INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Balm Grove
Community Development District

November 05, 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, November 05, 2026, at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held on **November 05, 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.** Consideration of Resolution 2027-03; Canvassing Certifying Results of Landowner Election
   - **B.** Consideration of Resolution 2027-04; Designating Officers of the Board of Supervisors
   - **C.** Consideration of Resolution 2027-05; Budget Amendment
   - **D.** Discussion of LOC
   - **E.** Consideration of GMS Agreement for District Management Services
4. **CONSENT AGENDA**
   - **A.** Approval of Minutes of October 01, 2026, Regular Meeting & October 15, 2026 Continued Meeting
   - **B.** Consideration of Operation and Maintenance for September 2026
   - **C.** Acceptance of the Financials and Approval of the Check Register for September 2026
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**

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every two (2) years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on Thursday, November 5, 2026, and the Board desires to canvass and certify the results of the landowners' election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board Member	# of Votes	Seat #	Term of Office
		1	2030
		2	2030
		5	2028

Passed and Adopted on November 5, 2026.

Attested By:

Balm Grove
Community Development District

_____
Name:_____
Title: ☐Secretary/☐Assistant Secretary

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

RESOLUTION 2027-04

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

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

WHEREAS, the Board of Supervisors of the District desire to designate the Officers of the District per Section 190.006(6), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on November 5, 2026.

Attest:

Balm Grove
Community Development District

_____
Name: _____
Title: ☐Secretary/☐Assistant Secretary

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

RESOLUTION 2027-05

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

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

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses approved during Fiscal Year 2026/2027.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the General Fund Budget for Fiscal Year 2026/2027.** The General Fund Budget for Fiscal Year 2026/2027 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District's official website within 5 days after adoption and ensure it remains on the website for at least 2 years.

2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF NOVEMBER 2026.

ATTEST:

Balm Grove
Community Development District

_____
Secretary / Assistant Secretary

_____
Chair, Board of Supervisors

Exhibit A: Amended General Fund Budget for Fiscal Year 2026/2027

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ 2,466	$ 2,466
Special Assmnts- Tax Collector	-	-	-	208,655	208,655
Special Assmnts- CDD Collected	532,260	-	532,260	210,320	(321,940)
Developer Estimated Contribution	-	-	-	50,000	50,000
Other Miscellaneous Revenues	-	-	-	600	600
TOTAL REVENUES	**532,260**	**-**	**532,260**	**472,041**	**(60,219)**
EXPENDITURES					
Administration					
Supervisor Fees	12,000	-	12,000	11,800	200
Payroll Taxes	-	-	-	(46)	46
ProfServ-Arbitrage Rebate	-	-	-	1,600	(1,600)
ProfServ-Construction Accounting	-	-	-	500	(500)
ProfServ-Dissemination Agent	5,000	-	5,000	6,500	(1,500)
ProfServ-Field Management	18,000	-	18,000	18,000	-
ProfServ-Info Technology	600	-	600	800	(200)
ProfServ-Recording Secretary	4,500	-	4,500	3,025	1,475
ProfServ-Trustee Fees	6,500	-	6,500	4,041	2,459
Assessment Roll	5,000	-	5,000	2,917	2,083
District Counsel	15,000	-	15,000	25,343	(10,343)
District Engineer	12,500	-	12,500	9,008	3,492
Administrative Services	5,500	-	5,500	750	4,750
District Management	25,000	-	25,000	21,958	3,042
Accounting Services	12,000	-	12,000	9,000	3,000
Auditing Services	6,000	-	6,000	4,900	1,100
Website Compliance	1,800	-	1,800	3,125	(1,325)
Postage, Phone, Faxes, Copies	500	-	500	890	(390)
Rentals & Leases	1,200	-	1,200	800	400
Insurance - General Liability	3,597	-	3,597	-	3,597
Public Officials Insurance	3,444	-	3,444	-	3,444
Insurance -Property & Casualty	20,000	-	20,000	6,514	13,486
Legal Advertising	4,000	-	4,000	2,906	1,094
Bank Fees	200	-	200	3,931	(3,731)
Financial & Revenue Collections	-	-	-	2,083	(2,083)
Misc-Ad Valorem Taxes	-	-	-	2,739	(2,739)
Website Administration	1,200	-	1,200	1,725	(525)
Miscellaneous Expenses	250	-	250	27	223
Office Supplies	100	-	100	-	100
Dues, Licenses, Subscriptions	250	-	250	200	50
Total Administration	164,141	-	164,141	145,036	19,105
Utility Services					

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Utility - Water	-	9,000	9,000	9,672	(672)
Utility - Electric	6,035	-	6,035	6,699	(664)
Utility - StreetLights	65,484	60,000	125,484	124,658	826
Total Utility Services	71,519	69,000	140,519	141,029	(510)
Other Physical Environment					
ProfServ-Wildlife Management Service	6,400	(6,000)	400	-	400
Contracts-Landscape	134,000	176,000	310,000	309,557	443
Contracts-Aquatic Control	16,200	29,000	45,200	44,325	875
ROW Landscape Maintenance	25,000	-	25,000	8,950	16,050
Other Landscape R&M	25,000	(25,000)	-	-	-
Irrigation Repairs & Maintenance	12,500	-	12,500	3,460	9,040
Picnic R&M	2,500	-	2,500	585	1,915
Landscape- Storm Clean Up & Tree Removal	35,000	(35,000)	-	-	-
Contingency	20,000	-	20,000	170	19,830
R&M-Playground	10,000	(10,000)	-	-	-
Total Other Physical Environment	286,600	129,000	415,600	367,047	48,553
Parks and Recreation					
Misc-Contingency	10,000	50,000	60,000	106,920	(46,920)
Total Parks and Recreation	10,000	50,000	60,000	106,920	(46,920)
TOTAL EXPENDITURES	**532,260**	**248,000**	**780,260**	**760,032**	**20,228**
Excess (deficiency) of revenues Over (under) expenditures	-	(248,000)	(248,000)	(287,991)	(39,991)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	248,000	248,000	-	(248,000)
TOTAL FINANCING SOURCES (USES)	**-**	**248,000**	**248,000**	**-**	**(248,000)**
Net change in fund balance	-	-	-	(287,991)	(287,991)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**(10,682)**	**-**	**(10,682)**	**(10,682)**	**-**
FUND BALANCE, ENDING	**$ (10,682)**	**$ -**	**$ (10,682)**	**$ (298,673)**	**$ (287,991)**

AGREEMENT FOR
DISTRICT MANAGEMENT SERVICES

This Agreement ("**Agreement**") is effective as of November 5th, 2026 ("**Execution Date**"), by and between:

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Hillsborough County, Florida whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 ("**District**"); and

GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC, a Florida limited liability company, with a mailing address of 4530 Eagle Falls Place, Tampa, Florida 33619 ("**Manager**," "**GMS-Tampa**," or "**Contractor**," together with District, "**Parties**").

The services to be provided under this Agreement shall commence at 12:01 AM ET on January 17th, 2027 ("**Effective Date**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), by ordinance adopted in Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto ("**Services**" or "**District Management Services**") and Manager has agreed to provide such Services; and

WHEREAS, the District and Manager warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget ("**Annual Budget**") approved by the Board of Supervisors of the District ("**Board**"). All invoices are due and payable when received.

C. The initial term of this Agreement commences on Effective Date, and continues until September 30, 2027, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party in accordance with Section 6 below. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. Manager Indemnification. The Manager agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District's insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon sixty (60) days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. **If to District:** Balm Grove Community Development District
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chairperson

With a copy to: Straley Robin Vericker, P.A.
1510 West Cleveland Street
Tampa, Florida 33606
Attn: District Counsel, John Vericker
JVericker@srvlegal.com

B. **If to Manager:** Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With copies to: Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
District Manager, Jason Greenwood
JGreenwood@gms-tampa.com

Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chief Operating Officer, Keith Nelson
KNelson@gms-tampa.com

Governmental Management Services-Tampa, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. CONTROLLING 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. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 10. THIS SECTION IS INTENTIONALLY LEFT BLANK AND RESERVED FOR FUTURE USE.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. ACKNOWLEDGEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial

advisory services or offer investment advice. For the avoidance of doubt, the Manager will not recommend or implement investment policies or manage investment of surplus funds; however, the Manager may place investment-related matters on the agenda and present information for the Board's consideration and direction, with all investment decisions to be made solely by the Board, its municipal advisor, trustee, or other authorized professionals.

SECTION 14. ENTIRE AGREEMENT. The Agreement shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of the Agreement. To the extent any of the provisions of the exhibits are in conflict with the provisions of the Agreement, this Agreement controls.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following, the certificate of which is attached as **Exhibit C**:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Commercial Crime/Fidelity Insurance	$1,000,000
Professional Liability Insurance	$2,000,000
Automobile Liability (if applicable) * *Bodily Injury and Property Damage Covering owned, non-owned, and hired vehicles*	$1,000,000

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insureds, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian

for the District is **Jason Greenwood** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, INFO@GMS-TAMPA.COM WITH A COPY TO JASON GREENWOOD, JGREENWOOD@GMS-TAMPA.COM, 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager 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.

SECTION 21. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and

E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 22. E-VERIFY.

A. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

B. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

C. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

D. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor shall execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Execution Date.

Attest:

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary
Board Of Supervisors

By: _____

Print: _____

Its: _____
Chairperson/Vice Chairperson,
Board of Supervisors

_____
Print Name

GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

_____
Witness

By: _____

Print: _____

_____
Print Name of Witness

Its: _____

Exhibit A: Scope of Services
Exhibit B: Schedule of Fees
Exhibit C: Certificate of Insurance
Exhibit D: Anti-Human Trafficking Affidavit
Exhibit E: District Management Proposal

EXHIBIT A
SCOPE OF SERVICES

GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING SERVICES

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Meetings, Hearings, Workshops, Etc.

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, coordinating the time, location, and all meeting logistics (including providing conference call numbers or virtual meeting technology), providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.

- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

Records

- The Manager will maintain "Record of Proceedings" for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions, and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida's public records laws.

- The Manager will serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.

District Operations

- The Manager will act as the primary point of contact for District-related matters.
- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District's public infrastructure.
- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.

- The Manager will recommend and advise the Board, in consultation with the District Engineer, of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- The Manager will monitor certificates of insurance for all District vendors and contractors as required by their agreements.
- The Manager will support the District's risk management efforts by facilitating coordination with the District's insurance carrier, assisting with claims and coverage documentation, and implementing any risk management policies and procedures adopted by the Board.
- The Manager will process and assist in the investigation of insurance claims in coordination with District Counsel and applicable insurance representatives.
- The Manager will facilitate the annual review of all District owned tangible personal property and equipment with the District's insurance carrier and the District Engineer, and will coordinate the preparation of an inventory to be completed on or before October 1 of each year, in accordance with applicable rules and standards. The Manager will also present the completed insurance policy to the Board annually for its review and approval.
- The Manager will negotiate on behalf of the District with governmental entities, vendors, contractors, residents, insurance representatives, and other parties when specifically authorized by the Board.
- The Manager will coordinate with the District's insurance representatives, carriers, and brokers on matters related to coverage, renewals, policy documents, and insurance requirements applicable to District vendors and operations.
- As applicable and at Board direction, the Manager will assist the District in obtaining and completing a Reserve Study and in complying with the findings and direction of the Board.
- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
  - File name and location of the Registered Agent and Office location annually with the Florida Department of Commerce and the County.
  - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  - Provide the regular meeting schedule of the Board to County.
  - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
  - File a request letter to the local Supervisor of Elections of the County for the number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
  - Transmit Public Facilities Report and related updates to appropriate agencies.

