		**$17,740.00**

Subtotal	**$17,740.00**
Service Fees	**$0.00**
Discount	**$0.00**
Subtotal After Discount/Fees	**$17,740.00**
Taxable Subtotal	**$0.00**
Sales Tax Rate	**$0.00**
Tax Amount	**$17,740.00**
Total	**$0.00**
Amount Paid	**$17,740.00**
Balance	

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
2005 Pan Am Cir
Tampa, FL 33607
US

Invoice 10-307518

Jul 1, 2026

Service Agreement	SA1037
Payment Terms	Net 30
Total Due	**$9,622.00**
Due Date	**Jul 31, 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**

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
2005 Pan Am Cir
Tampa, FL 33607
US

Invoice 10-307517

Jul 1, 2026

Service Agreement	SA1036
Payment Terms	Net 30
Total Due	**$2,633.00**
Due Date	**Jul 31, 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 CDD
2005 Pan Am Cir
Tampa, FL 33607
US

Invoice 10-307516

Jul 1, 2026

Service Agreement	SA1037
Payment Terms	Net 30
Total Due	**$4,600.00**
Due Date	**Jul 31, 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

Addendum To Service Agreement
7/2026
Base Maintenance: Pond Additions and Scope Changes

Subtotal	**$4,600.00**
Service Fees	**$0.00**
Discount	**$0.00**
Subtotal After Discount/Fees	**$4,600.00**
Taxable Subtotal	**$0.00**
Sales Tax Rate	**0%**
Tax Amount	**$0.00**
Total	**$4,600.00**
Amount Paid	**$0.00**
Balance	**$4,600.00**

Service Slip/Invoice

McCall PEST & WILDLIFE

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

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	Kevin Henderson	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

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* 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.

PLEASE PAY FROM THIS INVOICE

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 Comm CDD
2005 Pan Am Cir
Tampa, FL 33607

Invoice 10-308461

Jul 20, 2026

Payment Terms: Net 30

Total Due $1,750.00

Due Date Aug 19, 2026

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS
Balm Grove Development, LLC	Balm Grove Community Development District	4348 Topaz Blue Street Wimauma, FL 33598

AUTHORIZED BY	CUSTOMER WO	NTE

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
Jul 8, 2026	**Maintenance Contracted Enhancements**	Raised Entrance Platers (100) 4' Refreshed Topsoil or planting mix Park Bed-(100) 4" annuals	No	1	$500.00	$500.00
Jul 8, 2026	**Maintenance Contracted Enhancements**	Demo & Site Prep Removal of existing annuals and amend soil with potting soil 1 yard	No	1	$250.00	$250.00
Jul 8, 2026	**Maintenance Contracted Enhancements**	4 inch Annual installed includes labor and materials	No	200	$5.00	$1,000.00
Jul 8, 2026	**Maintenance Contracted Enhancements**	Irrigation modifications & programming Irrigation material and labor included at no additional charge with install	No	1	$0.00	$0.00
				203		**$1,750.00**

Subtotal	**$1,750.00**
Service Fees	**$0.00**
Discount	**$0.00**
Subtotal After Discount/Fees	**$1,750.00**
Taxable Subtotal	**$0.00**
Sales Tax Rate	**$0.00**
Tax Amount	**$1,750.00**
Total	**$0.00**
Amount Paid	**$1,750.00**
Balance	

Cornerstone

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 CDD
2005 Pan Am Cir
Tampa, FL 33607

Invoice 10-308542

Jul 23, 2026

Payment Terms: Net 30

Total Due $1,700.00

Due Date Aug 22, 2026

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS
Balm Grove Development, LLC	Balm Grove Community Development District	4348 Topaz Blue Street Wimauma, FL 33598

AUTHORIZED BY	CUSTOMER WO	NTE

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
Jul 9, 2026	**Generic Irrigation Labor**	Labor 2 guys adjusting and installing drip line for new plant material	No	16	$75.00	$1,200.00
	Generic Irrigation Material	Drip Line 1000ft of drip line	No	1	$400.00	$400.00
	Generic Irrigation Material	Misc Parts	No	1	$100.00	$100.00
				18		**$1,700.00**

Subtotal	**$1,700.00**
Service Fees	**$0.00**
Discount	**$0.00**
Subtotal After Discount/Fees	**$1,700.00**
Taxable Subtotal	**$0.00**
Sales Tax Rate	**$0.00**
Tax Amount	**$1,700.00**
Total	**$0.00**
Amount Paid	**$1,700.00**
Balance	

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT C/O INFRAMARK	4190505002	07/14/2026	08/04/2026

Service Address: 13422 NEW JADE AVE

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703363302	06/03/2026	221	07/13/2026	47635	47414 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$143.19
Water Base Charge	$30.24
Water Usage Charge	$154.01
Sewer Base Charge	$73.17
Sewer Usage Charge	$335.22

Summary of Account Charges

Previous Balance	$0.00
Net Payments	$0.00
Total Account Charges	**$742.37**
AMOUNT DUE	**$742.37**

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4190505002**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

THANK YOU!

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT C/O INFR 3,534 8
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	08/04/2026
AMOUNT DUE	$742.37
AMOUNT PAID	

00419050500021 00000742379

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
13428 NEW JADE AVE
WIMAUMA, FL 33598-4479

Statement Date: July 16, 2026

Amount Due:	**$156.33**

Due Date: August 06, 2026
Account #: 221009686561

Account Summary

Current Service Period: June 11, 2026 - July 10, 2026

Previous Amount Due	$609.61
Payment(s) Received Since Last Statement	-$609.61
Miscellaneous Credits	-$3.24
Credit balance after payments and credits	-$3.24
Current Month's Charges	**$159.57**
Amount Due by August 06, 2026	**$156.33**

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

Your Energy Insight

Your average daily kWh used was **123.08% higher** than it was in your previous period.

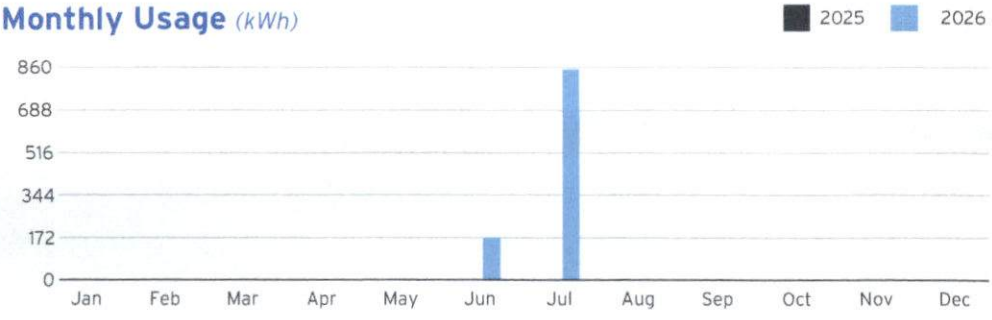
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009686561
Due Date: August 06, 2026

Amount Due:	**$156.33**

Payment Amount: $ _____

RECEIVED JUL 20 [illegible]

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.

