INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Balm Grove
Community Development District

October 01, 2026

Agenda Package

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
Charlotte Sonetirot, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Service Manager

Meeting Agenda

Thursday, October 01, 2026, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **October 01, 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:

https://teams.microsoft.com/meet/274670906784015?p=oWvrHa3fhclU4vlPwM

Meeting ID: 274 670 906 784 015 **Passcode:** Uh3Bw9B6

Dial-in by phone +1 314-798-1835 **Pin:** 157 123 394#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**

   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
   - **A.** Discussion on Ratification of Notice of Termination to Inframark
4. **CONSENT AGENDA**
   - **A.** Approval of Minutes of September 03, 2026, Public Hearing & Regular Meeting
   - **B.** Consideration of Operation and Maintenance for August 2026
   - **C.** Acceptance of the Financials and Approval of the Check Register for August 2026
   - **D.** Ratification of Inframark Proposal #539 ($270.00)
   - **E.** Ratification of Cornerstone – Addendum No. 3 – Amenity Center
   - **F.** Ratification of Easement Encroachment Agreement – 13601 New Jade Avenue
5. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - **i.** Field Inspections Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

Straley Robin Vericker

Attorneys at Law

1510 West Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

September 21, 2026

Via Certified Mail, Return Receipt Requested

Inframark, LLC
Attn: Chris Tarase, Vice President
2002 West Grand Parkway North, Suite 100
Katy, TX 77449

Inframark, LLC
Attn: Legal Department
220 Gibraltar Road, Suite 200
Horsham, PA 19044

[Sent Via Electronic Mail to: ctarase@azuria.com]

Re: Balm Grove Community Development District
Notice of Termination of District Management and Other Services

Dear Chris:

As you know Inframark, LLC ("**Inframark**") has been providing the Balm Grove Community Development District ("**District**") with district management, field services management, amenity management, and other services pursuant to the agreements between the District and Inframark (collectively, "**Agreements**"). The purpose of this letter is to notify you that the District is terminating the Agreements and any other services provided by Inframark as of Sunday, January 17, 2027. Please discontinue all services to the District after that date.

The District expects Inframark to facilitate a smooth transition and to perform any work requested by the District under the current scope of services (such as providing meeting minutes and landscaping reports) through the termination date.

If you have any issues or questions regarding the termination of the Agreements, please contact me at your convenience.

Sincerely,

John M. Vericker

John M. Vericker, Esq.
Board Certified – City, County & Local Government Law

cc via email: Angel Montagna amontagna@azuria.com
Charlotte Sonetirot csonetirot@azuria.com
Jason Liggett jliggett@azuria.com
Brian Lamb blamb@azuria.com

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	7/28/2026	6864	$5,050.00			JULY 2026-LAKE MAINTENANCE
INFRAMARK LLC	7/6/2026	183808	$416.67			JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	7/6/2026	183808	$1,500.00			JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	7/6/2026	183808	$416.67	$2,333.34		JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	8/1/2026	186107	$416.67			AUG 26-DISTRICT SERVICES
INFRAMARK LLC	8/1/2026	186107	$1,500.00			AUG 26-DISTRICT SERVICES
INFRAMARK LLC	8/1/2026	186107	$416.67	$2,333.34		AUG 26-DISTRICT SERVICES
INFRAMARK LLC	8/19/2026	187244	$2.22			POSTAGE
STANTEC CONSULTING SERVICES INC	8/20/2026	2606231	$3,443.50			ENGINEERING SERVICES THRU 08/14/26
TREE FARM 2, INC.	8/1/2026	10-308748	$17,740.00			AUG 26-LANDSCAPE MAINTENANCE
TREE FARM 2, INC.	8/1/2026	10-308747	$4,600.00			AUG 26-LANDSCAPE MAINTENANCE-AMENTITY CENTER
TREE FARM 2, INC.	8/1/2026	10-308708	$2,633.00			AUG 26-LANDSCAPE MAINTENANCE-AMENTITY CENTER
TREE FARM 2, INC.	8/1/2026	10-308709	$20,883.00			AUG 26-LANDSCAPE MAINTENANCE-AMENTITY CENTER
TREE FARM 2, INC.	8/1/2026	10-308707	$9,622.00			AUG 26-LANDSCAPE MAINTENANCE-AMENTITY CENTER
Monthly Contract Subtotal			**$68,640.40**			
Variable Contract						
INFRAMARK LLC	7/21/2026	184650	$3.90			June 2026 POSTAGE
Variable Contract Subtotal			**$3.90**			
Utilities						
BOCC	8/13/2026	081326-4190505002	$6,224.34			WATER 07/13/26-08/13/26
BOCC	8/18/2026	081826-2383686943	$410.30			07/07/26-08/17/26 WATER USAGE
TECO	8/14/2026	081426-85639-ACH	$20.98			ELECTRIC 07/11/26-08/10/26
TECO	8/14/2026	081426-10867-ACH	$96.06			ELECTRIC 07/12/26-08/10/26

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	8/14/2026	081426-86561-ACH	$116.42			ELECTRIC 07/11/26-08/10/26
TECO	8/17/2026	081726-53830-ACH	$228.22			ELECTRIC 07/14/26-08/11/26
TECO	8/17/2026	081726-55470-ACH	$14.39			ELECTRIC 07/14/26-08/11/26
TECO	8/17/2026	081726-85621-ACH	$19.63			ELECTRIC 07/14/26-08/11/26
TECO	8/17/2026	081726-40005-ACH	$1,449.83			ELECTRIC 07/14/26-08/11/26
TECO	8/17/2026	081726-05164-ACH	$3,293.52			STREETLIGHTS 07/14/26-08/11/26
TECO	8/17/2026	081726-79384-ACH	$89.91			ELECTRIC 07/14/26-08/11/26
TECO	8/17/2026	081726-57104-ACH	$15.69			ELECTRIC 07/14/26-08/11/26
TECO	8/17/2026	081726-78571-ACH	$4,367.70		$9,712.35	STREETLIGHTS 07/14/26-08/11/26
Utilities Subtotal			**$16,346.99**			
Regular Services						
ADVANCED ENERGY SOLUTIONS OF AMERICA LLC	5/27/2026	13549	$90.00			IRRIGATION MAINTENANCE
ALBERTO VIERA	8/6/2026	AV-080626	$200.00			BOARD 8/6/26
CARLOS DE LA OSSA	8/6/2026	CO-080626	$200.00			BOARD 8/6/26
KELLY A EVANS	8/6/2026	KE-080626	$200.00			BOARD 8/6/26
KELLY A EVANS	8/6/2026	KE-080626	($2.90)			MED TAXES
KELLY A EVANS	8/6/2026	KE-080626	($12.40)	$184.70	$184.70	SS TAXES
NICHOLAS J. DISTER	8/6/2026	ND-080626	$200.00			BOARD 8/6/26
RISK MANAGEMENT ASSOCIATES INC	8/10/2026	25995495	$195.00			INSURANCE POLICY# PK FL1 0294972 25-01 05/01/26-10/01/26
RYAN MOTKO	8/6/2026	RM-080626	$200.00			SUPERVISOR FEE
STRALEY ROBIN VERICKER	8/14/2026	28817	$1,024.75			JULY 2027-GENERAL SERVICES-PROFESSIONAL SVCS
Regular Services Subtotal			**$2,294.45**			
Additional Services						

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
COASTAL OUTDOOR SERVICES LLC	7/28/2026	3768	$11,200.00			WATER TRUCKS 07/15/26-07/28/26
COASTAL OUTDOOR SERVICES LLC	6/26/2026	3596	$53,800.00			WATERING TRUCKS 05/26/26-06/28/26
COASTAL OUTDOOR SERVICES LLC	6/28/2026	3652	$750.00			WATER TRUCK 06/17/26
COASTAL OUTDOOR SERVICES LLC	8/6/2026	3815	$3,000.00			WATER TRUCKS 07/29/26-07/31/26
Additional Services Subtotal			**$68,750.00**			
TOTAL			**$156,035.74**			

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 # 6864
DATE 07/28/2026
DUE DATE 08/27/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Lake maintenance services for July 2026	1,350.00
Lake maintenance services for east section for July 2026	1,375.00
Maintenance of ditch and conservation areas for July 2026	2,325.00

SUBTOTAL	5,050.00
TAX	0.00
TOTAL	5,050.00
BALANCE DUE	**$5,050.00**

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
183808	7/6/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

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

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services- July Credit	1	Ea	-750.00		-750.00
Accounting Services	1	Ea	750.00		750.00
Dissemination Services	1	Ea	416.67		416.67
District Management- July Credit	1	Ea	-2,083.34		-2,083.34
District Management	1	Ea	2,083.34		2,083.34
Field Management	1	Ea	1,500.00		1,500.00
Technology / Data Storage- July Credit	1	Ea	-50.00		-50.00
Technology / Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Website Maintenance / Admin- July Credit	1	Ea	-100.00		-100.00
Recording Secretary	1	Ea	200.00		200.00
Recording Secretary- July Credit	1	Ea	-200.00		-200.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Administration	1	Ea	375.00		375.00
Administration- July Credit	1	Ea	-375.00		-375.00
Rental & Leases	1	Ea	50.00		50.00
Rental & Leases- July Credit	1	Ea	-50.00		-50.00
Construction Accounting	1	Ea	500.00		500.00
Construction Accounting- July Credit	1	Ea	-500.00		-500.00
Subtotal					**2,333.34**

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
183808	7/6/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

BILL TO

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

Services provided for the Month of: July 2026

Subtotal	$2,333.34
Tax	$0.00
Total Due	$2,333.34

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

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

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Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186107	8/1/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO

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

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.34		2,083.34
Field Management	1	Ea	1,500.00		1,500.00
Technology / Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Administration	1	Ea	375.00		375.00
Rental & Leases	1	Ea	50.00		50.00
Construction Accounting	1	Ea	500.00		500.00
Accounting Services- August Credit	1	Ea	-750.00		-750.00
District Management- August Credit	1	Ea	-2,083.34		-2,083.34
Technology / Data Storage- August Credit	1	Ea	-50.00		-50.00
Website Maintenance / Admin- August Credit	1	Ea	-100.00		-100.00
Recording Secretary- August Credit	1	Ea	-200.00		-200.00
Administration- August Credit	1	Ea	-375.00		-375.00
Rental & Leases- August Credit	1	Ea	-50.00		-50.00
Construction Accounting- August Credit	1	Ea	-500.00		-500.00
Subtotal					**2,333.34**

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186107	8/1/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO

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

Services provided for the Month of: August 2026

Subtotal	$2,333.34
Tax	$0.00
Total Due	$2,333.34

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
187244	8/19/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	8/19/2026

BILL TO

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

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
Subtotal					**2.22**

Subtotal	$2.22
Tax	$0.00
Total Due	$2.22

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

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 10-308748

Aug 1, 2026

Payment Terms: Net 30

Total Due **$17,740.00**

Due Date **Aug 31, 2026**

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS
Balm Grove Development, LLC		

AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

Addendum to service contract.
8/2026
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. 8/2026 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	

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 10-308747

Aug 1, 2026

Payment Terms: Net 30

Total Due **$4,600.00**

Due Date **Aug 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
8/2026
Base Maintenance: Pond Additions and Scope Changes

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
	Contracted Landscape Maintenance	Addendum To Service Agreement 8/2026 Base Maintenance: Pond Additions and Scope Changes	No	1	$4,600.00	$4,600.00
				1		**$4,600.00**

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	**$0.00**
Tax Amount	**$4,600.00**
Total	**$0.00**
Amount Paid	**$4,600.00**
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 10-308708

Aug 1, 2026

Service Agreement	SA1036
Payment Terms	Net 30
Total Due	**$2,633.00**
Due Date	**Aug 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**

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 10-308709

Aug 1, 2026

Payment Terms: Net 30

Total Due **$20,883.00**

Due Date **Aug 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

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
	Contracted Landscape Maintenance	Addendum To Service Agreement 8/2026 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	No	1	$20,883.00	$20,883.00
				1		**$20,883.00**

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	**$0.00**
Tax Amount	**$20,883.00**
Total	**$0.00**
Amount Paid	**$20,883.00**
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 10-308707

Aug 1, 2026

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
184650	7/21/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	7/21/2026

BILL TO

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

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.78		3.90
Subtotal					**3.90**

Subtotal	$3.90
Tax	$0.00
Total Due	$3.90

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT C/O INFRAMARK	4190505002	08/13/2026	09/03/2026

Service Address: 13422 NEW JADE AVE

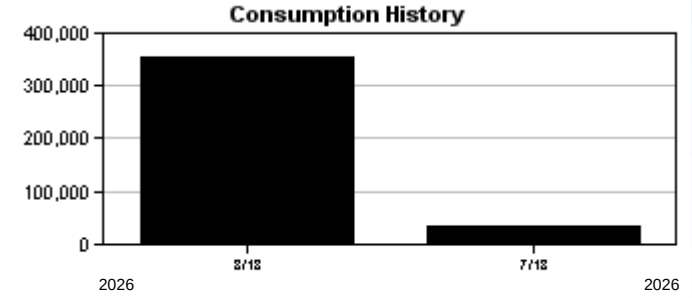
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703363302	07/13/2026	47635	08/13/2026	403222	355587 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$1,073.87
Water Base Charge	$22.68
Water Usage Charge	$2,552.37
Sewer Base Charge	$54.88
Sewer Usage Charge	$2,514.00

Summary of Account Charges

Previous Balance	$742.37
Net Payments - Thank You	$-742.37
Total Account Charges	**$6,224.34**
AMOUNT DUE	**$6,224.34**



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!

DUE DATE	09/03/2026
AMOUNT DUE	$6,224.34
AMOUNT PAID	

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

818

00419050500021 00006224349

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT C/O INFRAMARK	2383686943	08/18/2026	09/08/2026

Service Address: 12922 VIOLET FLAME AVE H

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
19239441	07/07/2026	14450	08/17/2026	14977	52700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$159.15
Water Base Charge	$185.59
Water Usage Charge	$59.02

Summary of Account Charges

Previous Balance	$0.00
Net Payments	$0.00
Total Account Charges	**$410.30**
AMOUNT DUE	**$410.30**

RECEIVED
AUG 24 2026
By

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2383686943

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	09/08/2026
AMOUNT DUE	$410.30
AMOUNT PAID	

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

00238368694300000410308

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 14, 2026

Amount Due:	**$20.98**

Due Date: September 04, 2026
Account #: 221009685639

DO NOT PAY. Your account will be drafted on September 04, 2026

Account Summary

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

Previous Amount Due	$19.51
Payment(s) Received Since Last Statement	-$19.51
Current Month's Charges	**$20.98**
Amount Due by September 04, 2026	**$20.98**

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

00004001-0008767- Page 1 of 6

Scan here to view your account online.