- Prepare and file the annual public depositor report.
- Serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
- Maintain the District Seal.

Accounting and Reporting

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.

- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).

- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.

- The Manager will oversee District's capital and general fund accounts.

Audits

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

Budgeting

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.

- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Capital Program Administration

- The Manager will maintain proper capital fund and project fund accounting procedures and records.

- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

- The Manager will oversee and implement bond issue-related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bondholders and underwriters, annual/quarterly disclosure reporting, etc.

Field Operations Management

- The Field Manager will provide Maintenance Contract Administration for the District in general accordance with the fees outlined in Exhibit B.
- Create and maintain a fluid monthly report or action item list and present this report at all regularly scheduled Board of Supervisors Meetings.
- Engage and supervise all persons, as needed, necessary to properly maintain and operate the Property; this includes and is not limited to hired service vendors, maintenance staff, contracted vendors, and their subs.
- Purchase tools, equipment, supplies, and materials, ensuring, without qualification or exception, that the District is receiving the benefit and economies of competitive market prices.
- Solicit bids for services and materials and supplies to the District.
- Solicit, analyze, and negotiate informal contracts on behalf of the District, for services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property; all of which Service Contracts shall be subject to prior approval of and be executed by an officer of the District designated by the Board.
- Contract Management: Oversee and manage District field contracts for Landscape Maintenance, Aquatic Maintenance, and other service vendors by meeting with, and coordinating with vendors as needed to ensure contractual standards are being satisfied. Deficiency reports will be created when it is prudent to do so to enhance performance.
- Facility Management: Perform routine inspections as needed and present areas of potential concern to the District as identified; the Field Operations Manager will also review feedback from the community or the Board of Supervisors that is brought to the Manager's attention in a timely manner. This is to identify possible maintenance items and ensure contracted contractor supplemental work has been performed satisfactorily. Additionally, to proactively monitor the status of district assets.
- Correspond and communicate with the Board of Supervisors and District Staff to respond to the various needs of the District and Community.
- Provide regular reports to the Board regarding the status of pending and completed activities and operations affecting the District and the Property.

- Once per month, the Field Operations Manager will conduct a walk-through with each major vendor. At a minimum, these vendors shall include the landscape maintenance vendor, aquatics vendor, and any other vendor as requested by the Board.
- Develop and manage Requests for Proposals, to include attendance at pre-bid meetings, bid openings, and evaluation and recommendations to the Board (Request For Proposal Scope Preparation Documents are billed as set forth in Exhibit B).
- Provide recommendations for the annual budget and maintenance programs.
- Provide a monthly field operations update to the District Manager for inclusion in the management report to the Board.

Field Maintenance Services

- At the direction of the Board of Supervisors, District Manager, and/or Field Operations Manager, facilitate and carry out maintenance requests for the Community.
- Include supporting details on the invoices for each maintenance repair assignment, as well as for the Monthly Field Operations Report.
- Perform regular general maintenance services as requested at the Facility Maintenance and Repair Services hourly rate set forth in Exhibit B, plus expenses. This can be done through a monthly allowance for more rapid and voluminous work or proposals can be provided for individual projects.
- Facility maintenance and repair services are invoiced monthly in arrears based on actual hours worked, with a minimum one (1) hour charge per visit, plus materials, expenses, and travel reimbursement, or are submitted to the District via a separate work authorization.

Information Technology Services

- As applicable, coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
- As applicable, coordinate with the District's Information Technology vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.

FINANCIAL SERVICES

Assessments & Revenue Collection

- The Manager will develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County and administering assessments for Off Tax Roll parcels/lots.

- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.

- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.

- The Manager will issue estoppel letters as needed for property transfers.

- The Manager will maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

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EXHIBIT B
SCHEDULE OF FEES

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. **DISTRICT MANAGEMENT SERVICES:**

The District shall pay the Manager the annual fee for the applicable Service Activity Stage, payable in equal monthly installments:

District Management Services:	STAGE 1 OF 4: Inactive Pre-Site Development	STAGE 2 OF 4: Active Pre-Site Development	STAGE 3 OF 4: Active Site Development & Residential Services	STAGE 4 OF 4: Established Resident Services
Management	$14,000	$25,000	$25,000	$25,000
Administration	$2,000	$4,500	$4,500	$5,500
Recording Secretary	$1,200	$2,400	$2,400	$4,500
Accounting	$4,500	$9,000	$9,000	$12,000
Construction Accounting	$0	$0	$6,000	$0
Financial/Revenue Collections	$1,200	$1,200	$5,000	$0
Assessment Roll	$0	$0	$0	$5,000
Dissemination Agent/Reporting	$0	$0	$5,000	$5,000
Records Storage	$200	$600	$600	$1,200
Website Administration	$600	$1,200	$1,200	$2,400
Technology/Data Storage	$300	$600	$600	$1,200
Field Operations Management	$0	$0	$24,000	$30,000
On Site Amenity Staff	Available Services	Available Services	Available Services	Available Services
Fiscal Year 2027 Totals	$24,000	$44,500	$83,300	$91,800
On Site Amenity Event Services	Available Services	Available Services	Available Services	Available Services

NOTES:

- Construction Accounting and Dissemination Services reflects a per Bond Series & Active Requisitioning for Construction Accounting;
- Service Activity Stage, Annual CPI Adjustments, services needs/timing will be reviewed semi-annually and addressed via the annual operations budget. If mid-year adjustments are requested, a budget amendment to reflect the changes will be made.
- For Fiscal Year 2027, with dates from October 1st, 2026, through September 30th, 2027.
- Field Operations Management reflects an average of 7.5 hours of field services per week.
- On Site Amenity Staff and On Site Amenity Event Services are available services. If requested, we will provide a separate work authorization for Board approval.

STAGES: *(Reflects the District's progression from initial formation through full operations.)*

- **STAGE 1 OF 4:** The Inactive Pre-Site Development Stage begins upon creation of the District and continues until active development activities commence.
- **STAGE 2 OF 4:** The Active Pre-Site Development Stage begins upon commencement of active development activities within the District, including, but not limited to, permitting, design, engineering, infrastructure construction, amenity planning, bond issuance, or other material development-related activities approved by the District or Landowner.
- **STAGE 3 OF 4:** The Active Site Development & Residential Services Stage begins upon the District entering a phase of increased administrative and operational complexity, including the commencement of residential closings, expanded financial activity (including assessment administration and reporting), and increased coordination among consultants, contractors, and stakeholders. Notwithstanding the foregoing, Stage 4 Field Management services may be initiated during Stage 3 as operational needs require, including, but not limited to, asset turnover, maintenance obligations, or on-site field operations activity levels.
- **STAGE 4 OF 4:** The Established Residential Services Stage begins upon the District transitioning to an ongoing, operations-driven environment, as evidenced by one or more of the following: (a) the placement of District assessments, in whole or in material part, on the county tax roll, (b) sustained levels of recurring administrative, financial, and compliance activities associated with the community, (c) completion and operation of primary amenity facilities, or (d) transition toward resident-based governance and long-term operations.

2. **ADDITIONAL SERVICES:**

FINANCIAL ACCOUNTING SERVICES		
Bond Validation Report *	**$500**	**Per Occurrence**
Bond Validation Hearing *	**$1,000**	**Per Occurrence**
Assessment Report - Bond Issuance *	**$28,000**	**Per Occurrence**
BAN Assessment Report *	**$12,500**	**Per Occurrence**
Refunding Assessment Report *	**$25,500**	**Per Occurrence**
Bond Issue Administration Fee	**$4,500**	**Per Occurrence**
Collection Log Set Up	**$3,500**	**Per Occurrence**
Dissemination Reporting Log Set Up	**$2,500**	**Per Occurrence**
Bond Series Closing Certification of Assessment Consultant	**$2,000**	**Per Occurrence**
Methodology True-Up Report	**$1,500**	**Per Occurrence**
Estoppel, per Closing	**$150**	**Per Occurrence**
Estoppel, Bulk Closing/Gross Acreage	**$175**	**Minimum, Per Hour**
Off Tax Roll Collection Services	**< 1%**	**< 1% of Direct Invoicing, Notice, Tracking & Collection Efforts**

FINANCIAL ACCOUNTING SERVICES		
Non-Contractual Service Request	**$185** **$85**	**Senior Accountant – Per Hour** **Staff Accounting – Per Hour**

* Costs that are payable from the Cost of Issuance Fund Bond Proceeds, provided however that, in the event the manager provides the following services and the District share, immediately pay the following costs at the time of termination, subject to any offsets for a termination for "Good Cause" to this Agreement.

MANAGEMENT & ADMINISTRATIVE		
Initial Organizational Meeting Prep	**$4,000**	**Initial Meeting, One Time Fee**
Non-Contractual Service Request	**$195** **$90** **$65**	**Senior Manager – Per Hour** **Field Operations Manager – Per Hour** **Staff Administration – Per Hour**
Boundary Amendment Services	**Negotiated**	**Based On Needs**
Amenity & Access Control Services	**Negotiated**	**Based on Site Staff / Efficiencies**
Request For Proposal Scope Preparation Documents	**$3,500**	**Per RFP Request – Landscaping, Irrigation, Aquatics, Etc.**
Facility Maintenance and Repair Services	**$55.00**	**Per Hour, Plus Materials, Expenses, and Travel** GMS has a comprehensive on-site and insured maintenance service for small to medium-size projects which can be provided at the direction of the District Board of Supervisors and/or the District Manager.

3. **MISCELLANEOUS FEES SCHEDULE:**

Agenda Package Hardcopy (if Applicable)	**$2.50 per regular Agenda Mtg.**
Copy	**$0.15 / black and white page**
Binders, Envelopes, Storage Boxes, and other Office Supplies	**Actual Cost**
USPS / FedEx / UPS	**Actual Cost**
Conference Calls	**Actual Cost**

Creation of a District Website: • Creation of an ADA-compliant District website, if requested • No additional fee for Storage	**$3,500 One Time Fee**
Website ADA Compliance • Maintains the District website's compliance with the Americans with Disabilities Act (ADA) of 1990. • Annual Fee paid in equal monthly payments.	**$1,500 Annual Fee**
Special Services: • Special Services include, but are not limited to, court appearances, expert witness services, tasks performed outside the scope of the contract, attendance at special committee functions, and research or analysis related to special projects. Such services shall be billed at the hourly rates denoted above and may include reasonable travel expenses.	**At Published Rates Above**
Extended or Extra Board Meetings: • Any meeting duration exceeding a 3-hour duration may be charged a meeting overage fee. • Any Extra meeting will be charged as described	**$250/hr.** **$2,000 Per Meeting**
Additional Services: • All other requested items not specifically denoted in **Exhibit "A"** or **Exhibit "B"** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
Out-of-Pocket Reimbursable Expenses • Reimbursable expenses to be itemized on invoicing each month. • Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over $2,000.00 a month.	**At GMS Standard Rate or Costs**
Public Records Requests: • Public Records request will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS-Tampa by the District at the same rate.	**As Defined**

For Fiscal Year 2027, with dates effective October 1st, 2026, through September 30th, 2027, the GMS fees are reflected in the Adopted 2027 Budget.