618051367952

00004160 FTECO107172600591310 00000 02 01000000 11098 006
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

618051367952221009686561000000156333

00004160-0009299-Page 1 of 12

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
13428 NEW JADE AVE
WIMAUMA, FL 33598-4479

Account #: 221009686561
Statement Date: July 16, 2026
Charges Due: August 06, 2026

Meter Read

Service Period: Jun 11, 2026 - Jul 10, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000274858	07/10/2026	1,036		178		858 kWh	1	30 Days

Charge Details

Electric Charges

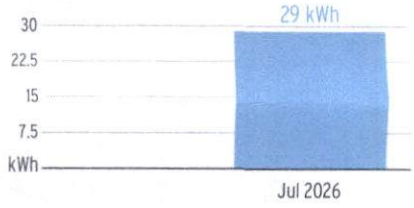
Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*858 kWh @ $0.09202/kWh*	$78.95
Fuel Charge	*858 kWh @ $0.03516/kWh*	$30.17
Storm Protection Charge	*858 kWh @ $0.00568/kWh*	$4.87
Clean Energy Transition Mechanism	*858 kWh @ $0.00418/kWh*	$3.59
Storm Surcharge	*858 kWh @ $0.02121/kWh*	$18.20
Florida Gross Receipt Tax		$3.99
Electric Service Cost		**$159.57**

Total Current Month's Charges **$159.57**

Miscellaneous Credits

Sales Tax Credit	-$3.24
Total Current Month's Credits	**-$3.24**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00004160-0009299-Page 2 of 12

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
13309 NEW JADE AVE
WIMAUMA, FL 33598

Statement Date: July 16, 2026

Amount Due:	$19.51

Due Date: August 06, 2026
Account #: 221009685639

Account Summary

Current Service Period: June 11, 2026 - July 10, 2026

Previous Amount Due	$298.28
Payment(s) Received Since Last Statement	-$298.28
Miscellaneous Credits	-$0.80
Credit balance after payments and credits	-$0.80
Current Month's Charges	**$20.31**
Amount Due by August 06, 2026	**$19.51**

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

Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

00004160-0009301-Page 5 of 12

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009685639
Due Date: August 06, 2026

Amount Due:	$19.51

Payment Amount: $ _____

618051367951

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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

61805136795122100968563900000000019512

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
13309 NEW JADE AVE
WIMAUMA, FL 33598

Account #: 221009685639
Statement Date: July 16, 2026
Charges Due: August 06, 2026

Meter Read

Meter Location: MONUMENT SIGN
Service Period: Jun 11, 2026 - Jul 10, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000072277	07/10/2026	0		0		0 kWh	1	30 Days

Charge Details

Electric Charges

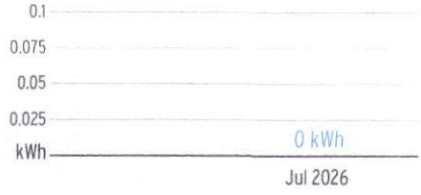
Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.31**

Total Current Month's Charges **$20.31**

Miscellaneous Credits

Sales Tax Credit	-$0.80
Total Current Month's Credits	**-$0.80**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00004160-0009301-Page 6 of 12

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 16, 2026

Amount Due:	**$142.22**

Due Date: August 06, 2026
Account #: 221009210867

DO NOT PAY. Your account will be drafted on August 06, 2026

Account Summary

Current Service Period: June 11, 2026 - July 11, 2026

Previous Amount Due	$141.72
Payment(s) Received Since Last Statement	-$141.72
Current Month's Charges	**$142.22**
Amount Due by August 06, 2026	**$142.22**

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

Your Energy Insight

Your average daily kWh used was 52.94% lower than the same period last year.

Your average daily kWh used was 4% lower than it was in your previous period.

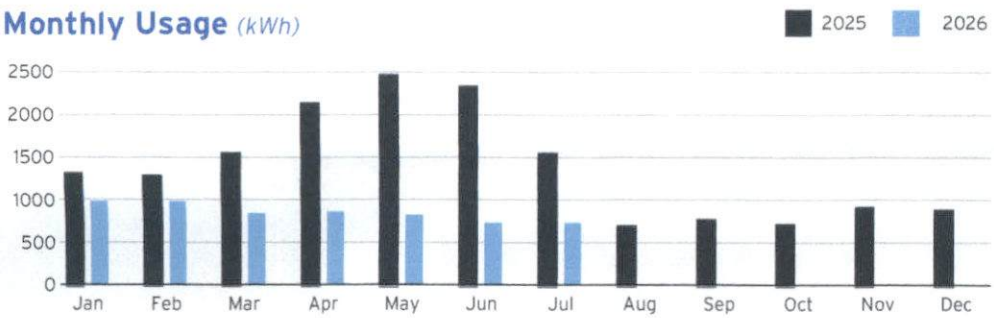
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009210867
Due Date: August 06, 2026

Amount Due:	**$142.22**

Payment Amount: $ _____

652619119462

Your account will be drafted on August 06, 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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

00004160-0009303- Page 8 of 12

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009210867
Statement Date: July 16, 2026
Charges Due: August 06, 2026

Meter Read

Meter Location: BOOSTER PUMP
Service Period: Jun 11, 2026 - Jul 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852833	07/11/2026	34,865		34,118		747 kWh	1	31 Days

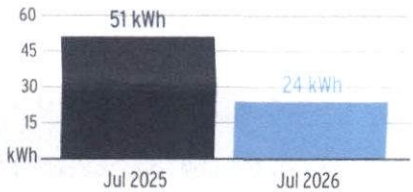
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*747 kWh @ $0.09202/kWh*	$68.74
Fuel Charge	*747 kWh @ $0.03516/kWh*	$26.26
Storm Protection Charge	*747 kWh @ $0.00568/kWh*	$4.24
Clean Energy Transition Mechanism	*747 kWh @ $0.00418/kWh*	$3.12
Storm Surcharge	*747 kWh @ $0.02121/kWh*	$15.84
Florida Gross Receipt Tax		$3.56
Electric Service Cost		**$142.22**

Total Current Month's Charges **$142.22**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

0000416O-0009303-Page 10 of 12

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
14811 SHELLEY LN
WIMAUMA, FL 33598

Statement Date: July 17, 2026

Amount Due:	**$12.42**

Due Date: August 07, 2026
Account #: 221009685621

00000013-0000280-Page 27 of 44

Account Summary

Current Service Period: June 12, 2026 - July 13, 2026

Previous Amount Due	$299.01
Payment(s) Received Since Last Statement	-$299.01
Miscellaneous Credits	-$9.24
Credit balance after payments and credits	-$9.24
Current Month's Charges	**$21.66**
Amount Due by August 07, 2026	**$12.42**

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

Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009685621
Due Date: August 07, 2026

Amount Due:	**$12.42**
Payment Amount: $ _____	

687186849680

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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

6871868496802210096856210000000012427

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
14811 SHELLEY LN
WIMAUMA, FL 33598

Account #: 221009685621
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Meter Read

Meter Location: MONUMENT SIGN

Service Period: Jun 12, 2026 - Jul 13, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000880710	07/13/2026	0		0		0 kWh	1	32 Days

Charge Details

Electric Charges

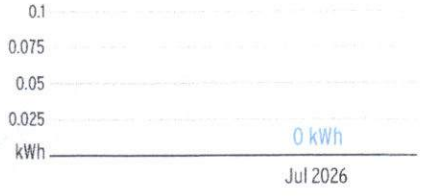
Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Florida Gross Receipt Tax		$0.54
Electric Service Cost		**$21.66**

Total Current Month's Charges **$21.66**

Miscellaneous Credits

Sales Tax Credit	-$9.24
Total Current Month's Credits	**-$9.24**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000013-0000280-Page 28 of 44

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
14920 SHELLEY LN, WELL
WIMAUMA, FL 33598

Statement Date: July 17, 2026

Amount Due:	**$369.82**

Due Date: August 07, 2026
Account #: 221009679384

Account Summary

Current Service Period: June 12, 2026 - July 13, 2026

Previous Amount Due	$675.54
Payment(s) Received Since Last Statement	-$675.54
Current Month's Charges	**$369.82**
Amount Due by August 07, 2026	**$369.82**

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

Your Energy Insight

Your average daily kWh used was **204.55% higher** than it was in your previous period.

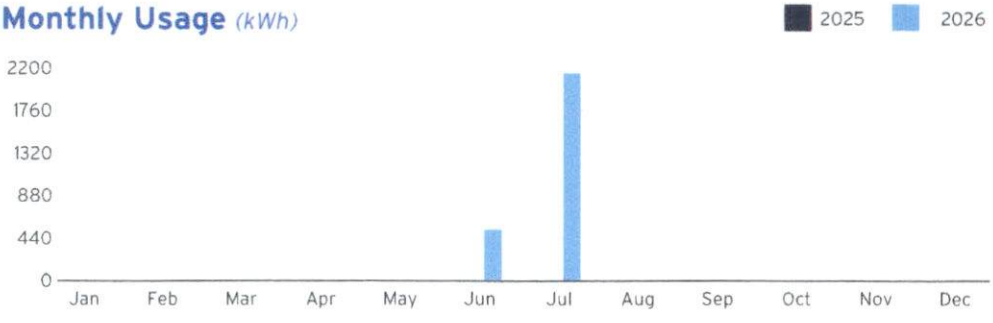
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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.