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009685639
Due Date: September 04, 2026

Amount Due:	**$20.98**

Payment Amount: $ _____

692125087097

RECEIVED
AUG 19 2026
By

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

Your account will be drafted on September 04, 2026

00004001 FTECO108142623283010 00000 02 01000000 10994 003
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:
13309 NEW JADE AVE
WIMAUMA, FL 33598

Account #: 221009685639
Statement Date: August 14, 2026
Charges Due: September 04, 2026

Meter Read

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000072277	08/10/2026	0		0		0 kWh	1	31 Days

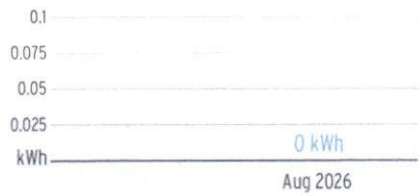
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.98**

Total Current Month's Charges **$20.98**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00004001-0008767- Page 2 of 6

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 14, 2026

Amount Due:	**$96.06**

Due Date: September 04, 2026
Account #: 221009210867

DO NOT PAY. Your account will be drafted on September 04, 2026

Account Summary

Current Service Period: July 12, 2026 - August 10, 2026

Previous Amount Due	$142.22
Payment(s) Received Since Last Statement	-$142.22
Current Month's Charges	**$96.06**
Amount Due by September 04, 2026	**$96.06**

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

Your Energy Insight

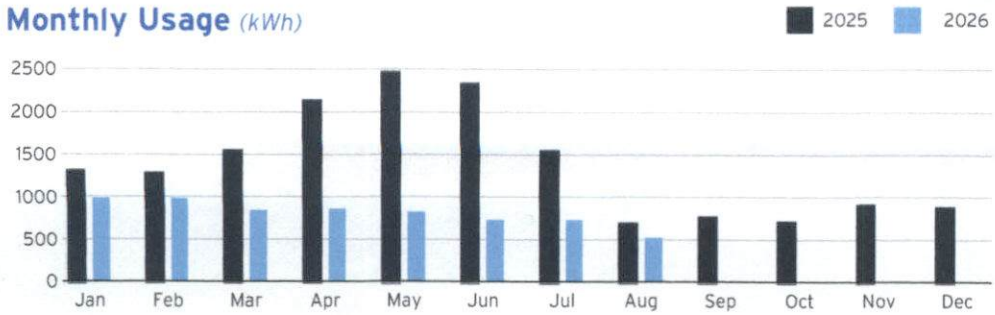
Your average daily kWh used was 25% lower than the same period last year.

Your average daily kWh used was 25% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009210867
Due Date: September 04, 2026

Amount Due:	**$96.06**
Payment Amount: $_____	

672372128944

Your account will be drafted on September 04, 2026

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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:
11480 COUNTY ROAD 672
PMP, RIVERVIEW, FL 33579

Account #: 221009210867
Statement Date: August 14, 2026
Charges Due: September 04, 2026

Meter Read

Meter Location: BOOSTER PUMP
Service Period: Jul 12, 2026 - Aug 10, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852833	08/10/2026	35,404		34,865		539 kWh	1	30 Days

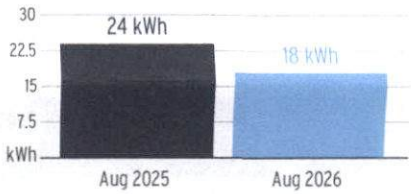
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*539 kWh @ $0.09202/kWh*	$49.60
Fuel Charge	*539 kWh @ $0.03516/kWh*	$18.95
Storm Protection Charge	*539 kWh @ $0.00568/kWh*	$3.06
Clean Energy Transition Mechanism	*539 kWh @ $0.00418/kWh*	$2.25
Florida Gross Receipt Tax		$2.40
Electric Service Cost		**$96.06**

Total Current Month's Charges **$96.06**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Phone
Toll Free:
866-689-6469

Contact Us

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 14, 2026

Amount Due:	**$116.42**

Due Date: September 04, 2026
Account #: 221009686561

DO NOT PAY. Your account will be drafted on September 04, 2026

Account Summary

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

Previous Amount Due	$156.33
Payment(s) Received Since Last Statement	-$156.33
Current Month's Charges	**$116.42**
Amount Due by September 04, 2026	**$116.42**

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

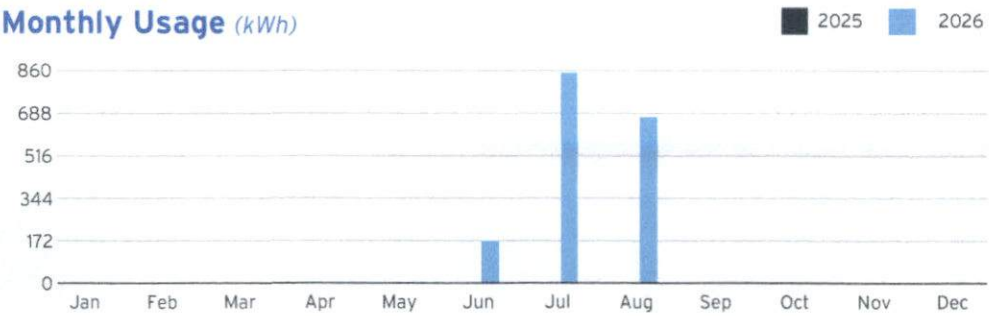
Your Energy Insight

Your average daily kWh used was 24.14% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009686561
Due Date: September 04, 2026

Amount Due:	**$116.42**

Payment Amount: $_____

692125087098

Your account will be drafted on September 04, 2026

Pay your bill online at TampaElectric.com

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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:
13428 NEW JADE AVE
WIMAUMA, FL 33598-4479

Account #: 221009686561
Statement Date: August 14, 2026
Charges Due: September 04, 2026

Meter Read

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000274858	08/10/2026	1,715		1,036		679 kWh	1	31 Days

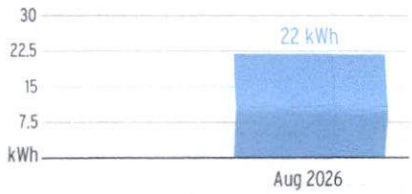
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*679 kWh @ $0.09202/kWh*	$62.48
Fuel Charge	*679 kWh @ $0.03516/kWh*	$23.87
Storm Protection Charge	*679 kWh @ $0.00568/kWh*	$3.86
Clean Energy Transition Mechanism	*679 kWh @ $0.00418/kWh*	$2.84
Florida Gross Receipt Tax		$2.91
Electric Service Cost		**$116.42**

Total Current Month's Charges **$116.42**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00004001-0008769-Page 6 of 6

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

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TECO
P.O. Box 31318
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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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 17, 2026

Amount Due:	**$228.22**

Due Date: September 08, 2026
Account #: 221009453830

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$369.01
Payment(s) Received Since Last Statement	-$369.01
Current Month's Charges	**$228.22**
Amount Due by September 08, 2026	**$228.22**

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

Your Energy Insight

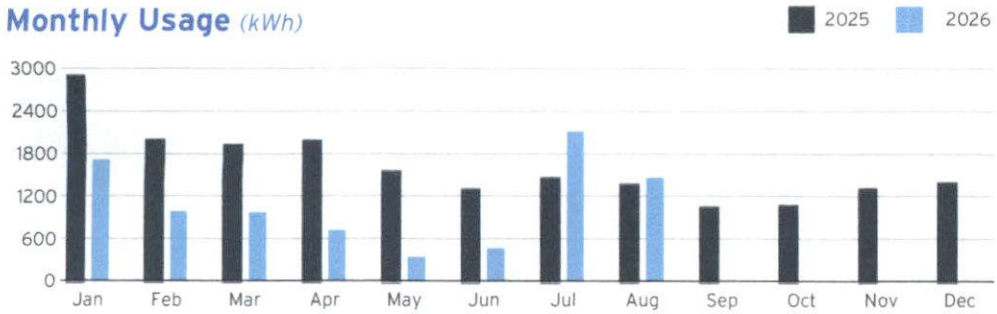
Your average daily kWh used was **15.91% higher** than the same period last year.

Your average daily kWh used was 23.88% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

00000025-0000251-Page 17 of 22

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009453830
Due Date: September 08, 2026

Amount Due:	**$228.22**

Payment Amount: $_____

674841256766

Your account will be drafted on September 08, 2026

Pay your bill online at TampaElectric.com

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

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

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: August 17, 2026
Charges Due: September 08, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Jul 14, 2026 - Aug 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	08/11/2026	28,678		27,194		1,484 kWh	1	29 Days

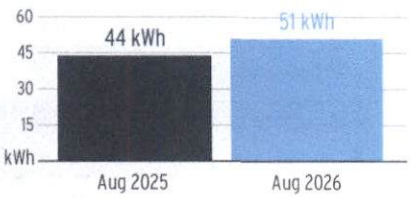
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,484 kWh @ $0.09202/kWh*	$136.56
Fuel Charge	*1,484 kWh @ $0.03516/kWh*	$52.18
Storm Protection Charge	*1,484 kWh @ $0.00568/kWh*	$8.43
Clean Energy Transition Mechanism	*1,484 kWh @ $0.00418/kWh*	$6.20
Florida Gross Receipt Tax		$5.71
Electric Service Cost		**$228.22**

Total Current Month's Charges **$228.22**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

0000025-0000251-Page 18 of 22

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Tampa, FL 33601-0111

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Phone
Toll Free:
866-689-6469

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
14904 TOPAZ BLUE ST
WIMAUMA, FL 33598-5593

Statement Date: August 17, 2026

Amount Due:	**$14.39**

Due Date: September 08, 2026
Account #: 221009455470

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	-$8.32
Payment(s) Received Since Last Statement	$0.00
Credit balance after payments and credits	-$8.32
Current Month's Charges	**$22.71**
Amount Due by September 08, 2026	**$14.39**

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

Your Energy Insight

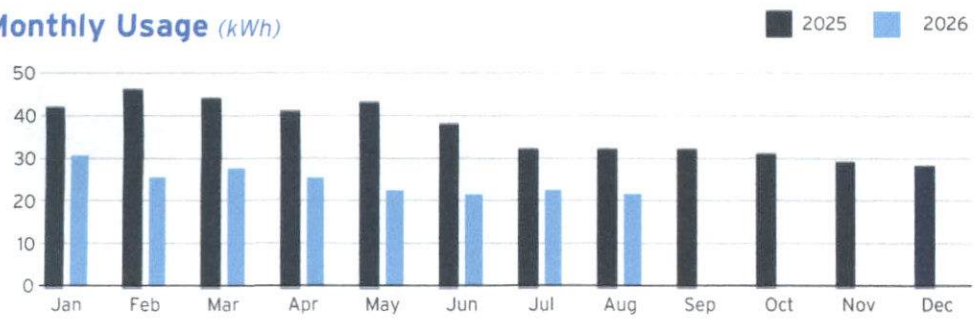
Your average daily kWh used was 20% lower than the same period last year.

Your average daily kWh used was **14.29% higher** than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009455470
Due Date: September 08, 2026

Amount Due:	**$14.39**
Payment Amount: $_____	

674841256767

Your account will be drafted on September 08, 2026

Pay your bill online at TampaElectric.com

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

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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:
14904 TOPAZ BLUE ST
WIMAUMA, FL 33598-5593

Account #: 221009455470
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Meter Read

Service Period: Jul 14, 2026 - Aug 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000937227	08/11/2026	639		617		22 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*22 kWh @ $0.09202/kWh*	$2.02
Fuel Charge	*22 kWh @ $0.03516/kWh*	$0.77
Storm Protection Charge	*22 kWh @ $0.00568/kWh*	$0.12
Clean Energy Transition Mechanism	*22 kWh @ $0.00418/kWh*	$0.09
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.71**

Total Current Month's Charges **$22.71**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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Tampa, FL 33601-0111

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866-689-6469

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 17, 2026

Amount Due:	**$19.63**

Due Date: September 08, 2026
Account #: 221009685621

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$12.42
Payment(s) Received Since Last Statement	-$12.42
Current Month's Charges	**$19.63**
Amount Due by September 08, 2026	**$19.63**

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

Scan here to view your account online.



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009685621
Due Date: September 08, 2026

Amount Due:	**$19.63**
Payment Amount: $_____	

682248640691

Your account will be drafted on September 08, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
14811 SHELLEY LN
WIMAUMA, FL 33598

Account #: 221009685621
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Meter Read

Meter Location: MONUMENT SIGN
Service Period: Jul 14, 2026 - Aug 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000880710	08/11/2026	0		0		0 kWh	1	29 Days

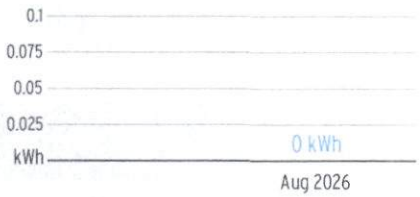
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Florida Gross Receipt Tax		$0.49
Electric Service Cost		**$19.63**

Total Current Month's Charges **$19.63**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 17, 2026

Amount Due:	**$1,449.83**

Due Date: September 08, 2026
Account #: 211031840005

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

00000025-0000244-Page 3 of 22

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$1,492.08
Payment(s) Received Since Last Statement	-$1,492.08
Miscellaneous Credits	-$34.58
Credit balance after payments and credits	-$34.58
Current Month's Charges	**$1,484.41**
Amount Due by September 08, 2026	**$1,449.83**

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

Scan here to view your account online.



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---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

RECEIVED
AUG 20 2026
By _____

Account #: 211031840005
Due Date: September 08, 2026

Amount Due:	**$1,449.83**
Payment Amount: $ _____	

673606686184

Your account will be drafted on September 08, 2026

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2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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P.O. BOX 31318
TAMPA, FL 33631-3318

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211031840005
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*608 kWh @ $0.03411/kWh*	$20.74
Fixture & Maintenance Charge	*32 Fixtures*	$531.52
Lighting Pole / Wire	*32 Poles*	$906.24
Lighting Fuel Charge	*608 kWh @ $0.03452/kWh*	$20.99
Storm Protection Charge	*608 kWh @ $0.00574/kWh*	$3.49
Clean Energy Transition Mechanism	*608 kWh @ $0.00043/kWh*	$0.26
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$1.17
Lighting Charges		**$1484.41**

Total Current Month's Charges **$1,484.41**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$34.58
Total Current Month's Credits	**-$34.58**

Important Messages

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

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

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888-223-0800 (All Other Counties)

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 17, 2026

Amount Due:	**$3,215.96**

Due Date: September 08, 2026
Account #: 211031805164

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

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Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$3,310.53
Payment(s) Received Since Last Statement	-$3,310.53
Miscellaneous Credits	-$77.56
Credit balance after payments and credits	-$77.56
Current Month's Charges	**$3,293.52**
Amount Due by September 08, 2026	**$3,215.96**

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

Scan here to view your account online.