In the event of an assessment default, foreclosure, event of default under the Trust Indenture, bankruptcy, additional services, etc., Manager will bill at an hourly rate for services per the fee schedule above. Services included, but are not limited to collection of delinquent assessment, modification to the county assessment roll, meetings and conference calls with Bondholders and their representatives, preparations of reports and analysis requested by Bondholders, Dissemination Agent, Board of Supervisors, etc., and other services not part of services provided in scope of services in the District's Management Agreement.

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EXHIBIT C
CERTIFICATE OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Holly Howe
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Northfield Insurance Company	
INSURER B : Hiscox Insurance Company	
INSURER C : RetailFirst Insurance Company	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: Governmental Management Services-Tampa, LLC, 1001 Bradford Way, Kingston TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			WS700756	02/27/2026	02/27/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0520-59463	09/01/2026	09/01/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Professional			MPL4245121.26	09/05/2026	09/05/2027	Ea Claim/Agg	$1mil/$2mil
B	Crime			UC24245116.26	09/05/2026	09/05/2027	Ea Claim	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER

Balm Grove CDD
4530 Eagle Falls Place

Tampa, FL 33619

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: Vicky M. Zelen <HH>

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ACORD 25 (2014/01) The ACORD name and logo are registered marks of ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Stephanie Marciani	
State Farm	Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	PHONE (A/C, No, Ext): 904-425-4054	FAX (A/C, No): 904-425-4049
		E-MAIL ADDRESS: Stephanie@EdieWilliams.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURED	Governmental Management Services Tampa, LLC 1001 Bradford Way Kingston, TN 37763	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	X	0525445-SFP-59	10/11/2026	04/11/2027	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$ 1,000,000
							BODILY INJURY (Per accident)	$ 1,000,000
							PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.

CERTIFICATE HOLDER	CANCELLATION
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT 4530 Eagle Falls Place Tampa, FL 33619	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** Stephanie Marciani

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

1001486 132849.12 03-16-2016

EXHIBIT D
ANTI-HUMAN TRAFFICKING AFFIDAVIT

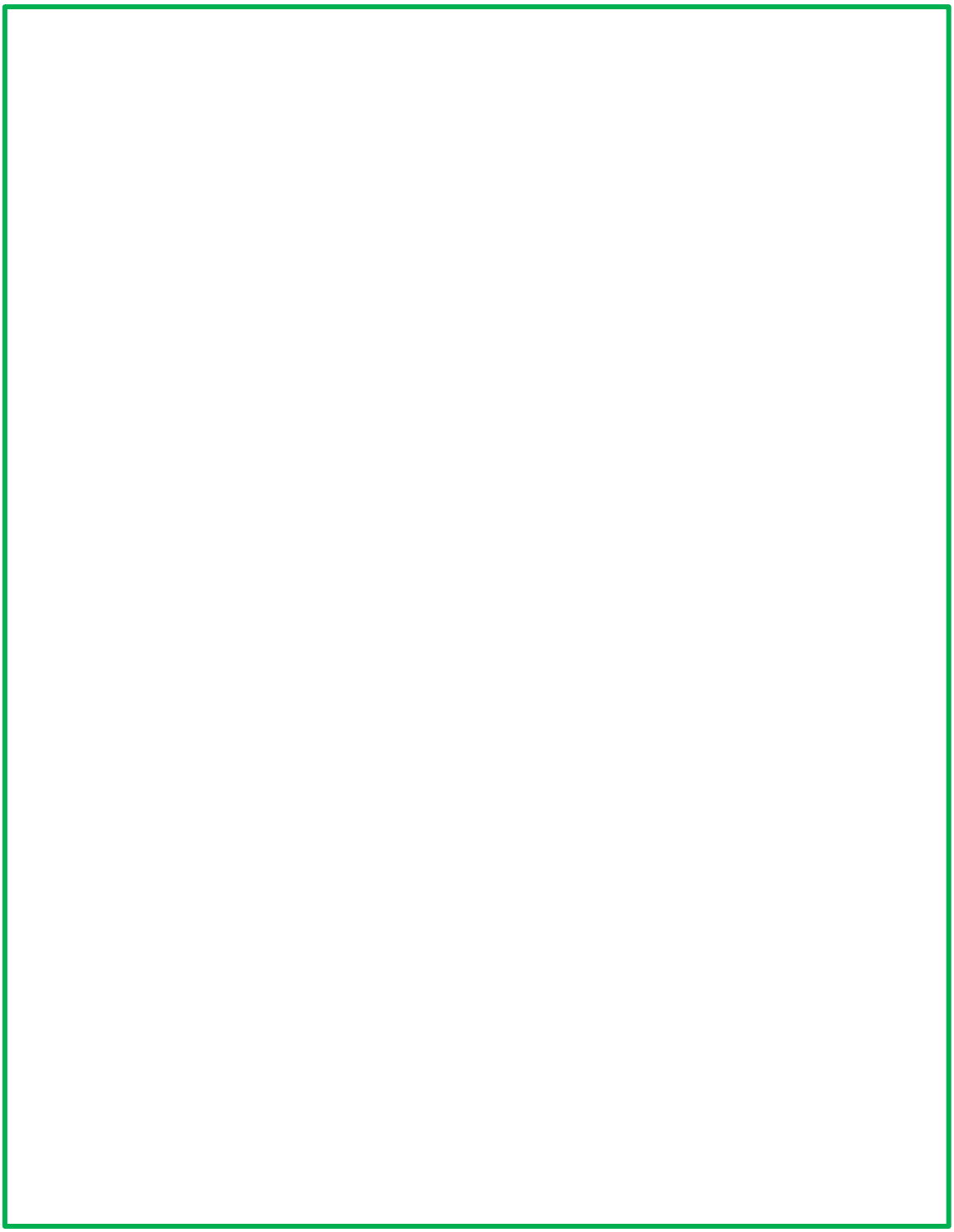

EXHIBIT E
DISTRICT MANAGEMENT PROPOSAL

[34 Pages To Follow]

MINUTES OF MEETING
BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday, October 1, 2026 and called to order at 2:48 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	*(via Teams)*
Alberto Viera	Assistant Secretary	
Kelly Evans	Assistant Secretary	
Ryan Motko	Assistant Secretary	

Also present were:

Angel Montagna	VP District Services
Charlotte Sonetirot	District Manager
John Vericker	District Counsel
Long Nguyen	Field Inspector
Jason Liggett	Field Director

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion on Ratification of Notice of Termination to Inframark

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Ratification of Notice of Termination to Inframark, was ratified. 5-0

B. Report of FY 2026 Special Districts Performance Measures & Standards

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Report of FY 2026 Special Districts Performance Measures & Standards, was approved. 5-0

C. Matters Related to AA2 Bond Issue
i. AA2 Engineers Report
ii. AA2 SAMR (Assessment Report)
iii. Resolution 2027-01, Delegation Award

The Board **TABLED Items 3C, i, ii, and iii** to October 15, 2026 meeting, scheduled for 2:00 p.m. at the Inframark offices, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FOURTH ORDER OF BUSINESS **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

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

FIFTH ORDER OF BUSINESS **Staff Reports**

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

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Nguyen provided statuses/updates pending/completed items.

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

Mr. de la Ossa reported that the amenity center had verbally passed inspection and requested that an *E*-blast be sent announcing its opening.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting adjourned at 2:53 pm. 5-0

Charlotte Sonetirot
District Manager

Carlos de la Ossa
Chairperson

MINUTES OF MEETING
BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT

The **CONTINUED** *October 1, 2026* meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday, October 15, 2026 and called to order at 2:02 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	*(via Teams)*
Alberto Viera	Assistant Secretary	
Kelly Evans	Assistant Secretary	
Ryan Motko	Assistant Secretary	

Also present were:

Charlotte Sonetirot	District Manager
Brian Lamb	VP Developer Services
John Vericker	District Counsel
Jennifer Taylor	Bond Counsel

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Matters Related to AA2 Bond Issue

i. AA2 Engineers' Report

✓ Mr. Lamb reviewed in detail the AA2 Engineers' Report with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, subject to finalization, AA2 Engineers Report, in substantial form, was approved. 5-0

ii. AA2 SAMR (Assessment Report)

✓ Mr. Lamb reviewed in detail the AA2 SAMR Assessment Report with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, AA2 SAMR Assessment Report, in substantial form, was approved. 5-0

iii. Resolution 2027-01; Delegation Award
Ms. Taylor presented/reviewed the Delegation Award with the Board.

> On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2027-01; Delegation Award, was adopted. 5-0

B. Consideration of Resolution 2027-02; Designation of Officers
The following are the persons elected to the offices:

- Carlos de la Ossa — Chairperson
- Nicholas Dister — Vice-Chairperson
- Angel Montagna — Secretary *(temporary)*
- Ryan Motko — Assistant Secretary
- Kelly Evans — Assistant Secretary
- Alberto Viera — Assistant Secretary
- Charlotte Sonetirot — Assistant Secretary
- Eric Davidson — Treasurer

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2027-02; Designation of Officers, as detailed above, was adopted. 5-0

FOURTH ORDER OF BUSINESS **BOS Requests/Comments**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. dela Ossa seconded by Mr. Motko, with all in favor, the meeting adjourned at 2:11 pm. 5-0

Charlotte Sonetirot
District Manager

Carlos de la Ossa
Chairperson

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BUSINESS OBSERVER, INC.	9/11/2026	26-03287H	$94.06			SEPT 2026-LEGAL ADVERTISING
ECO-LOGIC SERVICES LLC	9/4/2026	7005	$2,725.00			AUG 2026-LAKE MAINTENACE
ECO-LOGIC SERVICES LLC	5/29/2026	6616	$5,050.00			MAY 2026-LANDSCAPE MAINTENACE
INFRAMARK LLC	8/27/2026	1169974	$375.00			AUG 2026-MAINT. SVCS - PORTER SERVICES
INFRAMARK LLC	9/1/2026	188610	$750.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$416.67			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$2,083.34			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$1,500.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$50.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$100.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$200.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$416.67			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$375.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$50.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	$500.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188610	($750.00)			ACCOUNTING SERVICES-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188610	($2,083.34)			DISTRICT MANAGEMENT-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188610	($50.00)			TECHNOLOGY/DATA STORAGE-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188610	($100.00)			WEBSITE MAINTENANCE/ADMIN-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188610	($200.00)			RECORDING SECRETARY-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188610	($375.00)			ADMINISTRATION-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188610	($50.00)			RENTAL AND LEASES-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188610	($500.00)	$2,333.34	$2,833.34	CONSTRUCTION ACCOUNTING -SEPT CREDIT
INFRAMARK LLC	9/23/2026	189687	$725.32			07/08/26 - POSTAGE
STANTEC CONSULTING SERVICES INC	9/21/2026	2620865	$2,219.50			ENGINEERING SERVICES THRU 09/11/26
STRALEY ROBIN VERICKER	9/16/2026	28996	$1,498.75			AUG 2026-GENERAL SERVICES-PROFESSIONAL SVCS
TREE FARM 2, INC.	9/1/2026	10-309939	$17,740.00			SEPT 2026-LANDSCAPE MAINTENACE
TREE FARM 2, INC.-DON'T USE	9/1/2026	10-309857	$4,600.00			SEPT 2026-LANDSCAPE MAINTENACE
TREE FARM 2, INC.-DON'T USE	9/1/2026	10-309856	$2,633.00			SEPT 2026-LANDSCAPE MAINTENACE
TREE FARM 2, INC.-DON'T USE	9/1/2026	10-309855	$9,622.00			SEPT 2026-LANDSCAPE MAINTENACE