RECEIVED
JUL 22 2026
By _____

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009679384
Due Date: August 07, 2026

Amount Due:	**$369.82**
Payment Amount: $ _____	

687186849679

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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

687186849679221009679384000000369822

00000013-0000268-Page 3 of 44

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
14920 SHELLEY LN
WELL, WIMAUMA, FL 33598

Account #: 221009679384
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Meter Read

Meter Location: WELL

Service Period: Jun 12, 2026 - Jul 13, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000338626	07/13/2026	2,660		515		2,145 kWh	1	32 Days

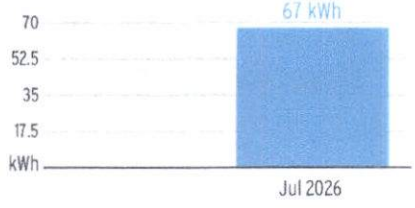
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*2,145 kWh @ $0.09202/kWh*	$197.38
Fuel Charge	*2,145 kWh @ $0.03516/kWh*	$75.42
Storm Protection Charge	*2,145 kWh @ $0.00568/kWh*	$12.18
Clean Energy Transition Mechanism	*2,145 kWh @ $0.00418/kWh*	$8.97
Storm Surcharge	*2,145 kWh @ $0.02121/kWh*	$45.50
Florida Gross Receipt Tax		$9.25
Electric Service Cost		**$369.82**

Total Current Month's Charges **$369.82**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000013-0000268-Page 4 of 44

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 17, 2026

Amount Due:	**$369.01**

Due Date: August 07, 2026
Account #: 221009453830

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

Account Summary

Current Service Period: June 12, 2026 - July 13, 2026

Previous Amount Due	$100.16
Payment(s) Received Since Last Statement	-$100.16
Current Month's Charges	**$369.01**
Amount Due by August 07, 2026	**$369.01**

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

00000013-0000278-Page 23 of 44

Your Energy Insight

Your average daily kWh used was **36.73% higher** than the same period last year.

Your average daily kWh used was **318.75% higher** than it was in your previous period.

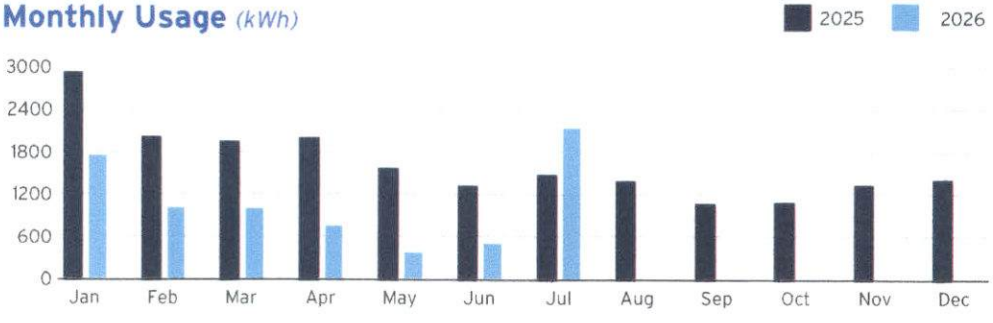
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009453830
Due Date: August 07, 2026

Amount Due:	**$369.01**
Payment Amount: $ _____	

684717738299

Your account will be drafted on August 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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Jun 12, 2026 - Jul 13, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	07/13/2026	27,194		25,054		2,140 kWh	1	32 Days

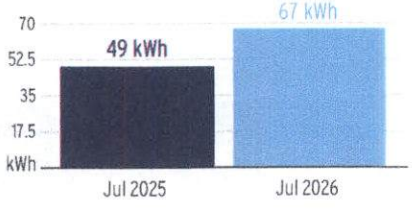
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*2,140 kWh @ $0.09202/kWh*	$196.92
Fuel Charge	*2,140 kWh @ $0.03516/kWh*	$75.24
Storm Protection Charge	*2,140 kWh @ $0.00568/kWh*	$12.16
Clean Energy Transition Mechanism	*2,140 kWh @ $0.00418/kWh*	$8.95
Storm Surcharge	*2,140 kWh @ $0.02121/kWh*	$45.39
Florida Gross Receipt Tax		$9.23
Electric Service Cost		**$369.01**

Total Current Month's Charges **$369.01**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000013-0000278-Page 24 of 44

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 17, 2026

Amount Due:	**$3,310.53**

Due Date: August 07, 2026
Account #: 211031805164

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

Account Summary

Current Service Period: June 12, 2026 - July 13, 2026

Previous Amount Due	$3,310.53
Payment(s) Received Since Last Statement	-$3,171.19
Miscellaneous Credits	-$139.34
Current Month's Charges	**$3,310.53**
Amount Due by August 07, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

00000013-0000282-Page 31 of 44

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211031805164
Due Date: August 07, 2026

Amount Due:	**$3,310.53**

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.

Payment Amount: $ _____

627927881638

Your account will be drafted on August 07, 2026

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211031805164
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Service Period: Jun 12, 2026 - Jul 13, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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		**$3310.53**

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

Miscellaneous Credits

Deposit Refund	-$138.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-$1.34
Total Current Month's Credits	**-$139.34**

Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000013-0000282-Page 32 of 44

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

Statement Date: July 17, 2026

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

Amount Due:	**$1,492.08**

Due Date: August 07, 2026
Account #: 211031840005

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

Account Summary

Current Service Period: June 12, 2026 - July 13, 2026

Previous Amount Due	$1,492.08
Payment(s) Received Since Last Statement	-$1,365.87
Miscellaneous Credits	-$126.21
Current Month's Charges	**$1,492.08**
Amount Due by August 07, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

00000013-0000284-Page 35 of 44

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211031840005
Due Date: August 07, 2026

Amount Due:	**$1,492.08**
Payment Amount: $ _____	

627927881639

Your account will be drafted on August 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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211031840005
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Service Period: Jun 12, 2026 - Jul 13, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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		**$1492.08**

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

Miscellaneous Credits

Deposit Refund	-$125.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-$1.21
Total Current Month's Credits	**-$126.21**

Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000013-0000284-Page 36 of 44

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 17, 2026

Amount Due:	**$4,390.69**

Due Date: August 07, 2026
Account #: 221009478571

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

Account Summary

Current Service Period: June 12, 2026 - July 13, 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 August 07, 2026	**$4,390.69**

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

Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009478571
Due Date: August 07, 2026

Amount Due:	**$4,390.69**
Payment Amount: $ _____	

684717738302

Your account will be drafted on August 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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

00000013-0000270-Page 7 of 44

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
15110 BALM WIMAUMA RD
WIMAUMA, FL 33598

Account #: 221009478571
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Service Period: Jun 12, 2026 - Jul 13, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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		**$4390.69**

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

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000013-0000270-Page 8 of 44

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
BALM GROVE EAST PH4
WIMAUAMA, FL 33598

Statement Date: July 17, 2026

Amount Due:	**$3,261.14**

Due Date: August 07, 2026
Account #: 221009699408

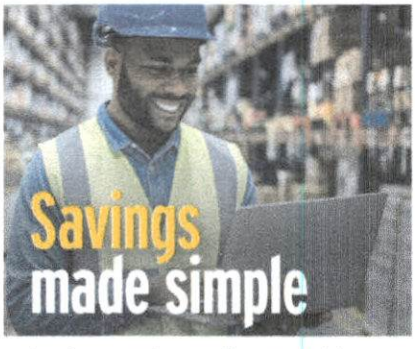
Account Summary

Previous Amount Due	$0.00
Payment(s) Received Since Last Statement	$0.00
Current Month's Charges	**$3,261.14**
Amount Due by August 07, 2026	**$3,261.14**

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

00000013-0000286-Page 39 of 44

Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009699408
Due Date: August 07, 2026

Amount Due:	**$3,261.14**
Payment Amount: $ _____	

687186849682

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.