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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211031805164
Due Date: September 08, 2026

Amount Due:	**$3,215.96**
Payment Amount: $ _____	

673606686183

Your account will be drafted on September 08, 2026

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

Mail payment to:
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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: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*1349 kWh @ $0.03411/kWh*	$46.01
Fixture & Maintenance Charge	*71 Fixtures*	$1179.31
Lighting Pole / Wire	*71 Poles*	$2010.72
Lighting Fuel Charge	*1349 kWh @ $0.03452/kWh*	$46.57
Storm Protection Charge	*1349 kWh @ $0.00574/kWh*	$7.74
Clean Energy Transition Mechanism	*1349 kWh @ $0.00043/kWh*	$0.58
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$2.59
Lighting Charges		**$3293.52**

Total Current Month's Charges **$3,293.52**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$77.56
Total Current Month's Credits	**-$77.56**

Important Messages

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

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 17, 2026

Amount Due:	**$89.91**

Due Date: September 08, 2026
Account #: 221009679384

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$369.82
Payment(s) Received Since Last Statement	-$369.82
Current Month's Charges	**$89.91**
Amount Due by September 08, 2026	**$89.91**

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

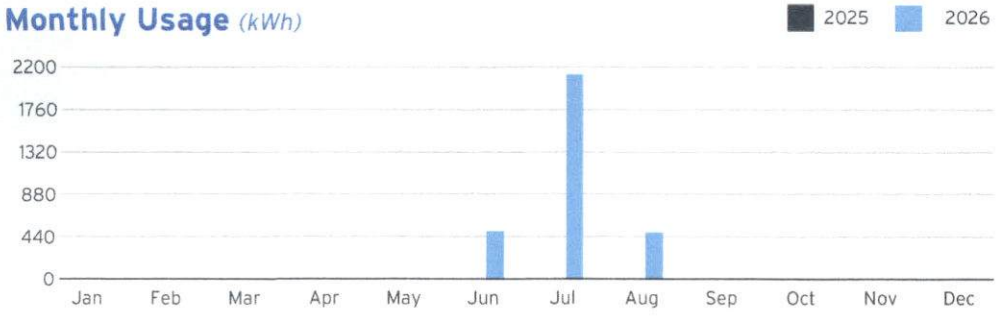
Your Energy Insight

Your average daily kWh used was 74.63% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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00000025-0000246-Page 7 of 22

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009679384
Due Date: September 08, 2026

Amount Due:	**$89.91**
Payment Amount: $_____	

682248640690

Your account will be drafted on September 08, 2026

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

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

Make check payable to: TECO
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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009679384
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Meter Read

Meter Location: WELL

Service Period: Jul 14, 2026 - Aug 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000338626	08/11/2026	3,160		2,660		500 kWh	1	29 Days

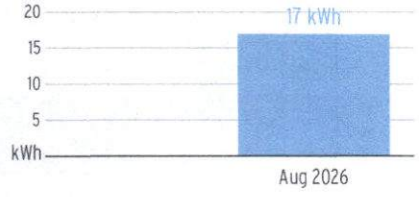
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*500 kWh @ $0.09202/kWh*	$46.01
Fuel Charge	*500 kWh @ $0.03516/kWh*	$17.58
Storm Protection Charge	*500 kWh @ $0.00568/kWh*	$2.84
Clean Energy Transition Mechanism	*500 kWh @ $0.00418/kWh*	$2.09
Florida Gross Receipt Tax		$2.25
Electric Service Cost		**$89.91**

Total Current Month's Charges **$89.91**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00000025-0000246-Page 8 of 22

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
13271 VIOLET FLAME AVE
WIMAUMA, FL 33598

Statement Date: August 17, 2026

Amount Due:	**$15.69**

Due Date: September 08, 2026
Account #: 221009457104

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

00000025-0000247-Page 9 of 22

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	-$7.45
Payment(s) Received Since Last Statement	$0.00
Credit balance after payments and credits	-$7.45
Current Month's Charges	**$23.14**
Amount Due by September 08, 2026	**$15.69**

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

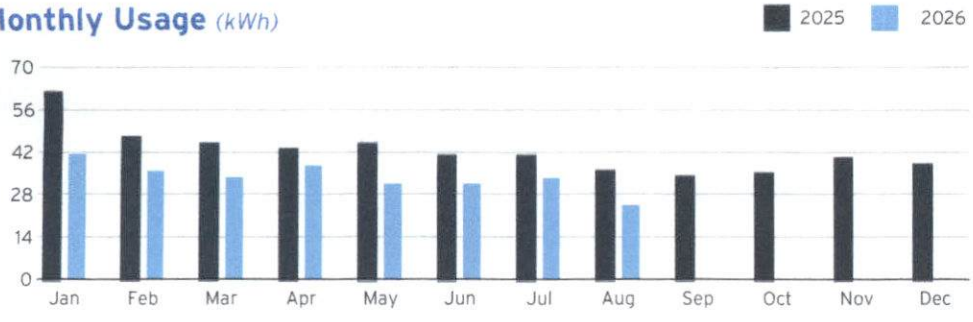
Your Energy Insight

Your average daily kWh used was 10% lower than the same period last year.

Your average daily kWh used was 10% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



Is your business STORM-READY?

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.

TampaElectric.com/StormCenter

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009457104
Due Date: September 08, 2026

Amount Due:	**$15.69**
Payment Amount: $_____	

674841256768

Your account will be drafted on September 08, 2026

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Service For:
13271 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009457104
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Meter Read

Meter Location: FOUNTAIN

Service Period: Jul 14, 2026 - Aug 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938597	08/11/2026	782		757		25 kWh	1	29 Days

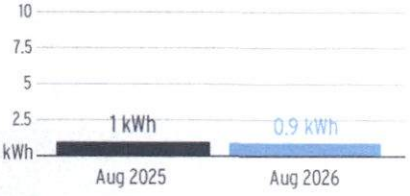
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*25 kWh @ $0.09202/kWh*	$2.30
Fuel Charge	*25 kWh @ $0.03516/kWh*	$0.88
Storm Protection Charge	*25 kWh @ $0.00568/kWh*	$0.14
Clean Energy Transition Mechanism	*25 kWh @ $0.00418/kWh*	$0.10
Florida Gross Receipt Tax		$0.58
Electric Service Cost		**$23.14**

Total Current Month's Charges **$23.14**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

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

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

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: August 17, 2026

Amount Due:	**$4,367.70**

Due Date: September 08, 2026
Account #: 221009478571

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$4,390.69
Payment(s) Received Since Last Statement	-$4,390.69
Current Month's Charges	**$4,367.70**
Amount Due by September 08, 2026	**$4,367.70**

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

Scan here to view your account online.



Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009478571
Due Date: September 08, 2026

Amount Due:	**$4,367.70**
Payment Amount: $ _____	

674841256769

Your account will be drafted on September 08, 2026

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

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

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:
15110 BALM WIMAUMA RD
WIMAUMA, FL 33598

Account #: 221009478571
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*1822 kWh @ $0.03411/kWh*	$62.15
Fixture & Maintenance Charge	*94 Fixtures*	$1552.19
Lighting Pole / Wire	*94 Poles*	$2675.73
Lighting Fuel Charge	*1822 kWh @ $0.03452/kWh*	$62.90
Storm Protection Charge	*1822 kWh @ $0.00574/kWh*	$10.46
Clean Energy Transition Mechanism	*1822 kWh @ $0.00043/kWh*	$0.78
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$3.49
Lighting Charges		**$4367.70**

Total Current Month's Charges **$4,367.70**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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Ways To Pay Your Bill

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

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Contact Us

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

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Advanced Energy Solutions
of America, LLC
PO Box 82973
Tampa, FL 33682

Invoice

Invoice #: 13549
Invoice Date: 5/27/2026
Due Date: 6/26/2026
Project: 13549
P.O. Number:

Bill To:

INFRAMARK
BALM GROVE
2005 PAN AM CIRCLE STE 300
TAMPA, FL 33607

Description	Hours/Qty	Rate	Amount
Fenwick Stream Dr and Crosshall Stream Dr Wimauma Checked irrigation system All good. Need programmed meter was in and out. Brad Pendergrass LABOR 1st 1/2 Hour	1	90.00	90.00

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

QTY.	MATERIAL	PRICE	AMOUNT	

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	✓
Nick Dister	✓	✓
Ryan Motko	✓	✓
Kelly Evans	✓	✓
Albert Viera	✓	✓ $200.00

Approved for Payment: Angel Montagna | Date: August 6, 2026

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid	
Carlos de la Ossa	✓	✓	$200.00
Nick Dister	✓	✓	
Ryan Motko	✓	✓	
Kelly Evans	✓	✓	
Albert Viera	✓	✓	

Approved for Payment: Angel Montagna | Date: August 6, 2026

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid	
Carlos de la Ossa	✓	✓	
Nick Dister	✓	✓	
Ryan Motko	✓	✓	
Kelly Evans	✓	✓	$184.70
Albert Viera	✓	✓	

Approved for Payment: Angel Montagna | Date: August 6, 2026

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	✓
Nick Dister	✓	✓ $200.00
Ryan Motko	✓	✓
Kelly Evans	✓	✓
Albert Viera	✓	✓

Approved for Payment: Angel Montagna | Date: August 6, 2026

INVOICE

Brown & Brown

Mail payment to:
Risk Management Associates, Inc.
P.O. Box 745959
Atlanta, GA 30374-5959

Overnight payment to:
Risk Management Associates, Inc.
Lockbox 745959
6000 Feldwood Road
College Park, GA 30349

Customer	Balm Grove Community Development District
Acct #	929932
Date	08/10/2026
Customer Service	(386)252-6176
Page	1 of 1

Payment Information	
Invoice Summary	$ 195.00
Payment Amount	
Payment for:	Invoice#25995495
PK FL1 0294972 25-01	

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

Thank You

Please detach and return with payment

Customer: Balm Grove Community Development District

Invoice	Effective	Transaction	Description	Amount
25995495	06/04/2026	Policy change	Policy #PK FL1 0294972 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT) Business Auto - Endt 1- Add HNOA	195.00

Total
$ 195.00

Thank You

Please Remit Payment Upon Receipt

Risk Management Associates, Inc. P. O. Box 2416 Daytona Beach, FL 32115	(386)252-6176	**Date** 08/10/2026

Preferred Governmental Insurance Trust

Coverage Agreement Endorsement

Endorsement No.: 001
Member: Balm Grove Community Development District

Effective Date: See Below
Agreement No.: PK FL1 0294972 25-01

Coverage Period: 05/01/2026 to 10/01/2026

In consideration of an **additional premium of $195.00,** the Coverage Agreement is amended as follows:

Effective: 06/04/2026

Automobile
The Coverage Agreement is extended to include Automobile Liability Hired and Non-Owned Coverage.

The following forms and endorsements attached and listed below now form part of this Coverage Agreement.

PGIT 030 (10 13) Public Entity Automobile Coverage Part Declarations
PGIT 300 (10 24) Public Entity Automobile Coverage Form
PGIT 301 (10 13) Public Entity Auto – Florida Changes
PGIT 309a (10 19) Public Entity Auto – Florida Personal Injury Protection
PGIT 311 (10 13) Public Entity Auto – Pollution Liability – Broadened Coverage For Covered Autos
PGIT 312 (10 13) Public Entity Auto – Mutual Aid Endorsement

Subject otherwise to the terms, conditions, and exclusions of the coverage agreement.

Issued: 8/6/2026

Authorized By: Margaret E. Grua

PUBLIC ENTITY

AUTOMOBILE COVERAGE PART DECLARATIONS

ITEM ONE

COVERED PARTY: Balm Grove Community Development District

AGREEMENT NO.: N/A

ITEM TWO

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

This agreement provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos." "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos Section of the Public Entity Automobile Coverage Form next to the name of the coverage.

COVERAGES	**COVERED AUTOS** (Entry of one or more of the symbols from the Covered Auto Section of the Public Entity Automobile Coverage Form shows which autos are covered autos)	**LIMIT** **THE MOST WE WILL PAY FOR ANY ONE ACCIDENT OR LOSS**	**PREMIUM**
LIABILITY	8, 9	Total Any One Accident $1,000,000 $0 Deductible Subject to **PGIT MN-306**	Included
PERSONAL INJURY PROTECTION (or equivalent No-fault Coverage)	5	STATUTORY	Included
AUTO MEDICAL PAYMENTS			Not Included
UNINSURED MOTORISTS			Not Included
UNDERINSURED MOTORISTS			Not Included
PHYSICAL DAMAGE COMPREHENSIVE COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DED. AS SCHEDULED FOR EACH COVERED AUTO PER ATTACHED SCHEDULE, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING. See ITEM FOUR For Hired Or Borrowed "Autos."	Not Included
PHYSICAL DAMAGE SPECIFIED CAUSES OF LOSS COVERAGE	N/A	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS $_____ DED. FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM. See ITEM FOUR For Hired Or Borrowed “Autos"	Not Included
PHYSICAL DAMAGE COLLISION COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DED. AS SCHEDULED FOR EACH COVERED AUTO PER ATTACHED SCHEDULE. See ITEM FOUR For Hired Or Borrowed "Autos."	Not Included
PHYSICAL DAMAGE TOWING AND LABOR (Not available in California)	N/A	N/A For Each Disablement of A Private Passenger "Auto"	Not Included
		PREMIUM	**INCLUDED**

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Print Date: 8/6/2026

ITEM THREE

SCHEDULE OF COVERED AUTOS YOU OWN

SEE ATTACHED SCHEDULE

ITEM FOUR

SCHEDULE FOR HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS

LIABILITY COVERAGE

STATE	ESTIMATED COST OF HIRE FOR EACH STATE	RATE	FACTOR (if Liability Cov. Is Primary)	PREMIUM
FL	$ IF ANY	FLAT CHARGE		Included

PHYSICAL DAMAGE COVERAGE

COVERAGES	LIMIT OF COVERAGE THE MOST WE WILL PAY DEDUCTIBLE	ESTIMATED ANNUAL COST OF HIRE	RATE PER EACH $100 ANNUAL COST OF HIRE	PREMIUM
COMPREHENSIVE	ACTUAL CASH VALUE OR COST OF REPAIRS OR , WHICHEVER IS LESS, MINUS DED. FOR EACH COVERED AUTO.	**$IF ANY**	**$**	Not Included
SPECIFIED CAUSES OF LOSS	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS $ DED. FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM	**$**	**$**	$
COLLISION	ACTUAL CASH VALUE OR COST OF REPAIRS OR , WHICHEVER IS LESS, MINUS DED. FOR EACH COVERED AUTO	**$IF ANY**	**$**	Not Included
			PREMIUM	**Not Included**

ITEM FIVE

SCHEDULE FOR NON-OWNERSHIP LIABILITY

NAMED COVERED PARTY'S BUSINESS	RATING BASIS	PREMIUM
Community Development District	**$IF ANY**	Included

FORMS AND ENDORSEMENTS
Forms and endorsements applying to this Coverage Part and made part of the coverage agreement at this time of issue:

See PGIT MN-002

Premium: $ INCLUDED

THIS SUPPLEMENTAL DECLARATIONS AND THE COMMON AGREEMENT DECLARATIONS, TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PART(S), FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED AGREEMENT.

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PUBLIC ENTITY

AUTOMOBILE COVERAGE FORM

Various provisions in this Coverage Agreement restrict coverage. Read the entire Coverage Agreement carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Agreement the words "you" and "your" refer to the Named Covered Parties shown in the Declarations. The words "we," "us" and "our" refer to the Trust providing this coverage.

Other words and phrases that appear in quotation marks have special meaning. Refer to SECTION VI - DEFINITIONS.

SECTION I - COVERED AUTOS

ITEM TWO of the Declarations shows the "autos" that are covered "autos" for each of your coverages. The following numerical symbols describe the "autos" that may be covered "autos." The symbols entered next to a coverage on the Declarations designate the only "autos" that are covered "autos."

A. 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 MOTORISTS 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

10 = Per definition assigned on PGIT MN-399, if applicable.