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract Subtotal			**$49,615.97**			
Utilities						
BOCC	9/15/2026	091526-4190505002	$1,508.52			WATER 08/13/26-09/15/26
TECO	9/15/2026	091526-85639-ACH	$20.31			ELECTRIC 08/11/26-09/09/26
TECO	9/15/2026	091526-86561-ACH	$158.47			ELECTRIC 08/11/26-09/09/26
TECO	9/15/2026	091526-10867-ACH	$67.39			ELECTRIC 08/11/26-09/09/26
TECO	9/16/2026	091626-53830-ACH	$176.74			ELECTRIC 08/12/26-09/10/26
TECO	9/16/2026	091626-79384-ACH	$96.49			ELECTRIC 08/12/26-09/10/26
TECO	9/16/2026	091626-05164-ACH	$3,293.52			ELECTRIC 08/12/26-09/10/26
TECO	9/16/2026	091626-78571-ACH	$4,367.70			ELECTRIC 08/12/26-09/10/26
TECO	9/16/2026	091626-55470-ACH	$23.68			ELECTRIC 08/12/26-09/10/26
TECO	9/16/2026	091626-85621-ACH	$20.31			ELECTRIC 08/12/26-09/10/26
TECO	9/16/2026	091626-40005-ACH	$1,484.41			ELECTRIC 08/12/26-09/10/26
TECO	9/16/2026	091626-57104-ACH	$24.64		$9,733.66	ELECTRIC 08/12/26-09/10/26
Utilities Subtotal			**$11,242.18**			
Regular Services						
ALBERTO VIERA	9/3/2026	AV-090326	$200.00			BOARD 09/03/2026
CARLOS DE LA OSSA	9/3/2026	CO-090326	$200.00			BOARD 09/03/2026
KELLY A EVANS	9/3/2026	KE-090326	$200.00			BOARD 9/3/26
KELLY A EVANS	9/3/2026	KE-090326	($2.90)			BOARD 9/3/26
KELLY A EVANS	9/3/2026	KE-090326	($12.40)	$184.70	$184.70	BOARD 9/3/26
NICHOLAS J. DISTER	9/3/2026	ND-090326	$200.00			BOARD 09/03/2026
RYAN MOTKO	9/3/2026	RM-090326	$200.00			BOARD 09/03/2026

BALM GROVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services Subtotal			**$984.70**			
Additional Services						
INFRAMARK LLC	8/31/2026	1170059	$125.00			AUG 2026-REINSTALL BLOWN OUT FENCE PANEL
Additional Services Subtotal			**$125.00**			
TOTAL			**$61,967.85**			

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-03287H **Date 09/11/2026**

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

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

Description	Amount
Serial # 26-03287H **Notice of Regular Board Meeting Schedule Fiscal Year 2027** **RE:** Balm Grove CDD Board of Supervisors Meetings at 2:00 PM **Published:** 9/11/2026	$94.06

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$94.06**

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Balm Grove Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at **the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

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

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

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

Angel Montagna, District Manager
September 11, 2026 26-03287H

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

NOTICE

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

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 # 7005
DATE 09/04/2026
DUE DATE 10/04/2026
TERMS Net 30

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

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

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 # 6616
DATE 05/29/2026
DUE DATE 06/28/2026
TERMS Net 30

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

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

INFRAMARK

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

Client ID Number	

Invoice Number	**1169974**
Invoice Date	**8/27/2026**
Due Date	**9/26/2026**

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	**$375.00**

Subtotal	**$375.00**
Sales Tax	**$0.00**
Total	**$375.00**

Please Pay This Amount

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

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

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

27 Aug 2026 06:51:14AM CST

DISTRICT : BALM GROVE CDD

Go Green! Think before you print.

INVOICE NO. 1169974 - DETAIL

INVOICE DATE: 8/27/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/25/2026	4668494	BGRCDD District Area	General Porter Service; Monthly Porter Services08/2026	$0.00	$0.00	$375.00	$0.00	$375.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$375.00**	**$0.00**	**$375.00**	
				BWO Total	**$0.00**	**$0.00**	**$375.00**	**$0.00**	**$375.00**	
				Invoice Total	**$0.00**	**$0.00**	**$375.00**	**$0.00**	**$375.00**	

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
188610	9/1/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

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: September 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- September Credit	1	Ea	-750.00		-750.00
District Management- September Credit	1	Ea	-2,083.34		-2,083.34
Technology / Data Storage- September Credit	1	Ea	-50.00		-50.00
Website Maintenance / Admin- September Credit	1	Ea	-100.00		-100.00
Recording Secretary- September Credit	1	Ea	-200.00		-200.00
Administration- September Credit	1	Ea	-375.00		-375.00
Rental & Leases- September Credit	1	Ea	-50.00		-50.00
Construction Accounting- September 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
188610	9/1/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

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: September 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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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
189687	9/23/2026
CUSTOMER ID	**NET TERMS**
C2377	Due On Receipt
PO#	**DUE DATE**
	9/23/2026

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
Mail notices sent on 7-8-26	1	Ea	725.32		725.32
Subtotal					**725.32**

Subtotal	$725.32
Tax	$0.00
Total Due	$725.32

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.

Stantec

INVOICE

Invoice Number	2620865
Invoice Date	September 21, 2026
Purchase Order	238202121
Customer Number	167318
Project Number	238202121

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

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

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

Project **Balm Grove CDD**
Project Manager Stewart, Tonja L For Period Ending **September 11, 2026**
Current Invoice Total (USD) 2,219.50

InframarkCMS@payableslockbox.com

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

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 05	Garcia Herreros, Stephanie Ann	0.25	158.00	39.50
Level 09	Nurse, Vanessa M	9.50	190.00	1,805.00
Level 14	Stewart, Tonja L	1.50	250.00	375.00
	Subtotal Professional Services	11.25		2,219.50

Low Task Subtotal	**2026 FY General Consulting Services**	2,219.50
Top Task Subtotal	2026 FY General Consulting Services	2,219.50
	Total Fees & Disbursements	2,219.50
	INVOICE TOTAL (USD)	**2,219.50**

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-08-17	238202121	2026	NURSE, VANESSA M	1.50	190.00	285.00	UPDATED COMMUNITY MAPPING	
2026-08-19	238202121	2026	NURSE, VANESSA M	3.00	190.00	570.00	UPDATED COMMUNITY MAPPING	
2026-08-20	238202121	2026	NURSE, VANESSA M	1.25	190.00	237.50	UPDATED COMMUNITY MAPPING	
2026-08-20	238202121	2026	STEWART, TONJA L	1.50	250.00	375.00	REVIEW AND COMMENT ON COMMUNITY MAPPING	
2026-08-21	238202121	2026	NURSE, VANESSA M	1.00	190.00	190.00	UPDATED COMMUNITY MAPPING	
2026-08-24	238202121	2026	NURSE, VANESSA M	1.00	190.00	190.00	PREPARED HB7013 PACKAGE FOR FY2027	
2026-08-27	238202121	2026	NURSE, VANESSA M	1.50	190.00	285.00	PERFORMED LANDSCAPE MAINTENANCE AREA ASSESSMENT	
2026-09-09	238202121	2026	GARCIA HERREROS, STEPHANIE ANN	0.25	158.00	39.50	PROJECT COORDINATION	
2026-09-11	238202121	2026	NURSE, VANESSA M	0.25	190.00	47.50	COORDINATION RE: LATEST COMMUNITY MAPPING	
			Total subTask 2026	**11.25**		**2,219.50**		
			Total Top Task 2026	**11.25**		**2,219.50**		
			Total Project 238202121	**11.25**		**2,219.50**		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

September 16, 2026
Client: 001541
Matter: 000001
Invoice #: 28996

RE: General

For Professional Services Rendered Through August 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	$81.00
8/6/2026	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	$121.50
8/6/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	$187.50
8/7/2026	KCH	REVIEW PLAT FOR 15035 CROSSHALL STREAM DRIVE RE: NECESSITY FOR EASEMENT ENCROACHMENT AGREEMENT; EMAILS WITH B. CHAPMAN RE: SAME.	0.5	$187.50
8/10/2026	LC	E-RECORD EASEMENT ENCROACHMENT AGREEMENTS (X3).	0.4	$78.00
8/25/2026	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR D.R. HORTON FOR 15021 CROSSHALL STREAM DRIVE.	1.0	$375.00
8/27/2026	JMV	REVIEW LANDSCAPE AGREEMENT.	0.4	$162.00
8/27/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$150.00
		Total Professional Services	3.7	$1,342.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/11/2026	Simplefile E-Recording- Filing Fee- E-Filing	$156.25
	Total Disbursements	$156.25

Total Services	$1,342.50	
Total Disbursements	$156.25	
Total Current Charges		$1,498.75
Previous Balance		$8,596.75
PAY THIS AMOUNT		**$10,095.50**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
28537	June 04, 2026	$2,467.50	$0.00	$0.00	$0.00	$3,966.25
28712	July 14, 2026	$5,104.50	$0.00	$0.00	$0.00	$6,603.25
28817	August 14, 2026	$958.50	$66.25	$0.00	$0.00	$2,523.50
					Total Remaining Balance Due	**$10,095.50**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$1,498.75	$1,024.75	$5,104.50	$2,467.50

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 10-309939

Sep 1, 2026

Payment Terms: Net 30

Total Due **$17,740.00**

Due Date **Oct 1, 2026**

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

AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

Addendum to service contract.
9/2026
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

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%**
Tax Amount	**$0.00**
Total	**$17,740.00**
Amount Paid	**$0.00**
Balance	**$17,740.00**

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

Bill To

Balm Grove Comm CDD
2005 Pan Am Cir
Tampa, FL 33607

Invoice 10-309857

Sep 1, 2026

Payment Terms: Net 30

Total Due **$4,600.00**

Due Date **Oct 1, 2026**

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

AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

Addendum To Service Agreement
9/2026
Base Maintenance: Pond Additions and Scope Changes

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
	Contracted Landscape Maintenance	Landscape Maintenance Contract Sales Item	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	

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 Development, LLC
2005 Pan Am Cir
Tampa, FL 33607
US

Invoice 10-309856

Sep 1, 2026

Service Agreement	SA1036
Payment Terms	Net 30
Total Due	**$2,633.00**
Due Date	**Oct 1, 2026**

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

AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

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

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

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 Development, LLC
2005 Pan Am Cir
Tampa, FL 33607
US

Invoice 10-309855

Sep 1, 2026

Service Agreement	SA1037
Payment Terms	Net 30
Total Due	**$9,622.00**
Due Date	**Oct 1, 2026**

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

AUTHORIZED BY	CUSTOMER WO	NTE

Invoice Summary

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

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

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT C/O INFRAMARK	4190505002	09/15/2026	10/06/2026

Service Address: 13422 NEW JADE AVE

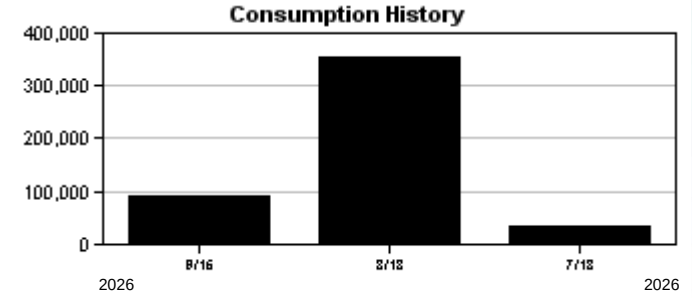
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703363302	08/13/2026	403222	09/15/2026	494172	90950 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$274.67
Water Base Charge	$22.68
Water Usage Charge	$506.73
Sewer Base Charge	$54.88
Sewer Usage Charge	$643.02