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
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.

687186849682221009699408000000326114 8

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009699408
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Service Period: Jun 22, 2026 - Jul 13, 2026

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 22 days

Lighting Energy Charge	$0.00
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$0.00**

Other Fees and Charges

Electric Security Deposit	$2,770.10
Total Other Fees and Charges	**$2,770.10**

Billing information continues on next page →

00000013-0000286-Page 40 of 44

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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009699408
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Service Period: Jun 22, 2026 - Jul 13, 2026

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 22 days

Lighting Energy Charge	$0.00
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$0.00**

Other Fees and Charges

Electric Security Deposit	$491.04
Total Other Fees and Charges	$491.04

Total Current Month's Charges $3,261.14

00000013-0000287-Page 41 of 44

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009699408
Statement Date: July 17, 2026
Charges Due: August 07, 2026

Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000013-0000287-Page 42 of 44

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: July 02, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	X
2	Nick Dister	X	X
3	Ryan Motko	X	X
5	Albert Viera	X	X

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

Approved for payment:

Angel Montagna
District Manager Signature

July 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 # 26-02273H **Date 07/03/2026**

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 # 26-02273H **Notice of Public Hearing** **RE:** Balm Grove CDD Board of Supervisors Meeting on 8/6/26 at 2:00 PM **Published:** 7/3/2026	$352.19

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$352.19**

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

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

Invoice # 26-02359H **Date 07/10/2026**

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 # 26-02359H **Notice of Public Hearing** **RE:** Balm Grove CDD Board of Supervisors Meeting on 8/6/26 at 2:00 PM **Published:** 7/10/2026	$76.56

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$76.56**

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

Notice of Public Hearing and Board of Supervisors Meeting of the Balm Grove Community Development District

The Board of Supervisors (the **"Board"**) of the Balm Grove Community Development District (the **"District"**) will hold a public hearing and a regular meeting Thursday, August 6, 2026, 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.balmgrovecdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office 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's office.

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

Angel Montagna, District Manager
July 10, 2026 26-02359H

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: July 02, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	X
2	Nick Dister	X	X
3	Ryan Motko	X	X
5	Albert Viera	X	X

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

Approved for payment:

Angel Montagna
District Manager Signature

July 02, 2026
Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: July 02, 2026

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

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

Approved for payment:

Angel Montagna
District Manager Signature

July 02, 2026
Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: July 02, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	X
2	Nick Dister	X	X
3	Ryan Motko	X	X
5	Albert Viera	X	X

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

Approved for payment:

Angel Montagna
District Manager Signature

July 02, 2026
Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: July 02, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	X
2	Nick Dister	X	X
3	Ryan Motko	X	X
5	Albert Viera	X	X

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

Approved for payment:

Angel Montagna
District Manager Signature

July 02, 2026
Date

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

Stantec

INVOICE

Invoice Number	2585001
Invoice Date	June 24, 2026
Purchase Order	238202121
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

Project **Balm Grove CDD**
Project Manager Stewart, Tonja L For Period Ending **June 12, 2026**
Current Invoice Total (USD) 392.50

Top Task **2026** **2026 FY General Consulting Services**
Low Task **2026** **2026 FY General Consulting Services**

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 09	Nurse, Vanessa M	0.75	190.00	142.50
Level 14	Stewart, Tonja L	1.00	250.00	250.00
	Subtotal Professional Services	1.75		392.50

Low Task Subtotal	**2026 FY General Consulting Services**	392.50
Top Task Subtotal	2026 FY General Consulting Services	392.50
	Total Fees & Disbursements	392.50
	INVOICE TOTAL (USD)	**392.50**

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-05-21	238202121	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-05-27	238202121	2026	STEWART, TONJA L	1.00	250.00	250.00	REQUISITION	
2026-05-29	238202121	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED COMMUNITY MAPPING SHARED FILES ON EPG ONEDRIVE	
			Total subTask 2026	**1.75**		**392.50**		
			Total Top Task 2026	**1.75**		**392.50**		
			Total Project 238202121	**1.75**		**392.50**		

Tampa Bay Times
tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/1/26-7/1/26	BALM GROVE CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/1/2026	Deirdre Bonett	TB314445
Total Amount Due	**Invoice Number**	
$699.00	94904-070126	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/1/26	7/1/26	94904	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	RFP Landscape	2	1.00x86.00 L	$697.00
					Affidavit Fee			$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

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

Advertising Run Dates	Advertiser Name	
7/1/26-7/1/26	BALM GROVE CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/1/2026	Deirdre Bonett	TB314445
Total Amount Due	**Invoice Number**	
$699.00	94904-070126	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

94904

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFP Landscape was published in said newspaper by print in the issues of 07/01/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____
Sworn to and subscribed before me this **07/01/2026**

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

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
Landscape Maintenance and Irrigation Services for
Balm Grove CDD
Hillsborough County, Florida

Balm Grove Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance and irrigation services for Balm Grove Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning **Monday, June 29, 2026**, at 10:00 a.m. (EST). The project manual will be available electronically and a paper copy of the manual can be picked up at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The Field Services Manager shall be the contact person with regard to the Project Manual. Mr. Jason Liggett can be reached by email at jliggett@inframark.com.

Firms desiring to submit proposals must submit the required proposal no later than 12:00 p.m. (EST) on **Thursday, July 23, 2026**, to the District Manager's office located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or email at jliggett@inframark.com.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The Entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size, and amenity level to this project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Jason Liggett at jliggett@inframark.com, no later than Thursday, July 16, 2026, at 1:00 p.m. (EST).

Firms desiring to provide services for this project must submit one (1) proposal via e-mail OR one (1) hard copy of the proposal forms AND one (1) electronic copy (PDF format on a USB flash drive) by 12:00 p.m. (EST) on Thursday, July 23, 2026, to the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 OR by emailing Field Services Manager Jason Liggett at jliggett@inframark.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public opening at 12:00 p.m. (EST), or as soon thereafter as possible, on Thursday, July 23, 2026, at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Balm Grove Community Development District
Angel Montagna, District Manager
Publish Date 7/1/26– Tampa Bay Times / Hillsborough County 94904

INVOICE

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029

office@coastaloutdoorfl.com
+1 (813) 394-0160
https://www.CoastalOutdoorFL.com

Inframark:Inframark - Balm Grove CDD

Bill to
Inframark - Balm Grove CDD
Long - (813) 748-5904
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice details
Invoice no.: 3729
Terms: Due on receipt
Invoice date: 07/15/2026
Due date: 07/15/2026

Coastal Sales Rep: Sam Crawford
Job Number: Balm Grove CDD
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	**Watering Trucks**	Dates Serviced: 6/29-7/7, 7/10, 7/13 using hydrant with meter(installed on 7th) or pumping from ponds due to inspectors until meter is installed 2200 vs 3000$	11	$3,000.00	$33,000.00
2.	**Truck Availability Fee**	truck sitting 7/8-7/9, 7/11-7/12, 7/14	5	$400.00	$2,000.00