B. Owned Autos You Acquire After the Coverage Agreement Begins

1. If symbols 1, 2, 3, 4, 5 or 6 are entered next to a coverage in ITEM TWO of the Declarations, then you have coverage for "autos" that you acquire of the type described for the remainder of the coverage agreement period. No additional or return premium during the remainder of the annual coverage term, except as noted in B.2.c. below. If the coverage agreement period is a two year agreement then the annual premium change will be reflected in the 2nd year of the coverage agreement renewal premium.
2. But, if symbol 7 is entered next to a coverage in ITEM TWO of the Declarations, an "auto" you acquire will be a covered "auto" for that coverage only if:
   a. We already cover all "autos" that you own for that coverage or it replaces an "auto" you previously owned that had that coverage; and
   b. You tell us within 30 days after you acquire it that you want us to cover it for that coverage.
   c. Additional and return premium will be subject to pro-rata adjustment. This pro-rata adjustment will apply to all coverage for the "autos" that are added or deleted.

C. Certain Trailers, Mobile Equipment and Temporary Substitute Autos

If this Coverage Form provides Liability Coverage, the following types of vehicles are also covered "autos" for Liability Coverage:

1. "Trailers" with a load capacity of 2,000 pounds or less designed primarily for travel on public roads.
2. "Mobile equipment" while being carried or towed by a covered "auto."
3. Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:
   a. Breakdown;
   b. Repair;
   c. Servicing;
   d. "Loss"; or
   e. Destruction.

SECTION II - LIABILITY COVERAGE

A. Coverage

We will pay all sums a “covered party” legally must pay as damages because of "bodily injury" or "property damage" to which this coverage applies, caused by an "accident" and resulting from the ownership, maintenance or use of a covered "auto."

We will also pay all sums a “covered party” legally must pay as a "covered pollution cost or expense" to which this coverage applies, caused by an "accident" and resulting from the ownership, maintenance or use of covered "autos." However, we will only pay for the "covered pollution cost or expense" if there is either "bodily injury" or "property damage" to which this coverage applies that is caused by the same "accident."

We have the right and duty to defend any "suit" asking for such damages or a "covered pollution cost or expense." However, we have no duty to defend "suits" for "bodily injury" or "property damage" or a "covered pollution cost or expense" not covered by this Coverage Form. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when the Liability Coverage Limit has been exhausted by payment of judgments or settlements.

Any "leased auto" designated or described in the Schedule will be considered a covered "auto" you own and not a covered "auto" you hire or borrow.

The coverages provided under this endorsement apply to any "leased auto" until the expiration date of the Common Declarations page, or when the lessor or his or her agent takes possession of the "leased auto," whichever occurs first.

1. Who Is A Covered Party

The following are "covered parties":

a. You for any covered "auto."

b. Anyone else while using with your permission a covered "auto" you own, hire or borrow except:

(1) The owner or anyone else from whom you hire or borrow a covered "auto." This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.

(2) Your employee if the covered "auto" is owned by that employee or a member of his or her household.

(3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing or parking "autos" unless that business is yours.

(4) Anyone other than your employees, partners, a lessee or borrower or any of their employees, while moving property to or from a covered "auto."

(5) A partner of yours for a covered "auto" owned by him or her or a member of his or her household.

c. Anyone liable for the conduct of a “covered party” described above but only to the extent of that liability.

2. Coverage Extensions

a. Supplementary Payments. In addition to the Limit of Coverage, we will pay for the “covered party”:

(1) All expenses we incur.

(2) Up to $1,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(3) The cost of bonds to release attachments in any "suit" we defend, but only for bond amounts within our Limit of Coverage.

(4) All reasonable expenses incurred by the “covered party” at our request, including actual loss of earning up to $250 a day because of time off from work.

(5) All costs taxed against the “covered party” in any "suit" we defend.

(6) All interest on the full amount of any judgment that accrues after entry of the judgment in any "suit" we defend; but our duty to pay interest ends when we have paid, offered to pay or deposited in court the part of the judgment that is within our Limit of Coverage.

b. Out-of-State Coverage Extensions.

While a covered "auto" is away from the state where it is licensed we will:

(1) Increase the Limit of Coverage for Liability Coverage to meet the limits specified by a compulsory or financial responsibility law of the jurisdiction where the covered "auto" is being used. This extension does not apply to the limit or limits specified by any law governing motor carriers of passengers or property.

(2) Provide the minimum amounts and types of other coverages, such as no-fault, required of out-of-state vehicles by the jurisdiction where the covered "auto" is being used.

We will not pay anyone more than once for the same elements of loss because of these extensions.

B. Exclusions

This coverage does not apply to any of the following:

1. Expected or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "covered party."

2. Contractual

Liability assumed under any contract or agreement.

But this exclusion does not apply to liability for damages:

a. Assumed in a contract or agreement that is an "insured contract" provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement; or

b. That the “covered party” would have in the absence of the contract or agreement.

3. Workers' Compensation

Any obligation for which the “covered party” or the “covered party’s” coverage provider may be held liable under any workers' compensation, disability benefits or unemployment compensation law or any similar law.

4. Employee Indemnification and Employer's Liability "Bodily injury" to:

a. An employee of the “covered party” arising out of and in the course of employment by the “covered party”; or

b. The spouse, child, parent, brother or sister of that employee as a consequence of paragraph a. above.

This exclusion applies:

(1) Whether the “covered party” may be liable as an employer or in any other capacity; and

(2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

But this exclusion does not apply to "bodily injury" to domestic employees not entitled to workers' compensation benefits or to liability assumed by the “covered party” under an "insured contract."

5. Fellow Employee

"Bodily injury" to any fellow employee of the “covered party” arising out of and in the course of the fellow employee's employment.

6. Care, Custody or Control

"Property damage" to or "covered pollution cost or expense" involving property owned or transported by the "covered party" or in the "covered party’s" care, custody or control. But this exclusion does not apply to liability assumed under a sidetrack agreement.

7. Handling of Property

"Bodily injury" or "property damage" resulting from the handling of property:

a. Before it is moved from the place where it is accepted by the "covered party" for movement into or onto the covered "auto"; or

b. After it is moved from the covered "auto" to the place where it is finally delivered by the "covered parties."

8. Movement of Property by Mechanical Device

"Bodily injury" or "property damage" resulting from the movement of property by a mechanical device (other than a hand truck) unless the device is attached to the covered "auto."

9. Operations

"Bodily injury" or "property damage" arising out of the operation of any equipment listed in paragraphs **6.b.** and **6.c.** of the definition of "mobile equipment."

10. Completed Operations

"Bodily injury" or "property damage" arising out of your work after that work has been completed or abandoned.

In this exclusion, your work means:

a. Work or operations performed by you or on your behalf; and

b. Materials, parts or equipment furnished in connection with such work or operations.

Your work includes warranties or representations made at any time with respect to the fitness, quality, durability or performance of any of the items included in paragraphs a. or b. above.

Your work will be deemed completed at the earliest of the following times:

(1) When all of the work called for in your contract has been completed.

(2) When all of the work to be done at the site has been completed if your contract calls for work at more than one site.

(3) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

11. Pollution

"Bodily injury" or "property damage" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

a. That are, or that are contained in any property that is:

(1) Being transported or towed by, handled, or handled for movement into, onto or from, the covered "auto";

(2) Otherwise in the course of transit by or on behalf of the “covered party”; or

(3) Being stored, disposed of, treated or processed in or upon the covered "auto";

b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "covered party" for movement into or onto the covered "auto"; or

c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party."

Paragraph **a**. above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts, if:

(1) The "pollutants" escape, seep, migrate, or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and

(2) The "bodily injury," "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in paragraphs **6.b.** and **6.c.** of the definition of "mobile equipment."

Paragraphs **b.** and **c**. above of this exclusion do not apply to "accidents" that occur away from premises owned by or rented to a "covered party" with respect to "pollutants" not in or upon a covered "auto" if:

(3) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and

(4) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

12. War

"Bodily injury" or "property damage" due to war, whether or not declared, or any act or condition incident to war. War includes civil war, insurrection, rebellion or revolution. This exclusion applies only to liability assumed under a contract or agreement.

13. Professional Liability

"Bodily injury" resulting from the providing or the failure to provide any medical or other professional services.

14. Racing

This coverage does not apply to any "bodily injury" or "property damage" sustained as a result of any covered "auto" while the covered “auto” is being used in any professional or non-professional racing or demolition contest or stunting activity, or while practicing for such contest or activity. This coverage also does not apply to any “bodily injury” sustained while the “auto” is being prepared for such a contest or activity.

C. Limit of Coverage

1. Regardless of the number of covered "autos," "covered parties," premiums paid, claims made or vehicles involved in the "accident," the most we will pay for the total of all damages and "covered pollution cost or expense" combined, resulting from any one "accident" is the Limit of Coverage for Liability Coverage shown in the Declarations.

2. All "bodily injury," "property damage" and "covered pollution cost or expense" resulting from continuous or repeated exposure to substantially the same conditions will be considered as resulting from one "accident."

3. No one will be entitled to receive duplicative payments for the same elements of "loss" under this Coverage Agreement and any Medical payments, Uninsured Motorist, or Underinsured Motorists within this Coverage Agreement.

4. The most we will pay is further limited by limitations set forth in Section 768.28(5), Florida Statutes (2010) or the equivalent limitations of successor law which are applicable at the time of loss.

However, subject to the amount in the Limit of Coverage shown in the Declarations - **FLORIDA AUTOMOBILE LIABILITY LIMITS** we will pay:

a. The amount indicated when the Florida Legislature enacts an appropriate claim bill in accordance with Section 768.28 (5), Florida Statutes;

b. The amount determined by a court of competent jurisdiction for liable action taken outside the state of Florida; or

c. The amount shown in the Limit of Coverage shown in the Declarations when Florida Statutes Section 768.28 (5), is inapplicable.

5. Damages will not include:

a. taxes, fines, penalties, or sanctions;

b. punitive or exemplary damages or the multiple portion of any multiplied damages award;

c. matters uninsurable under the laws pursuant to which this **Coverage Agreement** is construed; or

d. the cost to comply with any injunctive or other non-monetary or declaratory relief, including specific performance, or any agreement to provide such relief.

D. Other Coverage or Insurance

In the event **you** have other coverage or insurance subject to the same plan, terms, conditions, and provisions under this Coverage Part, the coverage provided by this Coverage Form is excess over any other coverage or insurance. This applies to any covered “autos” you do not own, hire, rent or borrow that are used in connection with your business.

SECTION III - PHYSICAL DAMAGE COVERAGE

A. Coverage

1. We will pay for "loss" to a covered "auto" or its equipment under:

a. Comprehensive Coverage. From any cause except:

(1) The covered "auto's" collision with another object; or

(2) The covered "auto's" overturn.

b. Specified Causes of Loss Coverage. Caused by:

(1) Fire, lightning or explosion;

(2) Theft;

(3) Windstorm, hail or earthquake;

(4) Flood;

(5) Mischief or vandalism; or

(6) The sinking, burning, collision or derailment of any conveyance transporting the covered "auto."

c. Collision Coverage. Caused by:

(1) The covered "auto's" collision with another object; or

(2) The covered "auto's" overturn.

2. Towing
We will pay up to the limit shown in the Declarations for towing and labor costs incurred each time a covered "auto" of the private passenger type is disabled. However, the labor must be performed at the place of disablement.

3. Glass Breakage - Hitting a Bird or Animal - Falling Objects or Missiles.
If you carry Comprehensive Coverage for the damaged covered "auto," we will pay for the following under Comprehensive Coverage:

a. Glass breakage;

b. "Loss" caused by hitting a bird or animal; and

c. "Loss" caused by falling objects or missiles.

However, you have the option of having glass breakage caused by a covered "auto's" collision or overturn considered a "loss" under Collision Coverage.

4. Theft: We will pay up to $50 per day subject to the rental coverage aggregate provided in coverage part 5. Rental Coverage below of $5,000 in any one coverage period for transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the coverage agreement's expiration, when the covered "auto" is returned to use or we pay for its "loss."

5. Rental Coverage

a. We will pay for rental reimbursement expenses incurred by you for the rental of an “auto” because of “loss” to a covered “auto”. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered “auto”. No deductibles apply to this coverage.

b. We will pay only for those expenses incurred during the policy period beginning 24 hours after the “loss” and ending, regardless of the policy’s expiration, with the lesser of the following number of days:
(1) The number of days reasonably required to repair or replace the covered “auto” or,
(2) Thirty (30) days.

c. Our payment is limited to the lesser of the following amounts:
(1) Necessary and actual expenses incurred that relate directly to the “loss” of the covered auto.
(2) The maximum payment stated applicable to “any one day” or “any one coverage period” for each occurrence.

d. This coverage does not apply while there are spare or reserve “autos” available to you for your operations.

e. The maximum amount payable is $50.00 per day per covered automobile per occurrence, or $5,000 in the aggregate for the coverage period in which the losses occur. The rental coverage for theft also applies under this same aggregate.

B. Exclusions

1. We will not pay for "loss" caused by or resulting from any of the following. Such "loss" is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the "loss."

a. Nuclear Hazard.

(1) The explosion of any weapon employing atomic fission or fusion; or

(2) Nuclear reaction or radiation, or radioactive contamination, however caused.

b. War or Military Action.

(1) War, including undeclared or civil war;

(2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

(3) Insurrection, rebellion, revolution, usurped power or action taken by governmental authority in hindering or defending against any of these.

2. Other Exclusions.

a. We will not pay for "loss" to any of the following:

(1) Tape decks or other sound reproducing equipment unless permanently installed in a covered "auto."

(2) Tapes, records or other sound reproducing devices designed for use with sound reproducing equipment.

(3) Sound receiving equipment designed for use as a citizen's band radio, two-way mobile radio or telephone or scanning monitor receiver, including its antennas and other accessories, unless permanently installed in the dash or console opening normally used by the "auto" manufacturer for the installation of a radio.

(4) Equipment designed or used for the detection or location of radar.

b. We will not pay for "loss" caused by or resulting from any of the following unless caused by other "loss" that is covered by this agreement:

(1) Wear and tear, freezing, mechanical or electrical breakdown.

(2) Blowouts, punctures or other road damage to tires.

c. We will not pay for "loss" to any covered "auto" while used in any racing or demolition contest, or stunting activity, or while practicing for any such contest or activity. We will also not pay for "loss" to any covered "auto" while that covered "auto" is being prepared for such a contest or activity.

C. Limit of Coverage

The most we will pay for "loss" in any one "accident" is the lesser of:

1. The actual cash value of the damaged or stolen property as of the time of the "loss"; or

2. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality; or

3. 110% of the value reported on the applicable schedule

4. If the valuation type shown on the automobile schedule is “agreed value”, then items C1 and 3 do not apply and the loss is paid based on the cost to repair or the agreed value on the schedule, whichever is less, less the applicable deductible.

5. Limited Replacement Cost: We will reimburse, on a replacement cost basis, the Named Covered Party of an 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 vehicle types other than those listed in the preceding sentence.

D. Deductible

For each covered "auto," our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Schedule. Any Comprehensive Coverage deductible shown in the Declarations does not apply to "loss" caused by fire or lightning.