Summary of Account Charges

Previous Balance	$6,224.34
Net Payments - Thank You	$-6,224.34
Total Account Charges	**$1,508.52**
AMOUNT DUE	**$1,508.52**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4190505002**

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

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

DUE DATE	10/06/2026
AMOUNT DUE	$1,508.52
AMOUNT PAID	

00419050500021 00001508522

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 15, 2026

Amount Due:	**$20.31**

Due Date: October 06, 2026
Account #: 221009685639

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

Account Summary

Current Service Period: August 11, 2026 - September 09, 2026

Previous Amount Due	$20.98
Payment(s) Received Since Last Statement	-$20.98
Current Month's Charges	**$20.31**
Amount Due by October 06, 2026	**$20.31**

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

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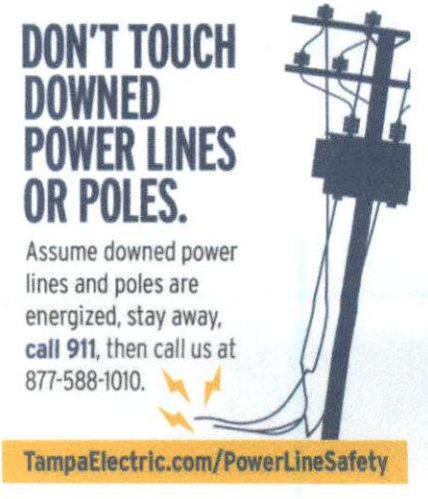
Scan here to view your account online.



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

RECEIVED
SEP 18 2026
By

Account #: 221009685639
Due Date: October 06, 2026

Amount Due:	**$20.31**

Payment Amount: $ _____

619285964773

Your account will be drafted on October 06, 2026

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00004141 FTECO109152623402210 00000 02 01000000 11051 006
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
13309 NEW JADE AVE
WIMAUMA, FL 33598

Account #: 221009685639
Statement Date: September 15, 2026
Charges Due: October 06, 2026

Meter Read

Meter Location: MONUMENT SIGN

Service Period: Aug 11, 2026 - Sep 09, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000072277	09/09/2026	0		0		0 kWh	1	30 Days

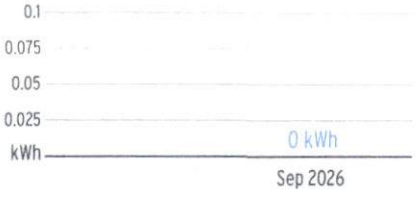
Charge Details

Electric Charges

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

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

Avg kWh Used Per Day



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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
13428 NEW JADE AVE
WIMAUMA, FL 33598-4479

Statement Date: September 15, 2026

Amount Due:	**$158.47**

Due Date: October 06, 2026
Account #: 221009686561

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

Account Summary

Current Service Period: August 11, 2026 - September 09, 2026

Previous Amount Due	$116.42
Payment(s) Received Since Last Statement	-$116.42
Current Month's Charges	**$158.47**
Amount Due by October 06, 2026	**$158.47**

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

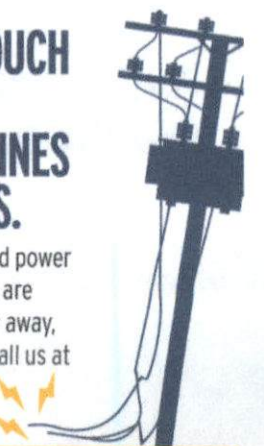
Your Energy Insight

Your average daily kWh used was **50% higher** than it was in your previous period.

Scan here to view your account online.

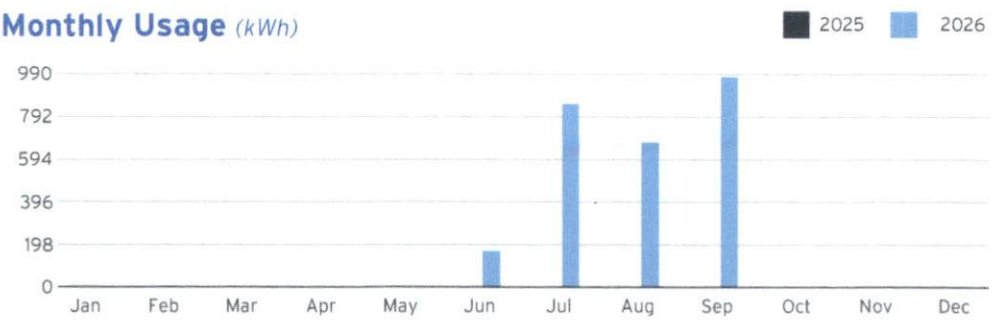
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, **call 911**, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009686561
Due Date: October 06, 2026

Amount Due:	**$158.47**

Payment Amount: $_____

619285964774

Your account will be drafted on October 06, 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:
13428 NEW JADE AVE
WIMAUMA, FL 33598-4479

Account #: 221009686561
Statement Date: September 15, 2026
Charges Due: October 06, 2026

Meter Read

Service Period: Aug 11, 2026 - Sep 09, 2026 **Rate Schedule:** General Service - Non Demand

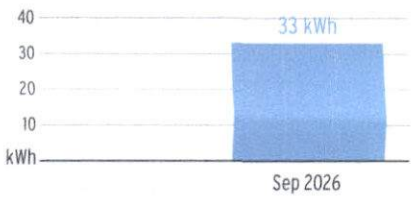
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000274858	09/09/2026	2,698		1,715		983 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*983 kWh @ $0.09202/kWh*	$90.46
Fuel Charge	*983 kWh @ $0.03516/kWh*	$34.56
Storm Protection Charge	*983 kWh @ $0.00568/kWh*	$5.58
Clean Energy Transition Mechanism	*983 kWh @ $0.00418/kWh*	$4.11
Florida Gross Receipt Tax		$3.96
Electric Service Cost		**$158.47**

Avg kWh Used Per Day



Total Current Month's Charges **$158.47**

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Ways To Pay Your Bill

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Payments:
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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)
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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
11480 COUNTY ROAD 672, PMP
RIVERVIEW, FL 33579

Statement Date: September 15, 2026

Amount Due:	**$67.39**

Due Date: October 06, 2026
Account #: 221009210867

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

Account Summary

Current Service Period: August 11, 2026 - September 09, 2026

Previous Amount Due	$96.06
Payment(s) Received Since Last Statement	-$96.06
Current Month's Charges	**$67.39**
Amount Due by October 06, 2026	**$67.39**

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 54.17% lower than the same period last year.

Your average daily kWh used was 38.89% lower than it was in your previous period.

Scan here to view your account online.

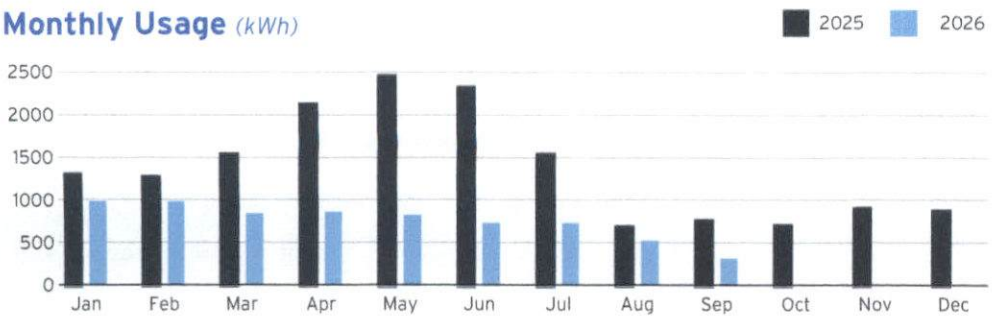
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, **call 911**, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage *(kWh)*



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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 #: 221009210867
Due Date: October 06, 2026

Amount Due:	**$67.39**

Payment Amount: $ _____

631631617452

Your account will be drafted on October 06, 2026

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

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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: September 15, 2026
Charges Due: October 06, 2026

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Aug 11, 2026 - Sep 09, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852833	09/09/2026	35,739		35,404		335 kWh	1	30 Days

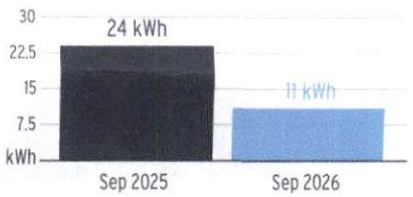
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*335 kWh @ $0.09202/kWh*	$30.83
Fuel Charge	*335 kWh @ $0.03516/kWh*	$11.78
Storm Protection Charge	*335 kWh @ $0.00568/kWh*	$1.90
Clean Energy Transition Mechanism	*335 kWh @ $0.00418/kWh*	$1.40
Florida Gross Receipt Tax		$1.68
Electric Service Cost		**$67.39**

Total Current Month's Charges **$67.39**

Avg kWh Used Per Day



00004141-0009196-Page 10 of 12

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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: September 16, 2026

Amount Due:	$176.74

Due Date: October 07, 2026
Account #: 221009453830

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

Account Summary

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

Previous Amount Due	$228.22
Payment(s) Received Since Last Statement	-$228.22
Current Month's Charges	**$176.74**
Amount Due by October 07, 2026	**$176.74**

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

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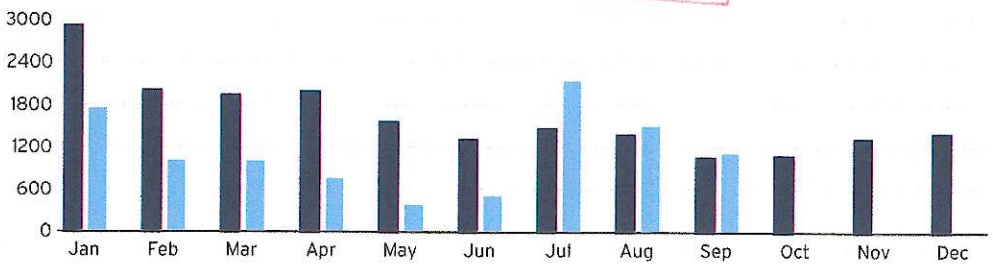
Monthly Usage *(kWh)*



Your Energy Insight

Your average daily kWh used was **5.71% higher** than the same period last year.

Your average daily kWh used was **27.45% lower** than it was in your previous period.