Ways to pay

BANK

Total **$35,000.00**

Overdue 07/15/2026

View and pay

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Balm Grove Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	$ 42,457	$ -	$ -	$ -	$ -	$ 42,457
Accounts Receivable - Off Roll	-	576,178	-	-	-	576,178
Due From Other Funds	657	-	-	-	-	657
Investments:						
Acq. & Const. (Offsite Project)	-	-	146	-	-	146
Acq. & Construction - Amenity	-	-	416,451	-	-	416,451
Acquisition & Construction Account	-	-	307,653	-	-	307,653
Other	-	-	234,821	-	-	234,821
Reserve Fund	-	308,928	-	-	-	308,928
Revenue Fund	-	861,079	-	-	-	861,079
Utility Deposits	5,827	-	-	-	-	5,827
Fixed Assets						
Construction Work In Process	-	-	-	22,205,191	-	22,205,191
Amount To Be Provided	-	-	-	-	19,485,000	19,485,000
TOTAL ASSETS	**$ 48,941**	**$ 1,746,185**	**$ 959,071**	**$ 22,205,191**	**$ 19,485,000**	**$ 44,444,388**
LIABILITIES						
Accounts Payable	$ 236,752	$ -	$ -	$ -	$ -	$ 236,752
Accrued Expenses	2,333	-	-	-	-	2,333
Bonds Payable	-	-	-	-	19,485,000	19,485,000
Due To Other Funds	-	657	-	-	-	657
TOTAL LIABILITIES	**239,085**	**657**	**-**	**-**	**19,485,000**	**19,724,742**
FUND BALANCES						
Restricted for:						
Debt Service	-	1,745,528	-	-	-	1,745,528
Capital Projects	-	-	959,071	-	-	959,071
Unassigned:	(190,144)	-	-	22,205,191	-	22,015,047
TOTAL FUND BALANCES	**(190,144)**	**1,745,528**	**959,071**	**22,205,191**	**-**	**24,719,646**
TOTAL LIABILITIES & FUND BALANCES	**$ 48,941**	**$ 1,746,185**	**$ 959,071**	**$ 22,205,191**	**$ 19,485,000**	**$ 44,444,388**

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,993	$ 2,993	0.00%
Special Assmnts- Tax Collector	-	208,655	208,655	0.00%
Special Assmnts- CDD Collected	532,260	210,320	(321,940)	39.51%
Other Miscellaneous Revenues	-	450	450	0.00%
TOTAL REVENUES	**532,260**	**422,418**	**(109,842)**	**79.36%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	9,800	2,200	81.67%
Payroll Taxes	-	(15)	15	0.00%
ProfServ-Arbitrage Rebate	-	1,600	(1,600)	0.00%
Construction Accounting	-	500	(500)	0.00%
ProfServ-Dissemination Agent	5,000	5,667	(667)	113.34%
ProfServ-Field Management	18,000	15,000	3,000	83.33%
ProfServ-Info Technology	600	800	(200)	133.33%
ProfServ-Recording Secretary	4,500	3,025	1,475	67.22%
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	22,820	(7,820)	152.13%
District Engineer	12,500	3,345	9,155	26.76%
Administrative Services	5,500	750	4,750	13.64%
District Management	25,000	21,958	3,042	87.83%
Accounting Services	12,000	9,000	3,000	75.00%
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	162	338	32.40%
Rentals & Leases	1,200	800	400	66.67%
Insurance - General Liability	3,597	-	3,597	0.00%
Public Officials Insurance	3,444	-	3,444	0.00%
Insurance -Property & Casualty	20,000	6,319	13,681	31.60%
Legal Advertising	4,000	2,812	1,188	70.30%
Bank Fees	200	3,130	(2,930)	1565.00%
Financial & Revenue Collections	-	1,250	(1,250)	0.00%
Misc-Ad Valorem Taxes	-	2,739	(2,739)	0.00%
Website Administration	1,200	1,725	(525)	143.75%
Miscellaneous Expenses	250	27	223	10.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	250	200	50	80.00%
Total Administration	164,141	128,397	35,744	78.22%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility Services				
Utility - Water	-	775	(775)	0.00%
Utility - Electric	6,035	5,118	917	84.81%
Utility - StreetLights	65,484	100,381	(34,897)	153.29%
Total Utility Services	71,519	106,274	(34,755)	148.60%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	134,000	219,484	(85,484)	163.79%
Contracts-Aquatic Control	16,200	31,500	(15,300)	194.44%
ROW Landscape Maintenance	25,000	8,950	16,050	35.80%
Other Landscape R&M	25,000	-	25,000	0.00%
Irrigation Repairs & Maintenance	12,500	3,370	9,130	26.96%
Picnic R&M	2,500	585	1,915	23.40%
Hurricane Cleanup	35,000	-	35,000	0.00%
General Contingency	20,000	170	19,830	0.85%
Playground R&M	10,000	-	10,000	0.00%
Total Other Physical Environment	286,600	264,059	22,541	92.14%
Parks and Recreation				
Misc-Contingency	10,000	103,150	(93,150)	1031.50%
Total Parks and Recreation	10,000	103,150	(93,150)	1031.50%
TOTAL EXPENDITURES	**532,260**	**601,880**	**(69,620)**	**113.08%**
Excess (deficiency) of revenues Over (under) expenditures	-	(179,462)	(179,462)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(10,682)**		
FUND BALANCE, ENDING		**$ (190,144)**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2022 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 40,981	$ 40,981	0.00%
Special Assmnts- Tax Collector	-	481,683	481,683	0.00%
Special Assmnts- CDD Collected	1,228,727	1,282,438	53,711	104.37%
TOTAL REVENUES	**1,228,727**	**1,805,102**	**576,375**	**146.91%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	834,234	440,000	394,234	52.74%
Interest Expense	387,084	781,319	(394,235)	201.85%
Total Debt Service	1,221,318	1,221,319	(1)	100.00%
TOTAL EXPENDITURES	**1,221,318**	**1,221,319**	**(1)**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	7,409	583,783	576,374	7879.38%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(307,181)	(307,181)	0.00%
Contribution to (Use of) Fund Balance	7,409	-	(7,409)	0.00%
TOTAL FINANCING SOURCES (USES)	**7,409**	**(307,181)**	**(314,590)**	**-4146.05%**
Net change in fund balance	$ 7,409	$ 276,602	$ 254,375	3733.32%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,468,926**		
FUND BALANCE, ENDING		**$ 1,745,528**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2022 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 23,985	$ 23,985	0.00%
Special Assmnts- CDD Collected	-	102,419	102,419	0.00%
TOTAL REVENUES	**-**	**126,404**	**126,404**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	346,815	(346,815)	0.00%
Total Construction In Progress	-	346,815	(346,815)	0.00%
TOTAL EXPENDITURES	**-**	**346,815**	**(346,815)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(220,411)	(220,411)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	307,181	307,181	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**307,181**	**307,181**	**0.00%**
Net change in fund balance	$ -	$ 86,770	$ 86,770	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**872,301**		
FUND BALANCE, ENDING		**$ 959,071**		

Bank Account Statement

Balm Grove CDD

Bank Account No.	6637		
Statement No.	26_07	**Statement Date**	07/31/2026

G/L Account No. 101001 Balance	42,457.02	**Statement Balance**	56,004.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	56,004.93
Subtotal	42,457.02	**Outstanding Checks**	-13,547.91
Negative Adjustments	0.00	**Ending Balance**	42,457.02
Ending G/L Balance	42,457.02		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
07/07/2026	Payment	1510	RYAN MOTKO	Payment of Invoice 001068			-200.00
07/21/2026	Payment	300056	TECO	Inv: 071626-10867-ACH			-142.22
07/24/2026	Payment	300057	TECO	Inv: 071726-53830-ACH			-369.01
07/24/2026	Payment	300058	TECO	Inv: 071726-05164-ACH			-3,310.53
07/24/2026	Payment	300059	TECO	Inv: 071726-40005-ACH			-1,492.08
07/24/2026	Payment	300060	TECO	Inv: 071726-78571-ACH			-4,390.69
07/29/2026	Payment	1517	TECO	Payment of Invoice 001099			-12.42
07/29/2026	Payment	1518	TECO	Payment of Invoice 001100			-369.82
07/29/2026	Payment	1519	TECO	Payment of Invoice 001105			-3,261.14
Total Outstanding Checks							-13,547.91
Outstanding Deposits							
Total Outstanding Deposits							