SECTION IV - AUTO MEDICAL PAYMENTS COVERAGE

A. Coverage

We will pay reasonable expenses incurred for necessary medical and funeral services to or for a Covered Party who sustains "bodily injury" caused by "accident." We will pay only those expenses incurred, for services rendered within three years from the date of the "accident."

B. Who Is A Covered Party

1. You while "occupying" or, while a pedestrian, when struck by any "auto."

2. If you are an individual, any "family member" while "occupying" or, while a pedestrian, when struck by any "auto."

3. Anyone else "occupying" a covered "auto" or a temporary substitute for a covered "auto." The covered "auto" must be out of service because of its breakdown, repair, servicing, loss or destruction.

C. Exclusions

This coverage does not apply to any of the following:

1. "Bodily injury" sustained by a Covered Party while "occupying" a vehicle located for use as a premises.

2. "Bodily injury" sustained by you or any "family member" while "occupying" or struck by any vehicle (other than a covered "auto") owned by you or furnished or available for your regular use.

3. "Bodily injury" sustained by any "family member" while "occupying" or struck by any vehicle (other than a covered "auto") owned by or furnished or available for the regular use of any "family member."

4. "Bodily injury" to your "employee" arising out of and in the course of employment by you. However, we will cover "bodily injury" to your domestic "employees" if not entitled to workers' compensation benefits. For the purposes of this endorsement, a domestic "employee" is a person engaged in household or domestic work performed principally in connection with a residence premises.

5. "Bodily injury" to a Covered Party while working in a business of selling, servicing, repairing or parking "autos" unless that business is yours.

6. "Bodily injury" caused by declared or undeclared war or insurrection or any of their consequences.

7. "Bodily injury" to anyone using a vehicle without a reasonable belief that the person is entitled to do so.

8. "Bodily Injury" sustained by a Covered Party while "occupying" any covered "auto" while used in any professional racing or demolition contest or stunting activity, or while practicing for such contest or activity. This coverage also does not apply to any "bodily injury" sustained by a covered party while the "auto" is being prepared for such a contest or activity.

D. Limit of Coverage

Regardless of the number of covered "autos," "covered parties," premiums paid, claims made or vehicles involved in the "accident," the most we will pay for "bodily injury" for each Covered Party injured in any one "accident" is the Limit Of Coverage for Auto Medical Payments Coverage shown in the Declarations.

E. Changes in Conditions

Section V - Conditions are changed for Auto Medical Payments Coverage as follows:

1. Section V.A.5 - The Transfer of Rights of Recovery Against Others to Us Condition does not apply.

2. The reference in Other Coverage in the Business Auto and Garage Coverage Forms and Other Coverage - Primary and Excess Coverage Provisions in the Truckers and Motor Carrier Coverage Forms to "other collectible insurance" applies only to other collectible auto medical payments insurance.

F. Additional Definitions

As used in this Section:

1. "Family member" means a person related to you by blood, marriage or adoption who is a resident of your household, including a ward or foster child.

2. "Occupying" means in, upon, getting in, on, out or off.

SECTION V - BUSINESS AUTO CONDITIONS

The following conditions apply in addition to the Common Coverage Agreement Conditions:

A. Loss Conditions

1. Appraisal for Physical Damage Loss

If you and we disagree on the amount of "loss," either may demand an appraisal of the "loss." In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire.

The appraisers will state separately the actual cash value and amount of "loss." If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

a. Pay its chosen appraiser; and

b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we will still retain our right to deny the claim.

2. Duties in The Event of Accident, Claim, Suit or Loss

a. In the event of "accident," claim, "suit" or "loss," you must give us or our authorized representative prompt notice of the "accident" or "loss." Include:

(1) How, when and where the "accident" or "loss" occurred;

(2) The "covered party's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

b. Additionally, you and any other involved "covered party" must:

(1) Assume no obligation, make no payment or incur no expense without our consent, except at the "covered party's" own cost.

No one will be entitled to receive duplicate payments for the same elements of "loss" under this coverage and any Liability Coverage Form, Uninsured Motorists Coverage Endorsement or Underinsured Motorists Coverage Endorsement attached to this Coverage Part.

(2) Immediately send us copies of any request, demand, order, notice, summons or legal paper received concerning the claim or "suit."

(3) Cooperate with us in the investigation, settlement or defense of the claim or "suit".

(4) Authorize us to obtain medical records or other pertinent information.

(5) Submit to examination, at our expense, by physicians of our choice, as often as we reasonably require.

c. If there is "loss" to a covered "auto" or its equipment you must also do the following:

(1) Promptly notify the police if the covered "auto" or any of its equipment is stolen.

(2) Take all reasonable steps to protect the covered "auto" from further damage. Also keep a record of your expenses for consideration in the settlement of the claim.

(3) Permit us to inspect the covered "auto" and records proving the "loss" before its repair or disposition.

(4) Agree to examinations under oath at our request and give us a signed statement of your answers.

3. Legal Action Against Us

No one may bring a legal action against us under this Coverage Form until:

a. There has been full compliance with all the terms of this Coverage Form; and

b. Under Liability Coverage, we agree in writing that the "covered party" has an obligation to pay or until the amount of that obligation has finally been determined by judgment after trial. No one has the right under this coverage agreement to bring us into an action to determine the "covered party's" liability.

4. Loss Payment - Physical Damage

Coverages At our option we may:

a. Pay for, repair or replace damaged or stolen property; or

b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or

c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

5. Transfer of Rights of Recovery Against Others to Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

6. Support and Cooperation in Opposition to Claim Bill Legislation

If we act to oppose legislation brought forth in accordance with Florida Statute 768.28, arising from a covered occurrence, you shall use your best efforts to provide us with positive support and cooperation in such opposition:

Such positive support and cooperation shall include, but is not limited to:

a. Formal proclamations or resolutions by your governing board in opposition to such legislation;

b. Oral or written testimony of your officials and employees at legislative hearings or other legislative proceedings in opposition to such legislation; and

c. Personal contact by your officials and employees with legislators identified by us.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "covered party" or the "covered party's" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "covered party," at any time, intentionally conceal or misrepresent a material fact concerning:

a. This Coverage Form;

b. The covered "auto";

c. Your interest in the covered "auto"; or

d. A claim under this Coverage Form.

3. Coverage Agreement Period, Coverage Territory

Under this Coverage Form, we cover "accidents" and "losses" occurring:

a. During the Coverage Agreement period shown in the Declarations; and

b. Within the coverage

territory. The coverage

territory is:

(1) The United States of America;

(2) The territories and possessions of the United States of America;

(3) Puerto Rico; and

(4) Canada.

We also cover "loss" to, or "accidents" involving, a covered "auto" while being transported between any of these places.

4. No Benefit to Bailee - Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Premium Audit

a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this coverage agreement began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Covered Party will be billed for the balance, if any. If the estimated total premium exceeds the final premium due, the first Named Covered Party will get a refund.

b. If this coverage agreement is issued for more than one year, the premium for this Coverage Form will be computed annually based on our rates or premiums in effect at the beginning of each year of the coverage agreement.

6. Two Or More Coverage Forms or Agreements Issued by Us

If this Coverage Form and any other Coverage Form or coverage agreement issued to you by us or any company affiliated with us apply to the same "accident," the aggregate maximum Limit of Coverage under all the Coverage Forms or policies shall not exceed the highest applicable Limit of Coverage under any one Coverage Form or coverage agreement. This condition does not apply to any Coverage Form or coverage agreement issued by us or an affiliated company specifically to apply as excess coverage over this Coverage Form.

SECTION VI - DEFINITIONS

A. "Accident" includes continuous or repeated exposure to the same conditions resulting in "bodily injury" or "property damage."

B. "Auto" means a land motor vehicle, trailer or semitrailer designed for travel on public roads but does not include "mobile equipment."

C. "Bodily injury" means bodily injury, sickness or disease sustained by a person including death resulting from any of these.

D. "Covered pollution cost or expense" means any cost or expense arising out of:

1. Any request, demand or order; or

2. Any claim or "suit" by or on behalf of a governmental authority demanding that the “covered party” or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants."

"Covered pollution cost or expense" does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

a. That are, or that are contained in any property that is:

(1) Being transported or towed by, handled, or handled for movement into, onto or from the covered "auto";

(2) Otherwise in the course of transit by or on behalf of the "covered party";

(3) Being stored, disposed of, treated or processed in or upon the covered "auto"; or

b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the “covered party” for movement into or onto the covered "auto"; or

c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party"

Paragraph **a.** above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts, if:

(1) The "pollutants" escape, seep, migrate, or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and

(2) The "bodily injury," "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in paragraphs **6.b.** or **6.c.** of the definition of "mobile equipment."

d. Paragraphs **b.** and **c.** above do not apply to "accidents" that occur away from premises owned by or rented to a “covered party” with respect to "pollutants" not in or upon a covered "auto" if:

(1) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and

(2) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

E. "Covered party" means any person or organization qualifying as a covered party in the Who Is A Covered Party provision of the applicable coverage. Except with respect to the Limit of Coverage, the coverage afforded applies separately to each covered party who is seeking coverage or against whom a claim or "suit" is brought.

F. "Insured Contract" means an agreement between two or more cities, counties, special districts, or other governmental bodies regarding:

1. A lease of premises;

2. A sidetrack agreement;

3. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;

4. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

5. Where permitted by Florida Statute 768.28, that part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another public entity to pay for "bodily injury" or "property damage" to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

6. That part of any contract or agreement entered into, as part of your business, pertaining to the rental or lease, by you or any of your employees, of any "auto." However, such contract or agreement shall not be considered an "insured contract" to the extent that it obligates you or any of your employees to pay for "property damage" to any "auto" rented or leased by you or any of your employees.

An "insured contract" does not include that part of any contract or agreement:

a. That indemnifies any person or organization for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, road beds, tunnel, underpass or crossing; or

b. That pertains to the loan, lease or rental of an "auto" to you or any of your employees, if the "auto" is loaned, leased or rented with a driver; or

c. That holds a person or organization engaged in the business of transporting property by "auto" for hire harmless for your use of a covered "auto" over a route or territory that person or organization is authorized to serve by public authority.

d. That does not comply with Florida Statute 768.28.

G. "Leased Auto" means an "auto" leased or rented to you, including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary coverage for the lessor.

H. "Loss" means direct and accidental loss or damage.

I. "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:

1. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;

2. Vehicles maintained for use solely on or next to premises you own or rent;

3. Vehicles that travel on crawler treads;

4. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:

a. Power cranes, shovels, loaders, diggers or drills; or

b. Road construction or resurfacing equipment such as graders, scrapers or rollers.

5. Vehicles not described in paragraphs **1., 2., 3.,** or **4.** above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:

a. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or

b. Cherry pickers and similar devices used to raise or lower workers.

6. Vehicles not described in paragraphs **1.**, **2.**, **3.**, or **4.** above maintained primarily for purposes other than the transportation of persons or cargo. However, self-propelled vehicles with the following types of permanently attached equipment are not "mobile equipment" but will be considered "autos":

a. Equipment designed primarily for:

(1) Snow removal;

(2) Road maintenance, but not construction or resurfacing; or

(3) Street cleaning;

b. Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and

c. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting or well servicing equipment.

7. However, "mobile equipment" does not include land vehicles that are subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered "autos":

J. "Pollutants" means any solid, liquid, mold, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

K. "Property damage" means damage to or loss of use of tangible property.

L. "Suit" means a civil proceeding in which:

(1) Damages because of "bodily injury" or "property damage"; or

(2) A "covered pollution cost or expense"

to which this coverage applies, are alleged.

a. An arbitration proceeding in which such damages or "covered pollution costs or expenses" are
claimed and to which the "covered party" must submit or does submit with our consent; or

b. Any other alternative dispute resolution proceeding in which such damages or "covered pollution costs or expenses" are claimed and to which the "covered party" submits with our consent.

M. "Trailer" includes semitrailer.

PUBLIC ENTITY

FLORIDA CHANGES

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Physical Damage Coverage is changed as follows:

1. No deductible applies under Specified Causes of Loss or Comprehensive coverage for "loss" to glass used in the windshield.
2. All other Physical Damage Coverage provisions will apply.
3. Paragraph **1.** of Loss Conditions, Appraisal for Physical Damage Loss, is replaced by the following:

1. Appraisal for Physical Damage Loss
If you and we disagree on the amount of "loss," either may demand an appraisal of the "loss." Upon notice of a demand for appraisal, the opposing party may, prior to appraisal, demand mediation of the dispute in accordance with the Mediation provision contained in this endorsement. The mediation must be completed before a demand for appraisal can be made. In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire. The appraisers will state separately the actual cash value and amount of "loss." If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

a. Pay its chosen appraiser; and
b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we still retain our right to deny the claim.

B. The following condition is added to the General Conditions:

Mediation

1. In any claim filed by a "covered party" with us for:
a. "Bodily injury" in an amount of $10,000 or less, arising out of the ownership, operation, use or maintenance of a covered "auto";
b. "Property damage" in any amount, arising out of the ownership, operation, maintenance or use of a covered "auto," or
c. "Loss" to a covered "auto" or its equipment, in any amount;
either party may make a written demand for mediation of the claim prior to the institution of litigation.

2. A written request for mediation must be filed with the Florida Department of Insurance on an approved form, which may be obtained from the Florida Department of Insurance.

3. The request must state:
a. Why mediation is being requested.
b. The issues in dispute, which are to be mediated.

4. The Florida Department of Insurance will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. The participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

5. Only one mediation may be requested for each claim unless all parties agree to further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.

6. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

PUBLIC ENTITY

FLORIDA PERSONAL INJURY PROTECTION

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

For a covered "auto" licensed or principally garaged in, or "garage operations" conducted in, Florida, this endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

We agree with the "Named Covered Party," subject to all provisions of this endorsement and to all the provisions of the agreement except as modified herein, as follows that:

SCHEDULE

Any Personal Injury Protection deductible shown in the Declarations of $0 is applicable to the following "Named Covered Party" only:

Balm Grove Community Development District

Benefits	**Limit Per Person**
Total Aggregate Limit	Up to $10,000 Limit (Medical and Disability Benefits)
Death Benefits	$5,000 (in addition to the medical and disability benefits)
Medical Benefits	80% of reasonable medical expenses subject to total aggregate limit
Disability Benefits	60% of loss of gross income and earning capacity and replacement services subject to total aggregate limit (payable every two weeks)

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement)

A. Coverage

We will pay Personal Injury Protection benefits in accordance with the Florida Motor Vehicle No-Fault Law, as amended, to or for a "covered party" who sustains bodily injury, sickness, disease, or death arising out of the ownership, maintenance, or use of a motor vehicle, subject to the limits shown in the schedule, as follows:

1. Medical Benefits

All reasonable "medically necessary" expenses for medical, surgical, X-ray, dental, and rehabilitative services, including prosthetic devices, and medically necessary ambulance, hospital and nursing services if the individual received initial services and care as provided herein within 14 days after the motor vehicle accident, and for necessary remedial treatment and services recognized and permitted under the laws of the state for a "Covered Party" who relies upon spiritual means through prayer alone for healing in accordance with his or her religious beliefs. However, payment of expenses for spiritual healing shall not affect the determination of what other services or procedures are "medically necessary." Initial services and care must be lawfully provided, supervised, ordered, or prescribed by a physician licensed under Chapter 458 (medical physician) or Chapter 459 (osteopathic physician), a dentist licensed under Chapter 466, or a chiropractic physician licensed under Chapter 460 or that are provided in a hospital or facility that owns or is wholly owned by a hospital. Initial services include care provided by a person or entity licensed under Part III of Chapter 401, which provides emergency transportation and treatment. Follow-up services and care must be consistent with the underlying medical diagnosis rendered as part of the initial services and care provided so long as such care and services are provided by persons and entities authorized pursuant to s.627.736 (1)(a)2. of Florida's Motor Vehicle No-Fault law, as amended. Medical Benefits do not include massage as defined in s. 480.033

or acupuncture as defined in s. 457.102, regardless of the person, entity, or licensee providing massage or acupuncture, and a licensed massage therapist or licensed acupuncturist may not be reimbursed for Medical Benefits under this provision. Reimbursement for services and care is provided (subject to the 80% limitation) up to $10,000 if a physician licensed under Chapter 466 (medical) or Chapter 459 (osteopathic), dentist licensed under Chapter 466, physician assistant licensed under Chapter 458 or Chapter 459, or an advanced registered nurse practitioner licensed under Chapter 464 has determined that the injured person had an emergency medical condition. Reimbursement is limited to $2500 (subject to the 80% limitation) if the injured person did not have an emergency medical condition.