Scan here to view your account online.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



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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 #: 221009453830
Due Date: October 07, 2026

Amount Due:	$176.74

Payment Amount: $ _____

671137558050

Your account will be drafted on October 07, 2026

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TAMPA, FL 33607-6008

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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:
12974 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009453830
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Aug 12, 2026 - Sep 10, 2026 **Rate Schedule:** General Service - Non Demand

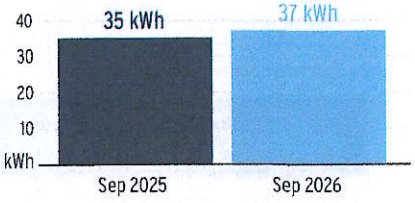
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853590	09/10/2026	29,791		28,678		1,113 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*1,113 kWh @ $0.09202/kWh*	$102.42
Fuel Charge	*1,113 kWh @ $0.03516/kWh*	$39.13
Storm Protection Charge	*1,113 kWh @ $0.00568/kWh*	$6.32
Clean Energy Transition Mechanism	*1,113 kWh @ $0.00418/kWh*	$4.65
Florida Gross Receipt Tax		$4.42
Electric Service Cost		**$176.74**

Avg kWh Used Per Day



Total Current Month's Charges $176.74

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Statement Date: September 16, 2026

Amount Due:	$96.49

Due Date: October 07, 2026
Account #: 221009679384

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

Account Summary

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

Previous Amount Due	$89.91
Payment(s) Received Since Last Statement	-$89.91
Current Month's Charges	**$96.49**
Amount Due by October 07, 2026	**$96.49**

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

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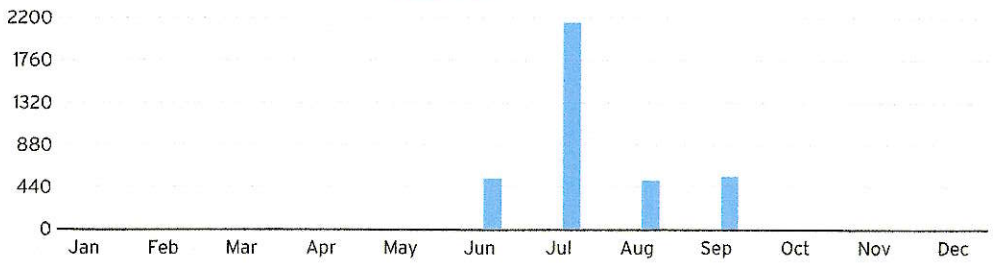
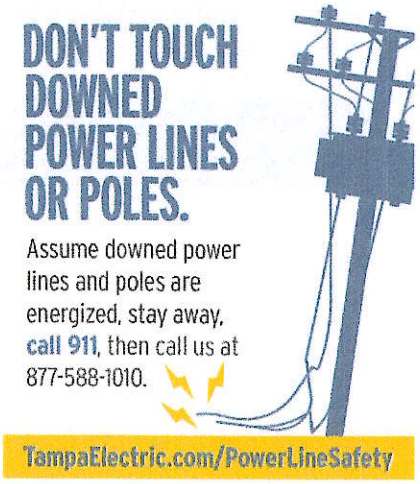
Your Energy Insight

Your average daily kWh used was **5.88% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009679384
Due Date: October 07, 2026

Amount Due:	$96.49
Payment Amount: $ _____	

657557388702

Your account will be drafted on October 07, 2026

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

00000012-0000295-Page 19 of 42

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009679384
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Meter Read

Meter Location: WELL

Service Period: Aug 12, 2026 - Sep 10, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000338626	09/10/2026	3,702		3,160		542 kWh	1	30 Days

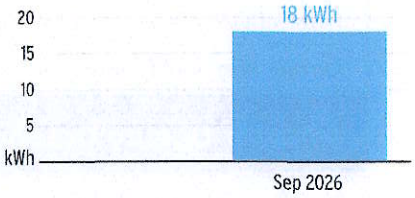
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*542 kWh @ $0.09202/kWh*	$49.87
Fuel Charge	*542 kWh @ $0.03516/kWh*	$19.06
Storm Protection Charge	*542 kWh @ $0.00568/kWh*	$3.08
Clean Energy Transition Mechanism	*542 kWh @ $0.00418/kWh*	$2.27
Florida Gross Receipt Tax		$2.41
Electric Service Cost		**$96.49**

Total Current Month's Charges $96.49

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Statement Date: September 16, 2026

Amount Due:	$3,293.52

Due Date: October 07, 2026
Account #: 211031805164

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

Account Summary

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

Previous Amount Due	$3,215.96
Payment(s) Received Since Last Statement	-$3,215.96
Current Month's Charges	**$3,293.52**
Amount Due by October 07, 2026	**$3,293.52**

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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Account #: 211031805164
Due Date: October 07, 2026

Amount Due:	$3,293.52

Payment Amount: $ _____

621755112115

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211031805164
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Service Period: Aug 12, 2026 - Sep 10, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
Florida Gross Receipt Tax		$2.59
Lighting Charges		**$3293.52**

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Statement Date: September 16, 2026

Amount Due:	$4,367.70

Due Date: October 07, 2026
Account #: 221009478571

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

Account Summary

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

Previous Amount Due	$4,367.70
Payment(s) Received Since Last Statement	-$4,367.70
Current Month's Charges	**$4,367.70**
Amount Due by October 07, 2026	**$4,367.70**

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

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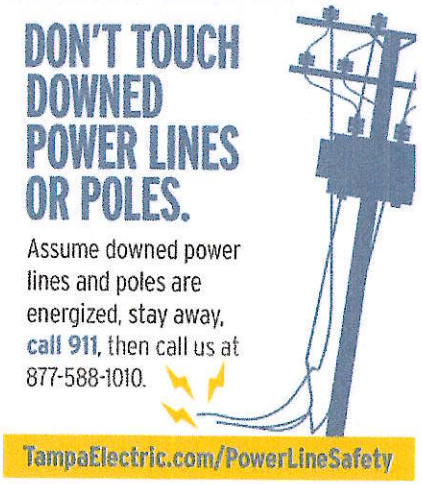

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009478571
Due Date: October 07, 2026

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

657557388701

Your account will be drafted on October 07, 2026

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
15110 BALM WIMAUMA RD
WIMAUMA, FL 33598

Account #: 221009478571
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Service Period: Aug 12, 2026 - Sep 10, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
Florida Gross Receipt Tax		$3.49
Lighting Charges		**$4367.70**

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

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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: September 16, 2026

Amount Due:	$23.68

Due Date: October 07, 2026
Account #: 221009455470

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

Account Summary

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

Previous Amount Due	$14.39
Payment(s) Received Since Last Statement	-$14.39
Current Month's Charges	**$23.68**
Amount Due by October 07, 2026	**$23.68**

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

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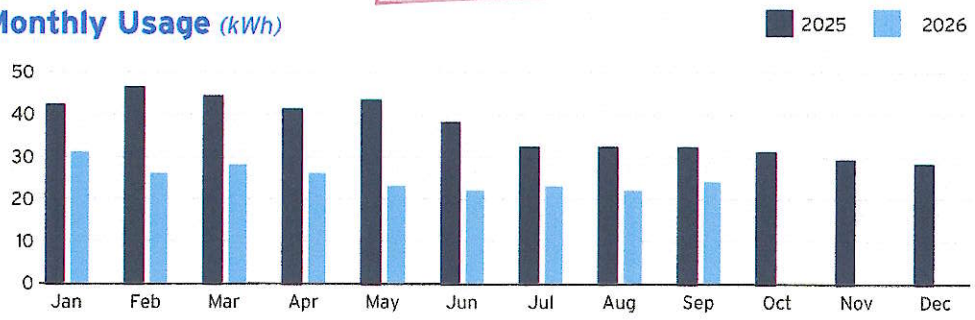
Your Energy Insight

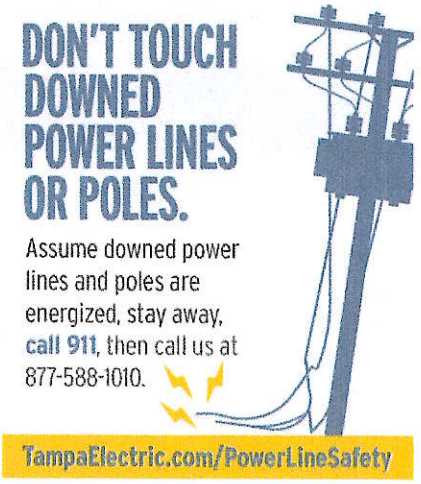
Your average daily kWh used was **20% lower** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009455470
Due Date: October 07, 2026

Amount Due:	$23.68
Payment Amount: $ _____	

671137558051

Your account will be drafted on October 07, 2026

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Please write your account number on the memo line of your check.

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
14904 TOPAZ BLUE ST
WIMAUMA, FL 33598-5593

Account #: 221009455470
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Meter Read

Service Period: Aug 12, 2026 - Sep 10, 2026 **Rate Schedule:** General Service - Non Demand

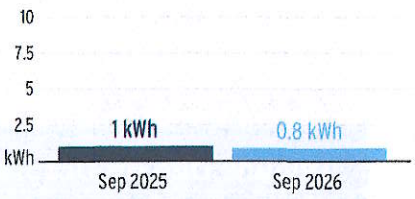
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000937227	09/10/2026	663		639		24 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*24 kWh @ $0.09202/kWh*	$2.21
Fuel Charge	*24 kWh @ $0.03516/kWh*	$0.84
Storm Protection Charge	*24 kWh @ $0.00568/kWh*	$0.14
Clean Energy Transition Mechanism	*24 kWh @ $0.00418/kWh*	$0.10
Florida Gross Receipt Tax		$0.59
Electric Service Cost		**$23.68**

Avg kWh Used Per Day



Total Current Month's Charges **$23.68**

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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

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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: September 16, 2026

Amount Due:	$20.31

Due Date: October 07, 2026
Account #: 221009685621

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

Account Summary

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

Previous Amount Due	$19.63
Payment(s) Received Since Last Statement	-$19.63
Current Month's Charges	**$20.31**
Amount Due by October 07, 2026	**$20.31**

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

Scan here to view your account online.

RECEIVED
SEP 21 2026
By



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009685621
Due Date: October 07, 2026

Amount Due:	$20.31

Payment Amount: $ _____

678544961398

Your account will be drafted on October 07, 2026

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

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
14811 SHELLEY LN
WIMAUMA, FL 33598

Account #: 221009685621
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Meter Read

Meter Location: MONUMENT SIGN
Service Period: Aug 12, 2026 - Sep 10, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000880710	09/10/2026	0		0		0 kWh	1	30 Days

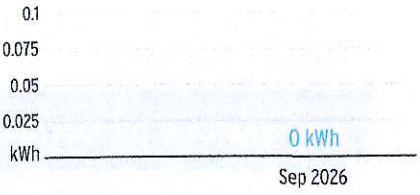
Charge Details

Electric Charges

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

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

Avg kWh Used Per Day



00000012-0000303-Page 36 of 42

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Ways To Pay Your Bill

Bank Draft
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Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 16, 2026

Amount Due:	$1,484.41

Due Date: October 07, 2026
Account #: 211031840005

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

Account Summary

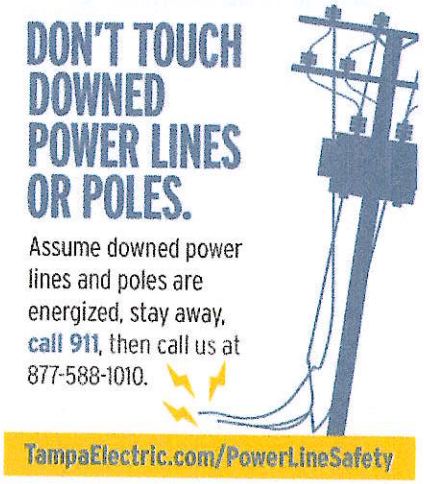
Current Service Period: August 12, 2026 - September 10, 2026

Previous Amount Due	$1,449.83
Payment(s) Received Since Last Statement	-$1,449.83
Current Month's Charges	**$1,484.41**
Amount Due by October 07, 2026	**$1,484.41**

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

Scan here to view your account online.