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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	1505	07/07/26	ALBERTO VIERA	AV-070226	BOARD 07/02/2026	Supervisor Fees	511100-51101	$200.00
001	1506	07/07/26	BUSINESS OBSERVER, INC.	26-02273H	07.03.26 PUBLIC HEARING MEETING AD FOR 08.06.26	Legal Advertising	548002-51301	$352.19
001	1507	07/07/26	CARLOS DE LA OSSA	CO-070226	BOARD 07/02/2026	Supervisor Fees	511100-51101	$200.00
001	1508	07/07/26	KELLY A EVANS	KE-070226	BOARD 7/2/26	Supervisor Fees	511100-51101	$200.00
001	1508	07/07/26	KELLY A EVANS	KE-070226	BOARD 7/2/26	MED TAXES	521004-51101	($2.90)
001	1508	07/07/26	KELLY A EVANS	KE-070226	BOARD 7/2/26	SS TAXES	521004-51101	($12.40)
001	1509	07/07/26	NICHOLAS J. DISTER	ND-070226	BOARD 07/02/2026	Supervisor Fees	511100-51101	$200.00
001	1510	07/07/26	RYAN MOTKO	RM-070226	BOARD 07/02/2026	Supervisor Fees	511100-51101	$200.00
001	1511	07/07/26	TIMES PUBLISHING COMPANY	94904-070126	07.01.2026 RFP LANDSCAPE AD	Legal Advertising	548002-51301	$699.00
001	1512	07/15/26	BUSINESS OBSERVER, INC.	26-02359H	7.10.26 PUBLIC HEARING MEETING	Legal Advertising	548002-51301	$76.56
001	1513	07/22/26	BOCC	071426-4190505002	06/03/26-07/13/26 WATER USEAGE	Utility - Water	543018-53150	$742.37
001	1514	07/23/26	TECO	071626-86561-ACH	ELECTRIC 06/11/26-07/10/26	Utility - Electric	543041-53150	$156.33
001	1515	07/23/26	TECO	071626-85639-ACH	ELECTRIC 06/11/26-07/10/26	Utility - Electric	543041-53150	$19.51
001	1516	07/24/26	MCCALL SERVICE NW, LLC	59617805 A	PEST CONTROL 05.18.2026	Misc-Contingency	549900-57201	$450.00
001	1517	07/29/26	TECO	071726-85621-ACH	ELECTRIC 06/12/26-07/13/26	Utility - Electric	543041-53150	$12.42
001	1518	07/29/26	TECO	071726-221009679384	ELECTRIC 06/12/26-07/13/26	Utility - Electric	543041-53150	$369.82
001	1519	07/29/26	TECO	071726-221009699408	BALM GROVE EAST PH4-STREETLIGHTS	Utility - StreetLights	543062-53150	$3,261.14
001	300056	07/21/26	TECO	071626-10867-ACH	ELECTRIC 06/11/26-07/11/26	Utility - Electric	543041-53150	$142.22
001	300057	07/24/26	TECO	071726-53830-ACH	ELECTRIC 06/12/26-07/13/26	Utility - Electric	543041-53150	$369.01
001	300058	07/24/26	TECO	071726-05164-ACH	ELECTRIC 06/12/26-07/13/26	Utility - StreetLights	543062-53150	$3,310.53
001	300059	07/24/26	TECO	071726-40005-ACH	ELECTRIC 06/12/26-07/13/26	Utility - StreetLights	543062-53150	$1,492.08
001	300060	07/24/26	TECO	071726-78571-ACH	ELECTRIC 06/12/26-07/13/26	Utility - StreetLights	543062-53150	$4,390.69
							Fund Total	**$16,828.57**

Total Checks Paid	**$16,828.57**

Docusign Envelope ID: 6C4F9815-1BA1-8E93-83C3-A146E0A355FC

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Balm Grove Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Balm Grove Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Balm Grove Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Docusign Envelope ID: 6C4F9815-1BA1-8E93-83C3-A146E0A355FC

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Docusign Envelope ID: 6C4F9815-1BA1-8E93-83C3-A146E0A355FC

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $5,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Docusign Envelope ID: 6C4F9815-1BA1-8E93-83C3-A146E0A355FC

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Balm Grove Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Balm Grove Community Development District.

By: Signed by: Carlos de la Ossa CC0CB251E795481...

Title: Chair

Date: 8/31/2026

Docusign Envelope ID: 6C4F9815-1BA1-8E93-83C3-A146E0A355FC

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829



Balm Grove CDD

Field Inspection Report - August 2026

Tuesday, August 18, 2026

Prepared For Board Of Supervisors

13 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

Items 1 - Fluorite Venus Ct.

Assigned To: Cornerstone

Observed overgrown landscape at street's end.

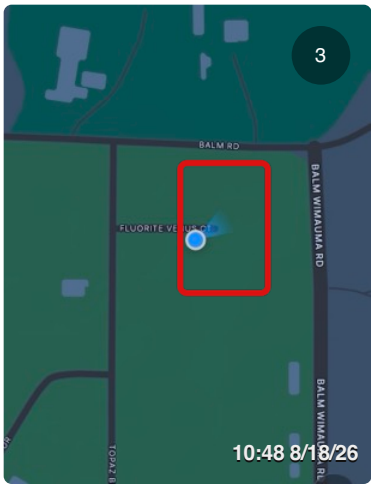
- Service this area at next visit.

Gary Hawkins Aug 24

area will be serviced 8/25/26







Items 2 - Topaz Blue St. Entrance

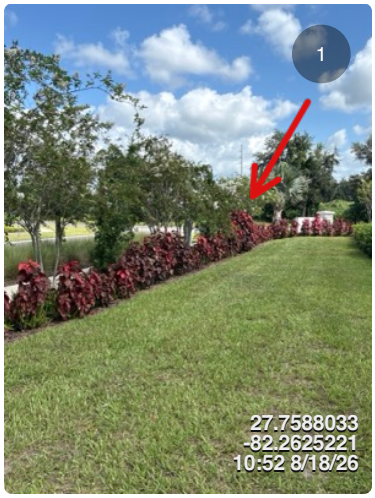
Assigned To: Cornerstone

Frontage landscape is in good overall condition.

- Trim the taller Copper plants to create a more uniform appearance.

Gary Hawkins Aug 24

Shrub pruning for this area will be completed the week of 8/24







Items 3 - Pond Maintenance West

Assigned To: Eco-Logic

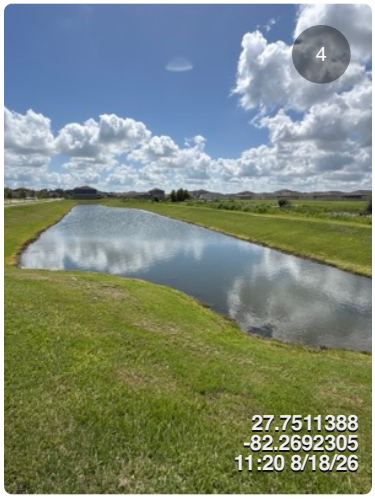
Ponds are in generally good condition. Brownish colored matter indicates treatment effectiveness. Observed minor evidence of torpedo grass growing along the bankside.

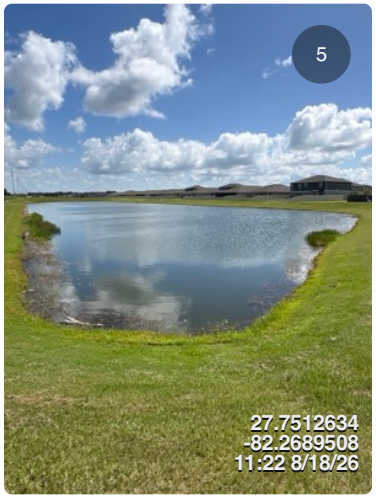
- Police for trash after next service visit.











Items 4 - Main Park/Mail Kiosk

Assigned To: Cornerstone

Common areas are clean. Bracing on the leaning pine trees have failed since last inspection. Observed stressed annuals in the planting bed. Surrounding landscape is in good overall condition.

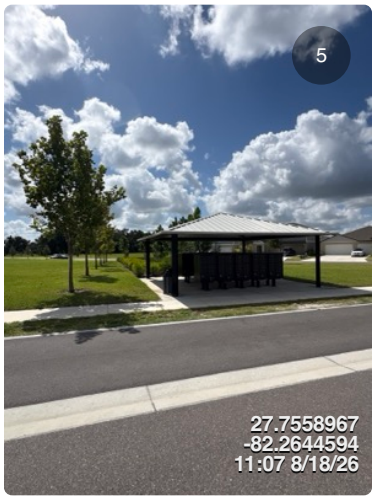
- Remove the leaning pine trees and provide estimated date for replacement.
- Investigate annual planting bed to determine cause of withering.
- Remove dead plant material and provide estimated date for replacements and mulch.