2. Disability Benefits

With respect to the period of disability of the injured person any loss of gross income and loss of earning capacity per individual from the inability to work proximately caused by the injury sustained by the injured person, plus all expenses reasonably incurred in obtaining from others ordinary and necessary services in lieu of those that, but for the injury, the injured person would have performed without income for the benefit of his or her household; and

3. Death benefits

Death benefits of $5,000 per individual in addition to the Medical Benefits and the Disability Benefits provided. We may pay death benefits to the executor or administrator of the deceased, to any of the deceased's relatives by blood, legal adoption, or by marriage, or to any person appearing to us to be equitably entitled to such benefits.

B. Who Is A Covered Party

1. The "Named Covered Party"

2. If the "Named Covered Party" is an individual, any "family member."

3. Any other person while "occupying" a covered "motor vehicle" with the "Named Covered Party's" consent.

4. A "pedestrian" if the "accident" involves the covered "motor vehicle."

C. Exclusions

We will not pay Personal Injury Protection benefits for "bodily injury":

1. Sustained by the "Named Covered Party" and relatives residing in the same household while occupying another motor vehicle owned by the named insured and not insured under this policy;

2. Sustained by any person while operating the covered "motor vehicle" without the "Named Covered Party's" expressed or implied consent;

3. Sustained by any person, if such person's conduct contributed to his or her injury under any of the following circumstances:

a. Causing injury to himself or herself intentionally; or

b. Being injured while committing a felony.

4. To any person, other than the "Named Covered Party" if that person is the "owner" of a "motor vehicle" for which security is required under the Florida Motor Vehicle No-Fault Law;

5. To any person, other than the "Named Covered Party," or any "family member," who is entitled to personal injury protection benefits from the owner of a "motor vehicle" that is not a covered "motor vehicle" under this agreement or from the owner's insurer; or

6. To any person who sustains "bodily injury" while "occupying" a "motor vehicle" located for use as a residence or premises.

D. Limits of Coverage

1. Regardless of the number of persons covered, policies or bounds applicable, premiums paid, vehicles involved or claims made, the total aggregate limit of personal injury protection Medical benefits and Disability

Benefits available under the Florida Motor Vehicle No-Fault Law from all sources combined, including this agreement, for all "loss" and expense incurred by or on behalf of any one person who sustains "bodily injury" as the result of any one "accident," shall by $10,000, provided that payment for Death Benefits shall be $5,000 per person, per accident in addition to the aggregate Medical benefits and Disability benefits maximum limitation of $10,000.

2. Any amount paid under this coverage will be reduced by the amount of benefits an injured person has been paid or is entitled to be paid for the same elements of "loss" under any workers' compensation law.

3. If personal injury protection benefits, under the Florida Motor Vehicle No-Fault Law, have been received from any insurer for the same elements of loss and expense benefits available under this agreement, we will not make duplicate payments to or for the benefit of the injured person. This insurer paying the benefits shall be entitled to recover from us its pro rata share of the benefits paid and expenses incurred in handling the claim.

4. The deductible amount shown in the Schedule, if any, will be deducted from the total amount of expenses and losses listed in Paragraphs **A.1, A.2,** and **A.3** of this endorsement before the application of any percentage limitation for each "Covered Party" to whom the deductible applies. The deductible does not apply to the Death Benefit.

5. As provided for in Section 627.736 (5) of Florida's Motor Vehicle No-Fault Law, as amended, we limit payment to providers subject to the schedule of charges set forth within that section of the law. We will pay all charges (subject to the 80% limitation) for Medical Benefits to providers submitting charges less than those allowed under that section of the law.

E. Changes in Conditions

The Conditions are changed for Personal Injury Protection as follows:

1. Duties In The Event of Accident, Claim, Suit or Loss:

In the event of an "accident", the "Named Covered Party" must give us or our authorized representative prompt written notice of the "accident."

If any injured person or his legal representative institutes a legal action to recover damages for "bodily injury" against a third party, a copy of the summons, complaint or other process served in connection with that legal action must be forwarded to us as soon as possible by the injured person or his or her legal representative.

2. Legal Action Against Us is changed by adding the following:

No one may bring a legal action against us under this coverage until 30 days after the required notice of "accident" and reasonable proof of claim have been filed with us.

3. Transfer of Rights of Recovery Against Others to Us is replaced by the following:

Unless prohibited by the Florida Motor Vehicle No-Fault Law, in the event of payment to or for the benefit of any injured person under this coverage:

a. We will be reimbursed for those payments, not including reasonable attorneys' fees and other reasonable expenses, from the proceeds of any settlement or judgment resulting from any right of recovery of the injured person against any person or organization legally responsible for the "bodily injury" from which the payment arises. We will also have a lien on those proceeds.

b. If any person to or from whom we pay benefits has rights to recover benefits from another, those rights are transferred to us. That person must do everything necessary to secure our rights and must do nothing after loss to impair them.

c. The insurer providing personal injury protection benefits on a private passenger "motor vehicle," as defined in the Florida Motor Vehicle No-Fault Law, shall be entitled to reimbursement to the extent of the payment of personal injury protection benefits from the "owner" or the insurer of the "owner" of a commercial "motor vehicle," as defined in the Florida Motor Vehicle No-Fault Law, if such injured person sustained the injury while "occupying," or while a "pedestrian" through being struck by, such commercial "motor vehicle."

4. The Concealment, Misrepresentation Or Fraud provision is replaced by the following: We do not provide coverage under this endorsement for a "Covered Party" if that "Covered Party" has committed, by a material act or omission, any insurance fraud relating to personal injury protection coverage under this form, if fraud is admitted to in a sworn statement by the "covered party" or if the fraud is established in a court of competent

jurisdiction. Any insurance fraud shall void all personal injury protection coverage arising from the claim with respect to the "Covered Party" who committed the fraud. Any benefits paid prior to the discovery of that "Covered Party's" fraud shall be recoverable from that "Covered Party." If we had reasonable belief that a fraudulent insurance act has been committed under Florida's No-Fault Insurance Law, we will notify the claimant, in writing, within 30 days after submission of the claim that we are investigating the claim for suspected fraud. At the end of the initial 30-day period we will have an additional 60 days to conduct our fraud investigation. Within 90 days of submission of the claim we will either deny the claim based upon our finding of fraudulent activity or pay the claim with simple interest from the date the claim was submitted until the date the claim is paid. If we deny the claim based upon a finding of fraudulent activity we will report such information to the Florida Division of Insurance Fraud.

F. Additional Conditions

The following Conditions are added:

1. Mediation

a. In any claim filed by a "Covered Party" with us for:

1. "Bodily Injury" in an amount of $10,000 or less, arising out of the ownership, operation, use or maintenance of a covered "auto";

2. "Property Damage" in any amount, arising out of the ownership, operation, maintenance or use of a covered "auto" or;

3. "Loss" to a covered "auto" or its equipment, in any amount, either party may make a written demand for mediation of the claim prior to the institution of litigation.

b. A written request for mediation must be filed with the Florida Department of Insurance on an approved form, which may be obtained from the Florida Department of Insurance.

c. The request must state:

1. Why the mediation is being requested.

2. The issues in dispute, which are to be mediated.

d. The Florida Department of Insurance will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. Participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

e. Only one mediation may be requested for each claim unless all parties agree to a further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.

f. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

2. Modification of Agreement Coverages

Any Automobile Medical Payments Coverage and any Uninsured Motorist Coverage afforded by the agreement shall be excess over any personal injury protection benefits paid or payable. Regardless of whether the full amount of personal injury protection benefits has been exhausted, any Medical Payments Coverage afforded by the agreement shall pay the portion of any claim for personal injury protection medical expenses which are otherwise covered but not payable due to the limitation of 80% of medical expense benefits, but shall not be payable for the amount of the deductible selected.

3. Proof of Claim; Medical Reports and Examination: Payment of Claim Withheld

As soon as practicable, the person making claim shall give to us written proof of claim, under oath if required, which may include full particulars of the nature and extent of the injuries and treatment received and contemplated, and such other information as may assist us in determining the amount due and payable. Such person shall submit to mental and physical examinations at our expense when and as often as we may

reasonably require and a copy of the medical report shall be forwarded to such person if requested. Whenever a person making a claim is charged with committing a felony, we shall withhold benefits until, at the trial level, the prosecution makes a formal entry on the record that it will not prosecute the case against the person, the charge is dismissed or the person is acquitted.

4. Provisional Premium

In the event of any change in the rules, rates, rating plant, premiums or minimum premiums applicable to the coverage afforded, because of an adverse judicial finding as to the constitutionality of any provisions of the Florida Motor Vehicle No-Fault Law providing for the exemption of persons from tort liability, the premium stated in the Declarations for any Liability, medical Payments and Uninsured Motorists coverage shall be deemed provisional and subject to recomputation. If this agreement is a renewal agreement, such recomputation shall also include a determination of the amount of any return premium previously credited or refunded to the "Named Covered Party" pursuant to Sections 627.730 through 627.7415 (1988) of the Florida Motor Vehicle No-Fault Law with respect to insurance afforded under a previous agreement. If the recomputed premium exceeds the premium shown in the Declarations, the "Named Covered Party" shall pay to us the excess as well as the amount of any return premium previously credited or refunded.

5. Special Provisions for Rented or Leased Vehicles

Notwithstanding any provision of this coverage to the contrary, if a person is injured while "occupying" or through being struck by, a "motor vehicle" rented or leased under a rental or lease agreement, the personal injury protection afforded under the lessor's policy shall be primary, unless the face of the agreement contains, in at least 10-point type, the following language:

The valid and collectible personal injury protection insurance of any authorized rental or leasing driver is primary for the limits of personal injury protection coverage required by Section 627.736, Florida Statutes.

6. Agreement Period; Territory

The coverage under this Section applies only to "accidents" which occur during the agreement period:

a. In the state of Florida;

b. As with respect to the "Named Covered Party" or any "family member", while "occupying" the covered "motor vehicle" outside the state of Florida but within the United States of America, its territories or possessions or Canada; and

c. As with respect to the "Named Covered Party", while "occupying" a "motor vehicle" of which a "family member" is the "owner" and for which security is maintained under the Florida Motor Vehicle No-Fault Law outside the state of Florida but within the United States of America, its territories or possessions or Canada.

G. Additional Definitions

As used in this endorsement:

1. "Motor Vehicle" means any self-propelled vehicle with four or more wheels which is of a type both designed and required to be licensed for use on the highways of Florida and any trailer or semitrailer designed for use with such vehicle;

However, "motor vehicle" does not include:

a. A mobile home;

b. Any "motor vehicle" which is used in mass transit, other than public school transportation, and designed to transport more than five passengers exclusive of the operator of the motor vehicle and which is owned by a municipality, a transit authority, or a political subdivision of the state.

2. "Family member" means a person related to the "Named Covered Party" by blood, marriage or adoption including a ward or foster child who is resident of the same household as the "Named Covered Party".

3. "Named Covered Party" means the person or organization named in the Declarations of the agreement and, if an individual, shall include the spouse if a resident of the same household.

4. "Occupying" means in or upon or entering into or alighting from.

5. "Owner" means a person or organization who holds the legal title to a "motor vehicle", and includes:

a. A debtor having the right to possession, in the event a "motor vehicle" is the subject of a lease with option to purchase and such lease agreement is for a period of six months or more; and

b. A lessee having the right to possession, in the event a “motor vehicle” is the subject of a lease with option to purchase and such lease agreement is for a period of six months or more; and

c. A lessee having the right to possession, in the event a “motor vehicle” is the subject of a lease without option to purchase, and such lease is for a period of six months or more, and the lease agreement provides that the lessee shall be responsible for securing coverage.

6. “Pedestrian” means a person while not an occupant of any self-propelled vehicle.

7. “Emergency Medical Condition” means a medical condition manifesting itself by acute symptoms of sufficient severity, which may include severe pain, such that the absence of immediate medical attention could reasonably be expected to result in any of the following:

a. Serious jeopardy to patient health;

b. Serious impairment to bodily functions; or

c. Serious dysfunction of any bodily organ or part.

8. “Medically Necessary” refers to medical service or supply that a prudent physician would provide for the purpose of preventing, diagnosing or treating an illness, injury, disease, or symptom in a manner that is:

a. In accordance with generally accepted standards of medical practice;

b. Clinically appropriate in terms of type, frequency, extent, site and duration; and

c. Not primarily for the convenience of the patient, physician, or other health care provider.

PUBLIC ENTITY

POLLUTION LIABILITY- BROADENED COVERAGE FOR COVERED AUTOS

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Section II – Liability Coverage is changed as follows:

1. Paragraph **a.** of the Pollution Exclusion (**B.11.**) applies only to liability assumed under a contract or agreement.
2. Exclusion **B.6.** Care, Custody or Control does not apply.

B. Changes in Section VI – Definitions

For the purposes of this endorsement, Paragraph **D.** of the Definitions Section is replaced by the following:

D. "Covered pollution cost or expense" means any cost or expense arising out of:

1. Any request, demand, order or statutory or regulatory requirement; or
2. Any claim or "suit" by or on behalf of a governmental authority demanding that the "covered party" or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants."

"Covered pollution cost or expense" does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

a. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "covered party" for movement into or onto the covered "auto"; or
b. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party."

Paragraphs **a.** and **b.** above do not apply to "accidents" that occur away from premises owned by or rented to a "covered party" with respect to "pollutants" not in or upon a covered "auto" if:

(1) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto" not designed or used for storing or hauling fuel or oil; and
(2) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

PUBLIC ENTITY

MUTUAL AID ENDORSEMENT

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Coverage

1. We will pay all sums you legally must pay for "loss" to an "auto," including its equipment, owned by any municipality, fire district, ambulance district, fire department or fire company which provides you police, ambulance services or fire assistance.
2. We have the right and duty to defend any "suit" asking for these damages. However, we have no duty to defend "suits" for "loss" not covered by this coverage form. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when our limit for this coverage has been exhausted by payment of judgments or settlements.