RECEIVED
SEP 21 2026
By



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211031840005
Due Date: October 07, 2026

Amount Due:	$1,484.41

Payment Amount: $ _____

621755112116

Your account will be drafted on October 07, 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.

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211031840005
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Service Period: Aug 12, 2026 - Sep 10, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
Florida Gross Receipt Tax		$1.17
Lighting Charges		**$1484.41**

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

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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: September 16, 2026

Amount Due:	$24.64

Due Date: October 07, 2026
Account #: 221009457104

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

Account Summary

Current Service Period: August 12, 2026 - September 11, 2026

Previous Amount Due	$15.69
Payment(s) Received Since Last Statement	-$15.69
Current Month's Charges	**$24.64**
Amount Due by October 07, 2026	**$24.64**

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 **11.11% lower** than it was in your previous period.

Scan here to view your account online.

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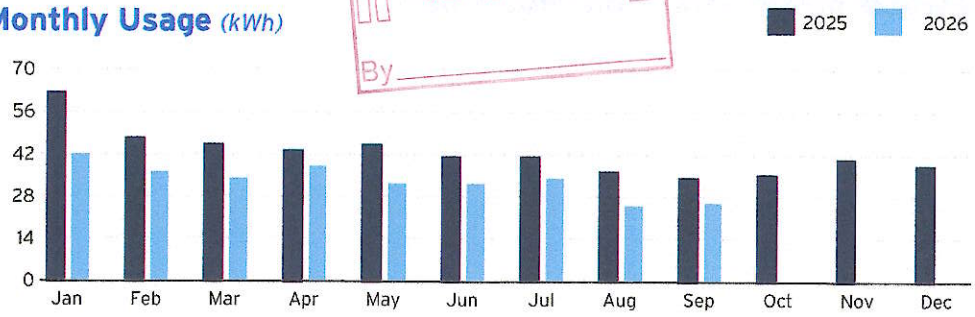
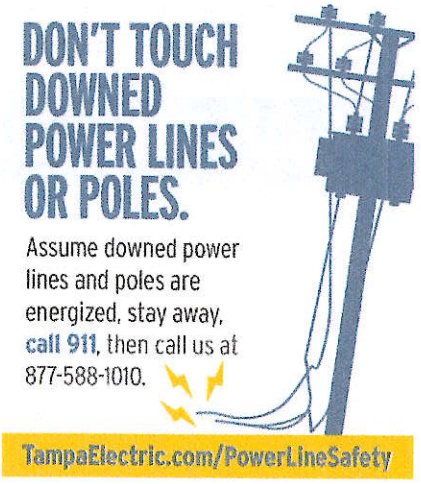
SEP 21 2026
By

Monthly Usage (kWh)





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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: October 07, 2026

Amount Due:	$24.64
Payment Amount: $ _____	

671137558052

Your account will be drafted on October 07, 2026

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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.

000000012-0000301-Page 31 of 42

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
13271 VIOLET FLAME AVE
WIMAUMA, FL 33598

Account #: 221009457104
Statement Date: September 16, 2026
Charges Due: October 07, 2026

Meter Read

Meter Location: FOUNTAIN

Service Period: Aug 12, 2026 - Sep 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938597	09/11/2026	808		782		26 kWh	1	31 Days

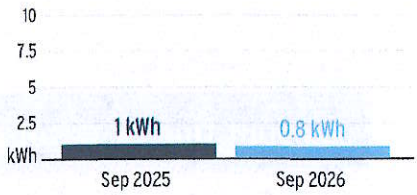
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*26 kWh @ $0.09202/kWh*	$2.39
Fuel Charge	*26 kWh @ $0.03516/kWh*	$0.91
Storm Protection Charge	*26 kWh @ $0.00568/kWh*	$0.15
Clean Energy Transition Mechanism	*26 kWh @ $0.00418/kWh*	$0.11
Florida Gross Receipt Tax		$0.62
Electric Service Cost		**$24.64**

Total Current Month's Charges $24.64

Avg kWh Used Per Day



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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: September 03, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	$200
Nick Dister	✓	$200
Ryan Motko	✓	$200
Kelly Evans	✓	$184.70
Albert Viera	✓	$200

Approved for Payment: Angel Montagna | Date: September 03, 2026

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: September 03, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	$200
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for

BOARD OF SUPERVISORS

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Board Meeting Date: September 03, 2026

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Ryan Motko	✓	$200.00
Kelly Evans	✓	$184.70
Albert Viera	✓	$200.00

Approved for Payment: Angel Montagna | Date: September 03, 2026

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Balm Grove CDD

Board Meeting Date: September 03, 2026

Supervisor	Attendance	Paid
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Ryan Motko	✓	$200
Kelly Evans	✓	$184.70
Albert Viera	✓	$200

Approved for Payment: Angel Montagna | Date: September 03, 2026

INFRAMARK

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

Client ID Number	

Invoice Number	1170059
Invoice Date	8/31/2026
Due Date	9/30/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	$125.00

Subtotal	$125.00
Sales Tax	$0.00
Please Pay This Amount — Total	$125.00

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

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

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

31 Aug 2026 10:51:17AM CST

DISTRICT : BALM GROVE CDD

Go Green! Think before you print.

INVOICE NO. 1170059 - DETAIL

INVOICE DATE: 8/31/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/27/2026	4671880	BGRCDD District Area	General Maintenance; Job 174Reinstall blown-out fence panel located west of the entrance at Topaz Blue Street and Balm Road in Wimauma.	$0.00	$0.00	$125.00	$0.00	$125.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$125.00**	**$0.00**	**$125.00**	
				BWO Total	**$0.00**	**$0.00**	**$125.00**	**$0.00**	**$125.00**	
				Invoice Total	**$0.00**	**$0.00**	**$125.00**	**$0.00**	**$125.00**	

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Balm Grove Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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 In Bank	$ 44,639	$ -	$ -	$ -	$ -	$ 44,639
Cash - Operating Account	14,406	-	-	-	-	14,406
Investments:						
Acq. & Const. (Offsite Project)	-	-	147	-	-	147
Acq. & Construction - Amenity	-	-	418,761	-	-	418,761
Acquisition & Construction Account	-	-	309,523	-	-	309,523
Other	-	-	236,123	-	-	236,123
Reserve Fund	-	308,928	-	-	-	308,928
Revenue Fund	-	867,498	-	-	-	867,498
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	**$ 64,872**	**$ 1,176,426**	**$ 964,554**	**$ 22,205,191**	**$ 19,485,000**	**$ 43,896,043**
LIABILITIES						
Accounts Payable	$ 356,302	$ -	$ -	$ -	$ -	$ 356,302
Accrued Expenses	7,243	-	-	-	-	7,243
Bonds Payable	-	-	-	-	19,485,000	19,485,000
TOTAL LIABILITIES	**363,545**	**-**	**-**	**-**	**19,485,000**	**19,848,545**
FUND BALANCES						
Restricted for:						
Debt Service	-	1,176,426	-	-	-	1,176,426
Capital Projects	-	-	964,554	-	-	964,554
Unassigned:	(298,673)	-	-	22,205,191	-	21,906,518
TOTAL FUND BALANCES	**(298,673)**	**1,176,426**	**964,554**	**22,205,191**	**-**	**24,047,498**
TOTAL LIABILITIES & FUND BALANCES	**$ 64,872**	**$ 1,176,426**	**$ 964,554**	**$ 22,205,191**	**$ 19,485,000**	**$ 43,896,043**

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,466	$ 2,466	0.00%
Special Assmnts- Tax Collector	-	208,655	208,655	0.00%
Special Assmnts- CDD Collected	532,260	210,320	(321,940)	39.51%
Developer Estimated Contribution	-	50,000	50,000	0.00%
Other Miscellaneous Revenues	-	600	600	0.00%
TOTAL REVENUES	**532,260**	**472,041**	**(60,219)**	**88.69%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	11,800	200	98.33%
Payroll Taxes	-	(46)	46	0.00%
ProfServ-Arbitrage Rebate	-	1,600	(1,600)	0.00%
ProfServ-Construction Accounting	-	500	(500)	0.00%
ProfServ-Dissemination Agent	5,000	6,500	(1,500)	130.00%
ProfServ-Field Management	18,000	18,000	-	100.00%
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	25,343	(10,343)	168.95%
District Engineer	12,500	9,008	3,492	72.06%
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	890	(390)	178.00%
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	2,906	1,094	72.65%
Bank Fees	200	3,931	(3,731)	1965.50%
Financial & Revenue Collections	-	2,083	(2,083)	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	145,036	19,105	88.36%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility Services				
Utility - Water	-	9,672	(9,672)	0.00%
Utility - Electric	6,035	6,699	(664)	111.00%
Utility - StreetLights	65,484	124,658	(59,174)	190.36%
Total Utility Services	71,519	141,029	(69,510)	197.19%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	134,000	309,557	(175,557)	231.01%
Contracts-Aquatic Control	16,200	44,325	(28,125)	273.61%
ROW Landscape Maintenance	25,000	8,950	16,050	35.80%
Other Landscape R&M	25,000	-	25,000	0.00%
Irrigation Repairs & Maintenance	12,500	3,460	9,040	27.68%
Picnic R&M	2,500	585	1,915	23.40%
Landscape- Storm Clean Up & Tree Removal	35,000	-	35,000	0.00%
Contingency	20,000	170	19,830	0.85%
R&M-Playground	10,000	-	10,000	0.00%
Total Other Physical Environment	286,600	367,047	(80,447)	128.07%
Parks and Recreation				
Misc-Contingency	10,000	106,920	(96,920)	1069.20%
Total Parks and Recreation	10,000	106,920	(96,920)	1069.20%
TOTAL EXPENDITURES	**532,260**	**760,032**	**(227,772)**	**142.79%**
Excess (deficiency) of revenues Over (under) expenditures	-	(287,991)	(287,991)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(10,682)**		
FUND BALANCE, ENDING		**$ (298,673)**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2022 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 48,057	$ 48,057	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**	**1,236,000**	**7,273**	**100.59%**
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	14,681	7,272	198.15%
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	$ (292,500)	$ (314,727)	-3947.90%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,468,926**		
FUND BALANCE, ENDING		**$ 1,176,426**		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2022 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 29,468	$ 29,468	0.00%
Special Assmnts- CDD Collected	-	102,419	102,419	0.00%
TOTAL REVENUES	**-**	**131,887**	**131,887**	**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	-	(214,928)	(214,928)	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	$ -	$ 92,253	$ 92,253	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**872,301**		
FUND BALANCE, ENDING		**$ 964,554**		

Bank Account Statement

Balm Grove CDD

Bank Account No. 2504
Statement No. 09-26
Statement Date 09/30/2026

G/L Account No. 101000 Balance	44,639.13	**Statement Balance**	49,272.65
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	49,272.65
Subtotal	44,639.13	**Outstanding Checks**	-4,633.52
Negative Adjustments	0.00	**Ending Balance**	44,639.13
Ending G/L Balance	44,639.13		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
09/24/2026	Payment	5003	BOCC	Payment of Invoice 001160			-1,508.52
09/24/2026	Payment	5005	ECO-LOGIC SERVICES LLC	Payment of Invoice 001065			-2,725.00
09/24/2026	Payment	5010	NICHOLAS J. DISTER	Payment of Invoice 001150			-200.00
09/24/2026	Payment	5011	RYAN MOTKO	Payment of Invoice 001151			-200.00
Total Outstanding Checks							-4,633.52
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Balm Grove CDD