Gary Hawkins Aug 24

Pine trees were removed on 8/21

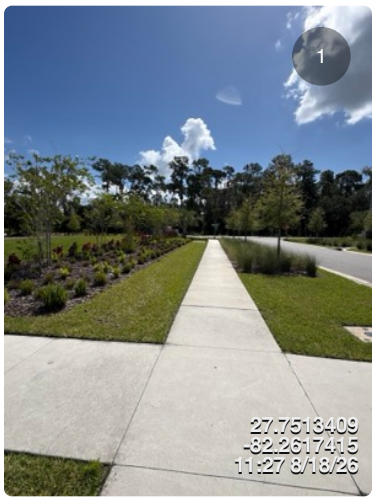
Gary Hawkins Aug 24

Annuals will be reviewed on 8/24 and I will report back with the findings.

Items 5 - Violet Flame Ave. Entrance

Assigned To: Cornerstone

Frontage landscape is in good overall condition. No deficiencies noted.







Items 6 - Pond Maintenance East

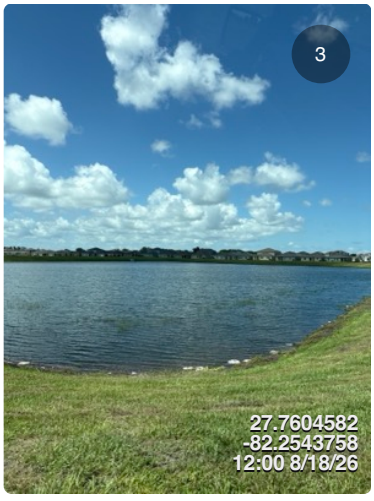
Assigned To: Eco-Logic

Observed abundance of decaying and thriving areas of algae in the frontage pond near New Jade ave. It appears to be due to low water levels exposing decayed algae that would normally be submerged. Also observed cattails and minor evidence of torpedo grasses in the other ponds.

- Treat the ponds per routine maintenance and provide service report.
- Police for trash at next service.





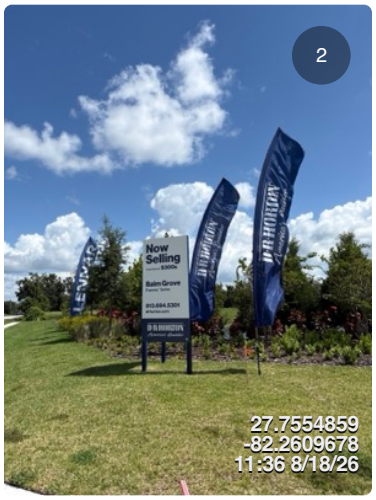


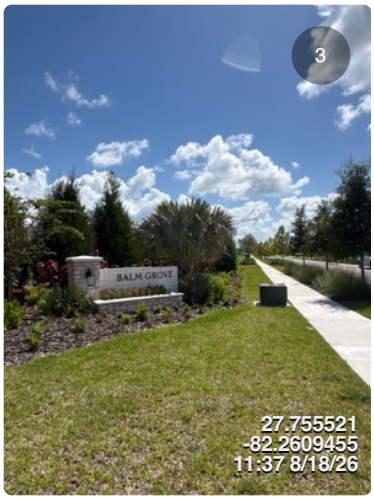
Items 7 - New Jade Ave. Entrance

Assigned To: Cornerstone

Frontage landscape is in good overall condition. Sale's signage is visible from all sides of the road. No deficiencies were observed.







Items 8 - Crosshall Stream Dr.

Assigned To: Cornerstone

Observed overgrown landscape at street's end.

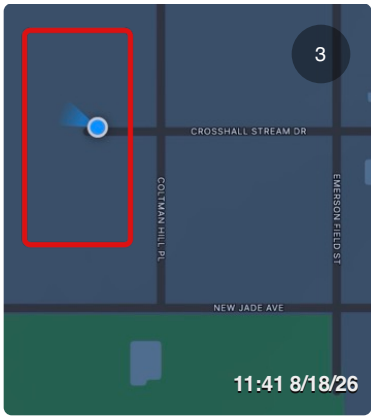
- Service this area at next visit.

Gary Hawkins Aug 24

This area was never walked during the last turn over of the area , We will service it the week of 8/24







Items 9 - Amenity Center

Assigned To: Board

Irrigation system and shade sail was being installed at time of inspection. Pool pavers installation was nearing completion.





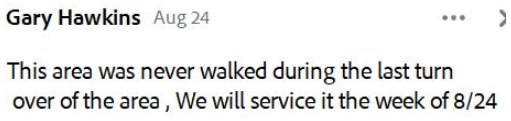


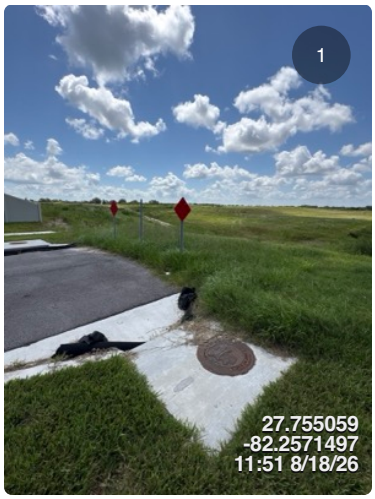
Items 10 - Emerson Field St.

Assigned To: Cornerstone

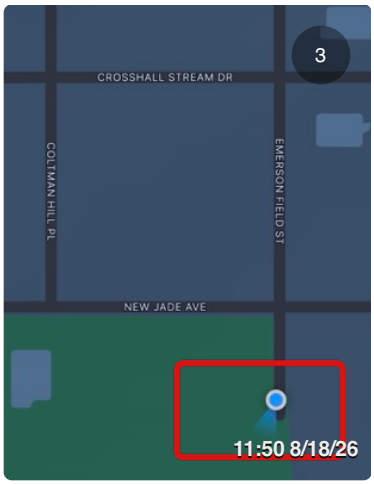
Observed overgrown landscape at street's end.

- Service this area at next visit.









Items 11 - Shelley Ln.

Assigned To: Cornerstone

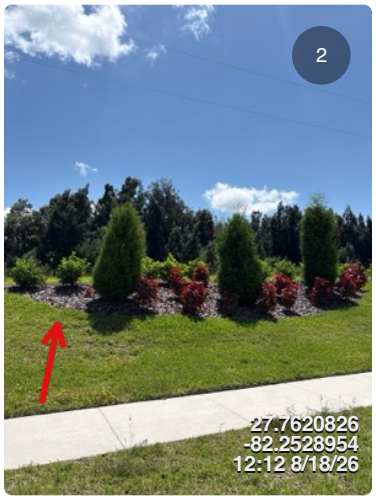
Previously stressed turf appeared to be bouncing back. Observed missing landscape coverage at the garden beds entering the community.

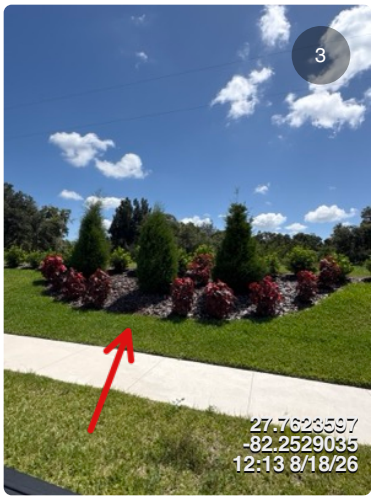
- Provide timeline for Oak tree replacement at the end of the street.
- Provide timeline for Copper Plant replacements.

Gary Hawkins Aug 24

proposal will be sent on or by 8/28







Items 12 - Balm Wimauma Rd. Berm Maintenance

Assigned To: Cornerstone

Observed stressed turf areas post Hydroseeding project. It appears that the success rate of the project was less than desired. Bracing has failed for the leaning pine tree since last inspection.