B. Exclusions

This coverage does not apply to:

1. Any expense incurred in or material used in connection with the operation of the "auto" or its equipment.
2. "Loss" caused by declared or undeclared war or insurrection or any of their consequences.
3. "Loss" caused by the explosion of a nuclear weapon or its consequences.

C. Limit of Coverage

The most we will pay for all "loss" from any one "accident" is the limit of coverage stated in the Declarations. Our obligation under "bodily injury" and "property damage" is to pay damages on your behalf in excess of any deductible or self-insured retention stated in the declarations applicable to such coverages.

D. Conditions

All the Conditions apply to the coverage provided by this endorsement except Other Insurance. The coverage provided by this endorsement is primary.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	✓
Nick Dister	✓	✓
Ryan Motko	✓	✓ $200.00
Kelly Evans	✓	✓
Albert Viera	✓	✓

Approved for Payment: Angel Montagna | Date: August 6, 2026

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.: 3768
Terms: Due on receipt
Invoice date: 07/28/2026
Due date: 07/28/2026

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: 7/16, 7/21, 7/23, 7/28 water meter installed	4	$2,200.00	$8,800.00
2.	**Truck Availability Fee**	truck sitting 7/15, 7/17-7/20, 7/22, 7/24-7/27	10	$400.00	$4,000.00
3.	**Discount**	overcharge from inv 3729 for watering days 7/10 and 7/13	1	–$1,600.00	–$1,600.00

Total **$11,200.00**

Ways to pay

BANK

View and pay

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.: 3596
Terms: Due on receipt
Invoice date: 06/26/2026
Due date: 07/03/2026

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: 5/26-6/4 using hydrants	10	$2,200.00	$22,000.00
2.	**Watering Trucks**	Dates Serviced: 6/5, 6/17-6/19 pumping from ponds due to inspectors until meter is installed	4	$3,000.00	$12,000.00
3.	**Watering Trucks**	Dates Serviced: 6/20-6/28 using hydrant with meter	9	$2,200.00	$19,800.00

Total **$53,800.00**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

View and pay

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.: 3652
Terms: Due on receipt
Invoice date: 06/28/2026
Due date: 07/05/2026

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

#	Product or service	Description	Qty	Rate	Amount
1.	**Delivery**	delivered to Balm Grove 6/17	1	$750.00	$750.00

Total **$750.00**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

View and pay

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.: 3815
Terms: Due on receipt
Invoice date: 08/06/2026
Due date: 08/06/2026

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: 7/30	1	$2,200.00	$2,200.00
2.	**Truck Availability Fee**	truck sitting 7/29,7/31	2	$400.00	$800.00

Total **$3,000.00**

Ways to pay

BANK

View and pay

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Balm Grove Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	$ 24,888	$ -	$ -	$ -	$ -	$ 24,888
Investments:						
Acq. & Const. (Offsite Project)	-	-	147	-	-	147
Acq. & Construction - Amenity	-	-	417,601	-	-	417,601
Acquisition & Construction Account	-	-	308,666	-	-	308,666
Other	-	-	235,469	-	-	235,469
Reserve Fund	-	308,928	-	-	-	308,928
Revenue Fund	-	864,241	-	-	-	864,241
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	**$ 30,715**	**$ 1,173,169**	**$ 961,883**	**$ 22,205,191**	**$ 19,485,000**	**$ 43,855,958**
LIABILITIES						
Accounts Payable	$ 307,877	$ -	$ -	$ -	$ -	$ 307,877
Bonds Payable	-	-	-	-	19,485,000	19,485,000
TOTAL LIABILITIES	**307,877**	**-**	**-**	**-**	**19,485,000**	**19,792,877**
FUND BALANCES						
Restricted for:						
Debt Service	-	1,173,169	-	-	-	1,173,169
Capital Projects	-	-	961,883	-	-	961,883
Unassigned:	(277,162)	-	-	22,205,191	-	21,928,029
TOTAL FUND BALANCES	**(277,162)**	**1,173,169**	**961,883**	**22,205,191**	**-**	**24,063,081**
TOTAL LIABILITIES & FUND BALANCES	**$ 30,715**	**$ 1,173,169**	**$ 961,883**	**$ 22,205,191**	**$ 19,485,000**	**$ 43,855,958**

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 2,390	$ 2,390	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**	**421,815**	**(110,445)**	**79.25%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	10,800	1,200	90.00%
Payroll Taxes	-	(31)	31	0.00%
ProfServ-Arbitrage Rebate	-	1,600	(1,600)	0.00%
ProfServ-Construction Accounting	-	500	(500)	0.00%
ProfServ-Dissemination Agent	5,000	6,083	(1,083)	121.66%
ProfServ-Field Management	18,000	16,500	1,500	91.67%
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	23,844	(8,844)	158.96%
District Engineer	12,500	6,789	5,711	54.31%
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	165	335	33.00%
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	6,514	13,486	32.57%
Legal Advertising	4,000	2,812	1,188	70.30%
Bank Fees	200	3,421	(3,221)	1710.50%
Financial & Revenue Collections	-	1,667	(1,667)	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	136,671	27,470	83.26%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility Services				
Utility - Water	-	7,410	(7,410)	0.00%
Utility - Electric	6,035	5,719	316	94.76%
Utility - StreetLights	65,484	109,493	(44,009)	167.21%
Total Utility Services	71,519	122,622	(51,103)	171.45%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	134,000	274,962	(140,962)	205.20%
Contracts-Aquatic Control	16,200	34,225	(18,025)	211.27%
ROW Landscape Maintenance	25,000	8,950	16,050	35.80%
Other Landscape R&M	25,000	-	25,000	0.00%
Irrigation Repairs & Maintenance	12,500	3,460	9,040	27.68%
Picnic R&M	2,500	585	1,915	23.40%
Landscape- Storm Clean Up & Tree Removal	35,000	-	35,000	0.00%
Contingency	20,000	170	19,830	0.85%
R&M-Playground	10,000	-	10,000	0.00%
Total Other Physical Environment	286,600	322,352	(35,752)	112.47%
Parks and Recreation				
Misc-Contingency	10,000	106,650	(96,650)	1066.50%
Total Parks and Recreation	10,000	106,650	(96,650)	1066.50%
TOTAL EXPENDITURES	**532,260**	**688,295**	**(156,035)**	**129.32%**
Excess (deficiency) of revenues Over (under) expenditures	-	(266,480)	(266,480)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(10,682)**		
FUND BALANCE, ENDING		**$ (277,162)**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 44,800	$ 44,800	0.00%
Special Assmnts- Tax Collector	-	481,683	481,683	0.00%
Special Assmnts- CDD Collected	1,228,727	706,260	(522,467)	57.48%
TOTAL REVENUES	**1,228,727**	**1,232,743**	**4,016**	**100.33%**
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	11,424	4,015	154.19%
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	$ (295,757)	$ (317,984)	-3991.86%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,468,926**		
FUND BALANCE, ENDING		**$ 1,173,169**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 26,797	$ 26,797	0.00%
Special Assmnts- CDD Collected	-	102,419	102,419	0.00%
TOTAL REVENUES	**-**	**129,216**	**129,216**	**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	-	(217,599)	(217,599)	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	$ -	$ 89,582	$ 89,582	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**872,301**		
FUND BALANCE, ENDING		**$ 961,883**		

Bank Account Statement

Balm Grove CDD

Bank Account No.	6637		
Statement No.	26_08	**Statement Date**	08/31/2026

G/L Account No. 101001 Balance	24,888.09	**Statement Balance**	41,435.08
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	41,435.08
Subtotal	24,888.09	**Outstanding Checks**	-16,546.99
Negative Adjustments	0.00	**Ending Balance**	24,888.09
Ending G/L Balance	24,888.09		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
08/19/2026	Payment	1524	RYAN MOTKO	Payment of Invoice 001117			-200.00
08/20/2026	Payment	300061	TECO	Inv: 081426-85639-ACH			-20.98
08/20/2026	Payment	300062	TECO	Inv: 081426-10867-ACH			-96.06
08/20/2026	Payment	300063	TECO	Inv: 081426-86561-ACH			-116.42
08/21/2026	Payment	300064	TECO	Inv: 081726-53830-ACH			-228.22
08/21/2026	Payment	300065	TECO	Inv: 081726-55470-ACH			-14.39
08/21/2026	Payment	300066	TECO	Inv: 081726-85621-ACH			-19.63
08/21/2026	Payment	300067	TECO	Inv: 081726-40005-ACH			-1,449.83
08/21/2026	Payment	300068	TECO	Inv: 081726-05164-ACH			-3,293.52
08/21/2026	Payment	300069	TECO	Inv: 081726-79384-ACH			-89.91
08/21/2026	Payment	300070	TECO	Inv: 081726-57104-ACH			-15.69
08/21/2026	Payment	300071	TECO	Inv: 081726-78571-ACH			-4,367.70
08/26/2026	Payment	1530	BOCC	Payment of Invoice 001131			-6,224.34
08/26/2026	Payment	1531	BOCC	Payment of Invoice 001143			-410.30
Total Outstanding Checks							-16,546.99
Outstanding Deposits							
Total Outstanding Deposits							

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	1520	08/19/26	ALBERTO VIERA	AV-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	$200.00
001	1521	08/19/26	CARLOS DE LA OSSA	CO-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	$200.00
001	1523	08/19/26	NICHOLAS J. DISTER	ND-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	$200.00
001	1524	08/19/26	RYAN MOTKO	RM-080626	BOARD 8/6/26	SUPERVISOR FEE	511100-51101	$200.00
001	1525	08/19/26	KELLY A EVANS	KE-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	$200.00
001	1525	08/19/26	KELLY A EVANS	KE-080626	BOARD 8/6/26	MED TAXES	521004-51101	($2.90)
001	1525	08/19/26	KELLY A EVANS	KE-080626	BOARD 8/6/26	SS TAXES	521004-51101	($12.40)
001	1530	08/26/26	BOCC	081326-4190505002	WATER 07/13/26-08/13/26	Utility - Water	543018-53150	$6,224.34
001	1531	08/26/26	BOCC	081826-2383686943	07/07/26-08/17/26 WATER USAGE	Utility - Water	543018-53150	$410.30
001	300061	08/20/26	TECO	081426-85639-ACH	ELECTRIC 07/11/26-08/10/26	Utility - Electric	543041-53150	$20.98
001	300062	08/20/26	TECO	081426-10867-ACH	ELECTRIC 07/12/26-08/10/26	Utility - Electric	543041-53150	$96.06
001	300063	08/20/26	TECO	081426-86561-ACH	ELECTRIC 07/11/26-08/10/26	Utility - Electric	543041-53150	$116.42
001	300064	08/21/26	TECO	081726-53830-ACH	ELECTRIC 07/14/26-08/11/26	Utility - Electric	543041-53150	$228.22
001	300065	08/21/26	TECO	081726-55470-ACH	ELECTRIC 07/14/26-08/11/26	Utility - Electric	543041-53150	$14.39
001	300066	08/21/26	TECO	081726-85621-ACH	ELECTRIC 07/14/26-08/11/26	Utility - Electric	543041-53150	$19.63
001	300067	08/21/26	TECO	081726-40005-ACH	ELECTRIC 07/14/26-08/11/26	Utility - StreetLights	543062-53150	$1,449.83
001	300068	08/21/26	TECO	081726-05164-ACH	STREETLIGHTS 07/14/26-08/11/26	Utility - StreetLights	543062-53150	$3,293.52
001	300069	08/21/26	TECO	081726-79384-ACH	ELECTRIC 07/14/26-08/11/26	Utility - Electric	543041-53150	$89.91
001	300070	08/21/26	TECO	081726-57104-ACH	ELECTRIC 07/14/26-08/11/26	Utility - Electric	543041-53150	$15.69
001	300071	08/21/26	TECO	081726-78571-ACH	STREETLIGHTS 07/14/26-08/11/26	Utility - StreetLights	543062-53150	$4,367.70
							Fund Total	**$17,331.69**

Total Checks Paid	**$17,331.69**

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Brooke Chapman
Balm Grove CDD
Florida

Estimate #539

Sent on	Sep 02, 2026
Total	**$270.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Purchase and install one (1) 33" x 25" gray outdoor message board at the designated location. Scope includes all labor, materials, equipment, mobilization, mounting hardware, and installation necessary to complete the project.	1	$270.00	$270.00

Total **$270.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Sep 11, 2026 Charlotte Sonetirot
Date Client Signature

Docusign Envelope ID: A67CC0DD-9CF8-8267-81D3-C724D5F8BAD8

Addendum No. 3 to the Landscape and Irrigation Maintenance Agreement

This Addendum No. 3 to the Landscape and Irrigation Maintenance Agreement, (this "**Addendum No. 3**") is made and entered into as of September 3, 2026, by and between the **Balm Grove Community Development District** (the "**District**") and **Cornerstone Solutions Group, LLC d/b/a Cornerstone**, a Florida limited liability company (the "**Contractor**").

Background Information:

The District and the Contractor entered into the Landscape and Irrigation Maintenance Agreement dated February 12, 2025, along with various other Addendums (collectively, the "**Agreement**). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District desires to add a new service area to the current contracted service area for landscape maintenance services. The Parties now desire the Agreement to include the services for this area and to update the compensation accordingly. The Contractor submitted a proposal for such additional work.

The District and the Contractor each has the authority to execute this Addendum No. 3and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum No. 3 so that this Addendum No. 3 constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum No. 3.

2. **Addition to Scope of Services**. Contractor agrees to provide landscape maintenance services for the additional service areas (the amenity center) as more fully described and outlined in the Contractor's proposal dated September 2, 2026, relevant portions of which are attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for such services.

3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for a total additional monthly amount of Five Thousand Two Hundred Seventy-Two Dollars and Zero Cents (**$5,272.00**) per month.
    a. Additional Annual Cost = $63,264.00
    b. NEW TOTAL Annual Contract Amount = $435,324.00
    c. NEW TOTAL Monthly Contract Amount = $36,277.00

4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

Docusign Envelope ID: A67CC0DD-9CF8-8267-81D3-C724D5F8BAD8

IN WITNESS WHEREOF the undersigned have executed this Addendum No. 3 effective as of the date written above.

Cornerstone Solutions Group, LLC d/b/a Cornerstone

DocuSigned by:
Scott Stinson
897DB4980497407...

Name: Scott Stinson
Title: Director of Maintenance

Balm Grove Community Development District

Signed by:
Carlos de la Ossa
CC0CB251E795481...

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

Docusign Envelope ID: A67CC0DD-9CF8-8267-81D3-C724D5F8BAD8

Balm Grove CDD Addendum
Amenity Center – September 2026

Cornerstone

14620 BELLAMY BROTHERS BLVD.
DADE CITY, FL 33525
PHONE: 866-617-2235 | FAX: 866-929-6998
WWW.FLCORNERSTONE.COM

ADDENDUM TO SERVICE AGREEMENT

DATE: September 2, 2026



Docusign Envelope ID: A67CC0DD-9CF8-8267-81D3-C724D5F8BAD8

Balm Grove CDD

AMENITY CENTER ADDENDUM– Add Base Maintenance, Agronomics, and Irrigation to the Amenity Center. Scope of Services remains the same for these areas as prime contract.

ADDENDUM SERVICES:	ADDTL. MONTHLY	ANNUAL
Amenity Center - General, Fert & Pest, Irrigation	$5,272.00	$63,264.00
TOTAL	**$5,272.00**	**$63,264.00**

CONTRACTOR:

Cornerstone Solutions Group
14620 Bellamy Brothers Blvd
Dade City, FL 33525

By: _____
Signature

Scott Stinson – Director of Maintenance
Authorized Cornerstone Solutions Group Representative

Date: 9/2/2026

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker P.A.
1510 W. Cleveland St.
Tampa, FL 33606
Folio No.: 077848-0060

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of Aug 10, 2026 (the "**Effective Date**"), between the **Balm Grove Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Julia Rivera and Carlos Rivera** (collectively, the "**Landowner**"), whose mailing address is 13601 New Jade Avenue, Wimauma, FL 33598.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents ($150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property**. Landowner is the fee simple landowner of Lot 25, BALM GROVE EAST (the **"Property"**), a subdivision according to the plat thereof recorded at Plat Book 148, Pages 2-27 (the "Plat"), of the Public Records of Hillsborough County, Florida (the **"Plat"**). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.

2. **District Easement**. The District has a 13' Public Drainage Easement ("PDE") (the **"Easement"**) along the entirety of the West side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a fence through the Easement (the **"Improvements"**). The Improvements may be installed as long as a gate is installed at both the front and rear of the property, allowing continued CDD access through the Easement if/when needed. The gates should be a minimum of six feet (6') wide.

3. **Underground Drainage Pipes**. Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than twelve inches (12") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables

4. **Installation and Maintenance of Improvements**. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described

herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.

5. **Permits, Approvals, and Compliance with Regulations**. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

6. **Term and Termination**.
   a. This Agreement shall remain in effect until terminated by either party.
   b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
   c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
   d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

7. **Indemnification**. Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

8. **Insurance**. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

9. **Covenants Run with the Land**. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

10. **Governing Law and Venue**. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

11. **Attorney's Fees**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

13. **Amendments**. This Agreement may only be amended in writing by the parties.

14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties 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.

16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURES TO FOLLOW]

Witnesses:

Balm Grove
Community Development District

Print Name: Charlotte Sonehra
Address: 2005 Pan Am Cir
Tampa, FL 33607

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

Print Name: Brooke Chapman
Address: 2005 Pan Am Cir Ste 300
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on Sept 14, 2026, by Carlos de la Ossa, as Chair of the Board of Supervisors of the Balm Grove Community Development District, on behalf of the District, who [✓] is personally known to me or [ ] has produced _____ (type of identification) as identification.

Notary Public Signature

BROOKE CHAPMAN
Commission # HH 745800
Expires December 2, 2029

Notary Stamp

Witnesses:

Print Name: Corina Grimes
Address: 13184 US Hwy 301
South Riverview FL 33578

Print Name: Tara Johnson
Address: 13184 US Hwy 301
Riverview, FL 33578

Name: Carlos Rivera
Title: Landowner

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on 10th of August ___, 2026, by Carlos Rivera, the Landowner, who [ ] is personally known to me or [ ] has produced New York DL (type of identification) as identification.

Notary Public Signature

DENVER H POWELL
Notary Public - State of Florida
Commission # HH 804657
My Comm. Expires May 18, 2030

Notary Stamp

Witnesses:

Print Name: Corina Grimes
Address: 13184 US Hwy 301
South Riverview FL 33578

Print Name: Tara Johnson
Address: 13184 US Hwy 301
Riverview, FL 33578

Name: Julia Rivera
Title: Landowner

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on 10th of August ___, 2026, by Julia Rivera, the Landowner, who [ ] is personally known to me or [✓] has produced U.S. Passport (type of identification) as identification.

Notary Public Signature

DENVER H POWELL
Notary Public - State of Florida
Commission # HH 804657
My Comm. Expires May 18, 2030

Notary Stamp



Balm Grove CDD

Field Inspection Report - September 2026

Friday, September 11, 2026

Prepared For Board Of Supervisors

10 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 - Violet Flame Ave. Entrance

Assigned To: Cornerstone

Frontage landscape is in generally good condition. Annuals are thriving. No concerns to report.







Items 2 - Pond Maintenance West

Assigned To: Eco-Logic

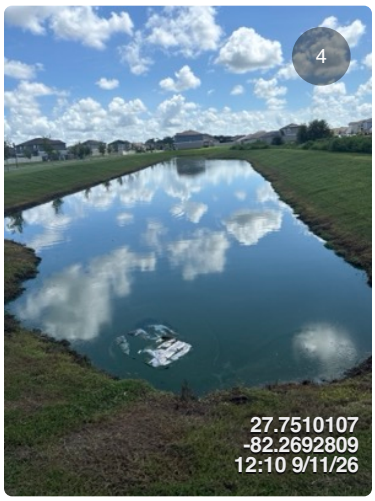
Ponds appear in generally good condition. Observed evidence of decaying algae.

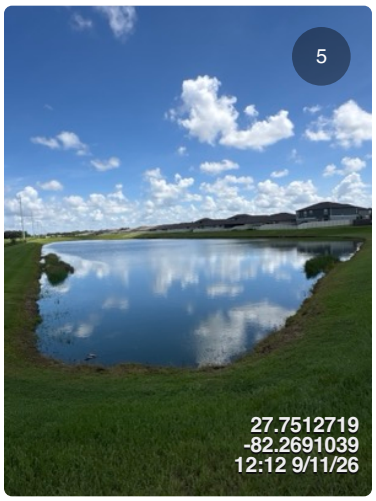
- Police for trash at next service.













Gary Hawkins Sep 21 •••

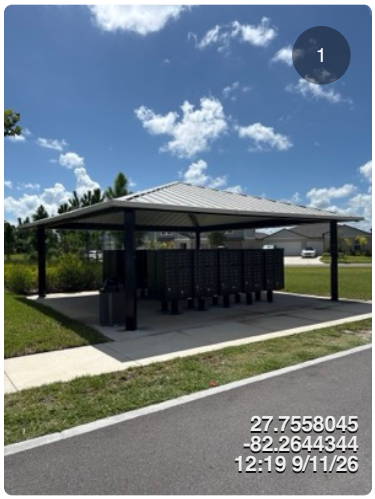
Proposal will be sent week of 9/21/26, thanks

Items 3 - Main Park

Assigned To: Cornerstone

Mail Kiosk and seated pavilion are clean and properly maintained. Observed struggling planting beds around the playground. Also observed areas lacking edge definition.

- Remove dead plant material from planting beds and propose a more durable replacement.
- Ensure edge trimming is completed along all areas where applicable.













Gary Hawkins Sep 21 •••

Edging will be completed week of 9/21/26

Items 4 - Topaz Blue St. Entrance

Assigned To: Cornerstone

Frontage landscape is in generally good condition. Annuals are thriving. No concerns to report.











Items 5 - Everton Hill Ct. Park

Assigned To: Cornerstone

Gary Hawkins Sep 21

Nitrogen band (blackout period ends Oct 1st , turf will fertilized the week of 10/5/26.

Landscape is in generally good condition and properly maintained. Observed areas of turf that may be stressed.

- Investigate areas of concern and evaluate irrigation coverage to help revive struggling turf.





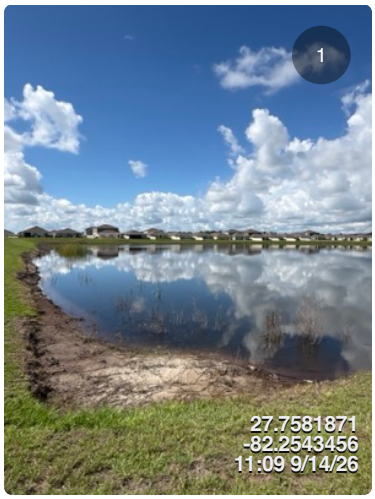


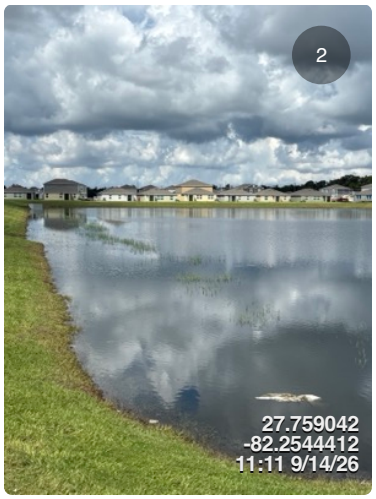
Items 6 - Pond Maintenance East

Assigned To: Eco-Logic

Ponds are in generally good condition. Observed minor evidence of torpedo grass growing along the bank.

- Service ponds and submit report.







Items 7 - New Jade Ave. Entrance

Assigned To: Cornerstone

Gary Hawkins Sep 21

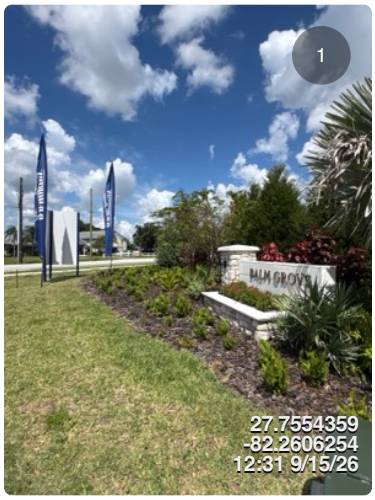
Proposal sent on 9/4/26 for the replacement awaiting approval.

Frontage landscape is in generally good condition. Sale's signage is visible from all sides of the road. Previously damaged Oak tree has been removed and awaiting replacement. Observed abundance of turf weeds.

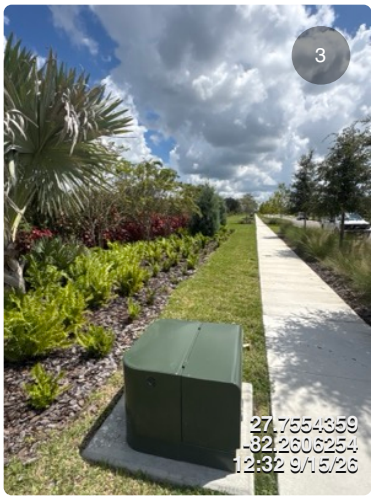
- Provide timeline for Oak tree replacement.
- Treat for turf weeds at next service.

Gary Hawkins Sep 21 ••• ✕

Turf weeds treated on 9/8/26 see attached Agronomy field report.











Items 8 - Balm Wimauma Rd. Berm

Assigned To: Cornerstone

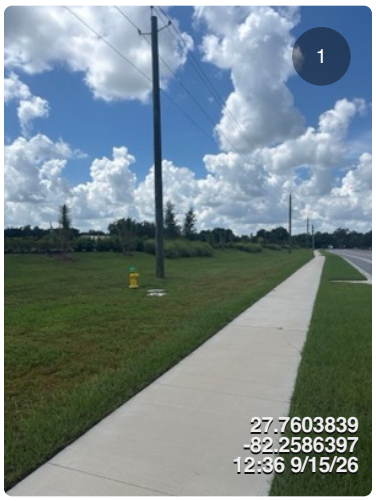
Approximately half of the berm appears in decent condition while the other half is improving.

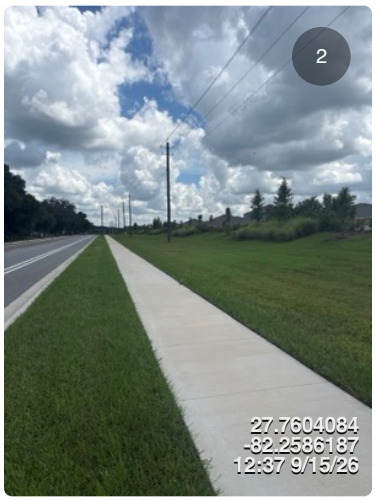
Observed abundance of weeds growing in the planting beds.

- Provide complete detail weed control at next service.

Gary Hawkins Sep 21

Berm weed control performed the week of 9/14/26











Gary Hawkins Sep 21

Proposal sent on 9/4/26 for the replacement awaiting approval.

Items 9 - CR 672/Shelley Ln.

Assigned To: Cornerstone

Turf areas along the main highway exhibit poor quality. Observed dead areas, turf weeds, and crack weeds.

Gary Hawkins Sep 21 •••

Turf weeds treated on 9 /8/26 see attached Agronomy field report.

- Provide timeline for sod replacement.
- Endure weed control efforts and apply appropriate treatment to turf in this area.













Items 10 - Amenity Center

Assigned To: Cornerstone

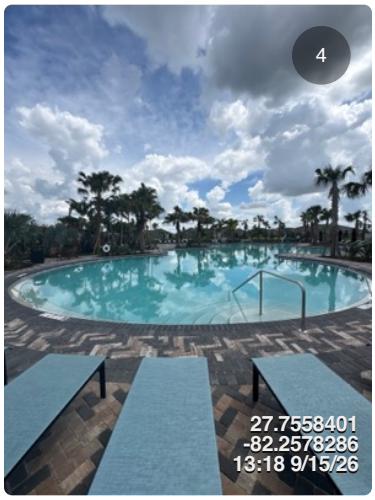
Amenity center is just about complete. Landscape installation appears satisfactory. Numerous trees in the area are dropping leaves due to shock after planting.

- Continue monitoring the trees and document failed ones for future replacement.













Cornerstone

COMMERCIAL PROPERTY APPLICATION EVALUATION

DATE: 9/8/26
TIME IN:
TIME OUT:
PROPERTY: Baem Graves
ADDRESS:
CITY:

FERTILIZATION & PEST CONTROL

TURF

	POOR	SATISFACTORY	EXCELLENT
COLOR:		✓	
DENSITY:			

	NONE	ACTIVE	TREATED
INSECT ACTIVITY:	(NONE)		Spot

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:

SEDGE = KYLIGNA, GLOBE, YELLOW, PURPLE
GRASSY-CRABGRASS, BERMUDA, TORPEDOGRASS, SUBTROPICAL SIGNALGRASS
REGULAR SCHEDULED APPLICATION
[redacted] weed follow

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

OTHER FINDINGS:

IRRIGATION:	ADEQUATE	WET	DRY
	✓		

RECOMMENDATIONS: Maintain watering

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 LIBS		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~~ aquik silver		CUPRO		8-10-10 LBS		TURF CORE AERATION
	ATRAZINE		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		16-32-15/20-20-20		0-0-52 LBS		

COMMENTS: Service Call For weed Follow up. Areas of Heavy weed coverage. Treated with heavy mix. Discoloraction may accure. Also treated old active turf areas while here

TECHNICIAN: Matt | DATE: 9/8/26 | TIME:

MAKING LAND BEAUTIFUL

Eco-Logic Services
Environmental Consulting and Management Services

Lake Maintenance Service Report

Date: Thursday, September 3, 2026

Lead Technician: Cassius Briggs

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		✓							
2b		✓							
2b-s		✓							
2c		✓							
F1		✓							
3a		✓							
3b		✓							
S-a		✓							
Sw		✓							
Ne-a		✓							
Nw		✓							
Ne-b		✓							

Notes:

Torpedo grass throughout site. Water levels normal. Could not spray lake s-a due to construction