- Continue to monitor for additional growth from Hydroseeding project.
- Re-evaluate leaning pine tree and apply appropriate stabilization method.
- Remove all dead plant material from the garden beds and provide estimated time for replacements.







Gary Hawkins Aug 24

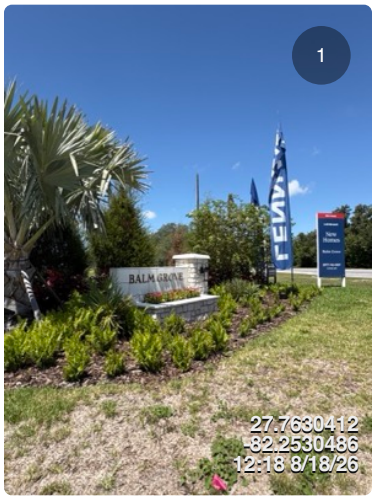
proposal will be sent on or by 8/28

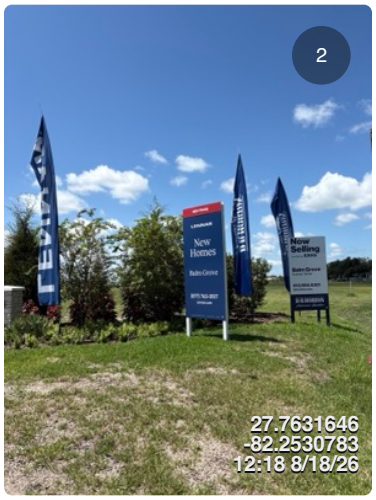
Items 13 - CR 672 Entrance

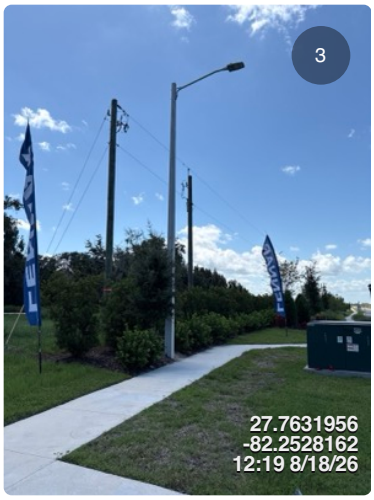
Assigned To: Cornerstone

Frontage landscape is in good overall condition. Sale's signage is visible from all sides on the road. Observed areas of stressed turf in front of the monument and across the street.

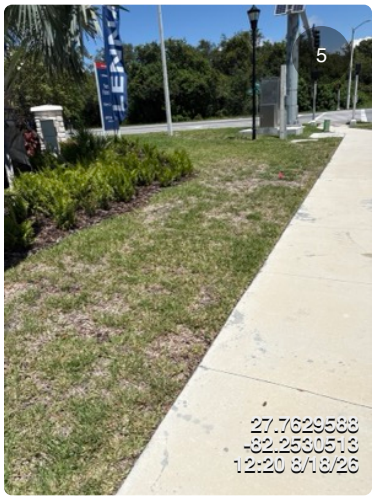
- Investigate these turf areas and evaluate the irrigation system to ensure proper coverage.
- Determine if replacement is necessary and provide timeline for new turf installation.











Gary Hawkins Aug 24

proposal will be sent on or by 8/28

Eco-Logic Services
Environmental Consulting and Management Services

Lake Maintenance Service Report

Date: Wednesday, August 12, 2026

Lead Technician: Gabriel Pacheco

Site Name: Balm Grove

Lakes Serviced:

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

Notes:
Sprayed torpedo grass,west indy, cat tails, dollar weed, slender spike rush. Need to revisit sight.

Cornerstone

COMMERCIAL PROPERTY APPLICATION EVALUATION

DATE: 8/13/24
TIME IN:
TIME OUT:
PROPERTY: Baem Grove
ADDRESS:
CITY:

FERTILIZATION & PEST CONTROL

TURF

	POOR	SATISFACTORY	EXCELLENT
COLOR:		✓	
DENSITY:			

	NONE	ACTIVE	TREATED
INSECT ACTIVITY:	✓		

TARGET INSECTS-CHINCH BUGS, SOD WEB WORMS, MOLE CRICKETS, FIRE ANTS, BILLBUGS, WHITE GRUBS, FLEAS, OTHER:

	NONE	ACTIVE	TREATED
DISEASES:	✓		

BROWN PATCH, DOLLAR SPOT, GREY LEAF SPOT, TAKE ALL ROOT ROT, PYTHIUM

	HEAVY	SLIGHT	CONTROLLED
WEEDS:		✓	

BROADLEAF-CLOVER, DOLLAR, HENBIT, BEGGARWEED, CHAMBERBITTER, SPURGE, DAYFLOWER, BUTTONWEED, FENNEL, PUSLEY, CHECKWEED, ETC.

COMMENTS: Some areas a little heavy

- SEDGE = KYLIGNA, GLOBE, YELLOW, PURPLE
- GRASSY-CRABGRASS, BERMUDA, TORPEDOGRASS, SUBTROPICAL SIGNALGRASS
- REGULAR SCHEDULED APPLICATION
- ✓ SERVICE CALL APPLICATION

SHRUBS

	POOR	SATISFACTORY	EXCELLENT
COLOR:		✓	
DENSITY:			

	NONE	ACTIVE	TREATED
INSECT ACTIVITY:	✓		

TARGET INSECTS-APHIDS, SCALE INSECTS, SPIDER MITES, CHILL THRIPS BEETLES, CATERPILLARS, LACE BUGS

	NONE	ACTIVE	TREATED
DISEASES:	✓		

CYCOSPERA, ENTOMOSOPORIUM, RIZOCTONIA, PYTHIUM ROOT ROT, DIPLODIA, PHOMOPTHIS BLIGHT, DOWNY MILDREW, RUST, OTHER:

OTHER FINDINGS:

IRRIGATION:	ADEQUATE	WET	DRY
	✓		

RECOMMENDATIONS:

CURRENT APPLICATION CONSIST OF THE FOLLOWING DURING TODAY'S SERVICE

	TURF		ORNAMENTALS		FERTILIZATION		SPECIALTY APPLICATIONS
	TALSTAR/BIFEN XTS	–	BIFEN		46-0-0 LBS		TOPCHOICE APPLICATION
	IMIDICHLORPRID	✓	IMIDICHLORPRID		21-0-0 LBS		PALM FERTILIZATION
	ARENA/MERIDIAN		ABEMECTIN		24-0-11 LBS		SPECIALTY PALM DRENCH
✓	MANOR		HORT OIL		16-0-8 LBS		ROOT ZONE DRENCH
	BLINDSIDE		ACEPHATE		20-0-10 ATRAZINE LBS.		ARBOR JET TREE INJECTION
	BASAGRAN		CUPRO		8-10-10 LBS		TURF CORE AERATION
	~~ATRAZINE~~ Quick Silver		HERITAGE		13-3-13 LBS		SULFUR APPLICATION
	AVENUE SOUTH		T STORM		0-0-22 SOPUL MAG LBS		LIME TREATMENT
	T STORM/SPECTRO 90		EAGLE		16-0-12 LBS		PRE-M APPLICATION
	HERITAGE/HEADWAY		SPECTRO 90		6-3-0 LBS		BARRICADE APPLICATION
✓	MACRO ELEMETNS-IRON ETC		16-32-16/20-20-20		0-0-52 LBS		

COMMENTS: Turf looks better weeds are much better in most areas, Several areas needed heavier applications,

TECHNICIAN: Ramon / Hector DATE: 8/13/24 TIME:

MAKING LAND BEAUTIFUL

Eco-Logic Services
Environmental Consulting and Management Services

Lake Maintenance Service Report

Date: Wednesday, August 12, 2026

Lead Technician: Gabriel Pacheco

Site Name: Balm Grove

Lakes Serviced:

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

Notes:
Sprayed torpedo grass,west indy, cat tails, dollar weed, slender spike rush. Need to revisit sight.