Bank Account No.	6637		
Statement No.	26_09	**Statement Date**	09/30/2026

G/L Account No. 101001 Balance	14,405.80	**Statement Balance**	14,651.97
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	14,651.97
Subtotal	14,405.80	**Outstanding Checks**	-246.17
Negative Adjustments	0.00	**Ending Balance**	14,405.80
Ending G/L Balance	14,405.80		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
09/21/2026	Payment	300072	TECO	Inv: 091526-85639-ACH			-20.31
09/21/2026	Payment	300073	TECO	Inv: 091526-86561-ACH			-158.47
09/21/2026	Payment	300074	TECO	Inv: 091526-10867-ACH			-67.39
Total Outstanding Checks							-246.17
Outstanding Deposits							
Total Outstanding Deposits							

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1532	09/02/26	RISK MANAGEMENT ASSOCIATES INC	25995495	INSURANCE POLICY# PK FL1 0294972 25-01 05/01/26-10/01/26	Insurance -Property & Casualty	545009-51325	$195.00
001	1533	09/16/26	ADVANCED ENERGY SOLUTIONS OF AMERICA LLC	13549	MAY 2026-IRRIGATION MAINTENANCE	IRRIGATION MAINTENANCE	546179-53908	$90.00
001	1534	09/16/26	BUSINESS OBSERVER, INC.	26-03287H	SEPT 2026-LEGAL ADVERTISING	Legal Advertising	548002-51301	$94.06
001	300072	09/21/26	TECO	091526-85639-ACH	ELECTRIC 08/11/26-09/09/26	Utility - Electric	543041-53150	$20.31
001	300073	09/21/26	TECO	091526-86561-ACH	ELECTRIC 08/11/26-09/09/26	Utility - Electric	543041-53150	$158.47
001	300074	09/21/26	TECO	091526-10867-ACH	ELECTRIC 08/11/26-09/09/26	Utility - Electric	543041-53150	$67.39
001	5002	09/24/26	ALBERTO VIERA	AV-090326	BOARD 09/03/2026	Supervisor Fees	511100-51101	$200.00
001	5003	09/24/26	BOCC	091526-4190505002	WATER 08/13/26-09/15/26	Utility - Water	543018-53150	$1,508.52
001	5004	09/24/26	CARLOS DE LA OSSA	CO-090326	BOARD 09/03/2026	Supervisor Fees	511100-51101	$200.00
001	5005	09/24/26	ECO-LOGIC SERVICES LLC	6755	JUNE 2026-LAKE MAINTENANCE	Contracts-Aquatic Control	534067-53908	$2,725.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	ACCOUNTING SERVICES	532001-51301	$750.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	DISSEMINATION SERVICES	531012-51301	$416.67
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	DISTRICT MANAGEMENT	531151-51301	$2,083.34
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	FIELD MANAGEMENT	531016-51301	$1,500.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	TECHNOLOGY/DATA STORAGE	531020-51301	$50.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	WEBSITE MAINTENANCE/ADMIN	549936-51301	$100.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	RECORDING SECRETARY	531036-51301	$200.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	ADMINISTRATION	531148-51301	$375.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	RENTAL AND LEASES	544025-51301	$50.00
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	FINANCIAL AND REVENUE COLLECTION	549150-51301	$416.67
001	5006	09/24/26	INFRAMARK LLC	181000	JUNE 2026-DISTRICT SERVICES	CONSTRUCTION ACCOUNTING	531009-51301	$500.00
001	5007	09/24/26	INFRAMARK LLC	182411	MAY 2026-POSTAGE, COPIES, GODADDY	May 2026 B/W COPIES	541024-51301	$3.78
001	5007	09/24/26	INFRAMARK LLC	182411	MAY 2026-POSTAGE, COPIES, GODADDY	May 2026 POSTAGE	541024-51301	$5.92
001	5007	09/24/26	INFRAMARK LLC	182411	MAY 2026-POSTAGE, COPIES, GODADDY	04/23/26 - GODADDY WEBSITE RENEWALS	549936-51301	$107.88
001	5008	09/24/26	INFRAMARK LLC	1169228	JULY 2026-MAINT. SVCS - PORTER SERVICES	Misc-Contingency	549900-57201	$375.00
001	5009	09/24/26	KELLY A EVANS	KE-090326	BOARD 9/3/26	Supervisor Fees	511100-51101	$200.00
001	5009	09/24/26	KELLY A EVANS	KE-090326	BOARD 9/3/26	Payroll Taxes	521004-51101	($2.90)
001	5009	09/24/26	KELLY A EVANS	KE-090326	BOARD 9/3/26	Supervisor Fees	511100-51101	($12.40)
001	5010	09/24/26	NICHOLAS J. DISTER	ND-090326	BOARD 09/03/2026	Supervisor Fees	511100-51101	$200.00
001	5011	09/24/26	RYAN MOTKO	RM-090326	BOARD 09/03/2026	Supervisor Fees	511100-51101	$200.00
001	5012	09/24/26	STANTEC CONSULTING SERVICES INC	2585001	SERVICES ENDING 06.12.2026	SERVICE THROUGH 06.12.2026	531147-51301	$392.50
001	5013	09/24/26	STRALEY ROBIN VERICKER	28537	MAY 2026-DISTRICT COUNSEL	District Counsel	531146-51401	$2,467.50
							Fund Total	**$15,637.71**
							Total Checks Paid	**$15,637.71**



Balm Grove CDD

Field Inspection Report - October 2026

Thursday, October 15, 2026

Prepared For Board Of Supervisors

9 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 generally good condition. Annuals at the monument are ready for the next cycle. No issues to report.









Items 2 - Pond Maintenance West

Assigned To: Eco-Logic

Ponds appear to be in generally good condition. Observed trash accumulating at pond banks.

- Police for trash at next service.



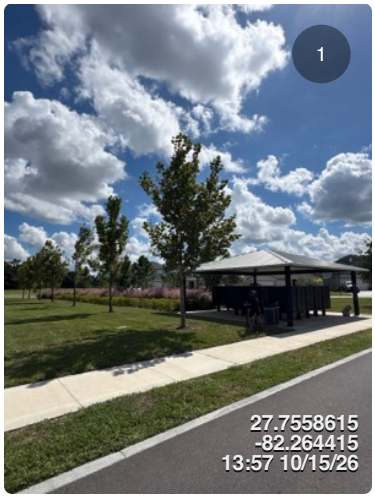


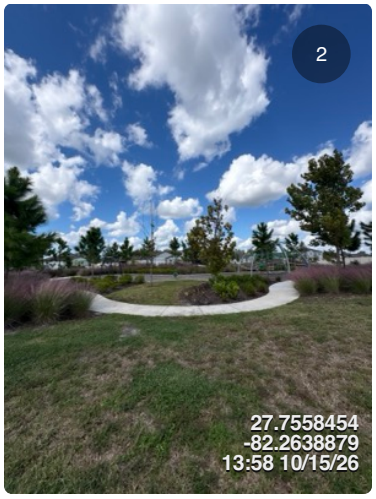


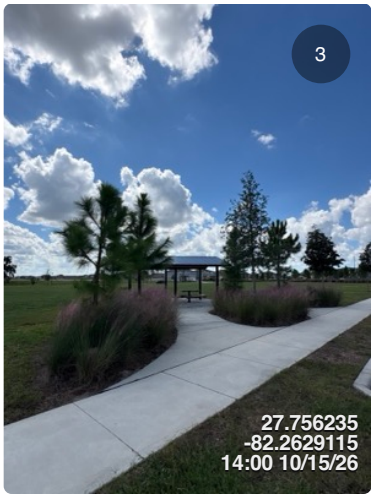
Items 3 - Park & Playground

Assigned To: Cornerstone

Playground and covered areas are clean and properly maintained. Landscape is in generally good condition. No issues to report.







Items 4 - Topaz Blue St. Entrance

Assigned To: Cornerstone

Entrance frontage landscape is being properly maintained. Observed areas of struggling turf.

- Evaluate turf areas and inspect irrigation system to ensure proper coverage.







Gary Hawkins 8:47 AM

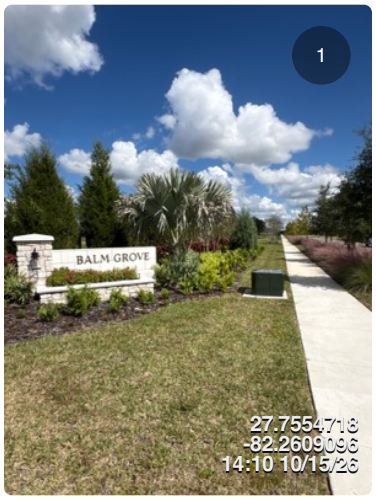
This area receives high foot and vehicle traffic due to a bus stop , Irrigation coverage confirmed and a granular fertilizer was applied 10/1/26

Items 5 - New Jade Ave. Entrance

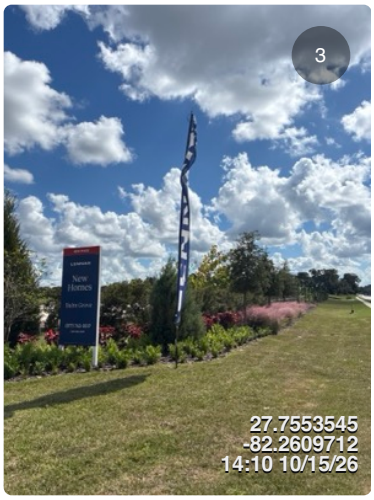
Assigned To: Cornerstone

Frontage landscape is in generally good condition. Sale's signage is visible from all sides of the road. Observed area lacking landscape coverage. Root ball from fallen oak tree remains present awaiting replacement.

- Continue working with management to finalize plant replacement proposals.













Gary Hawkins 8:48 AM

proposals provided for all landscape and plant material awaiting approval.

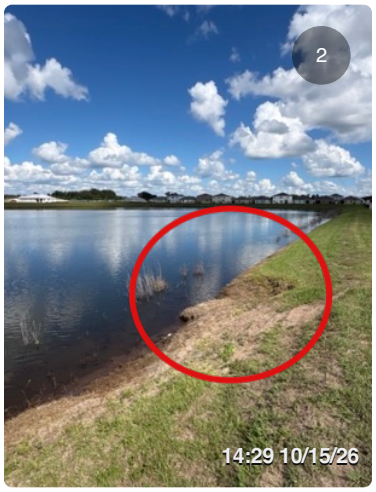
Items 6 - Pond Maintenance East

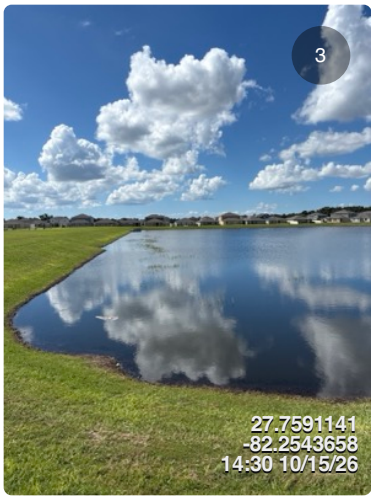
Assigned To: Eco-Logic

Ponds appear to be in generally good condition. Observed potential washout.

- Propose mitigation for compromised area.





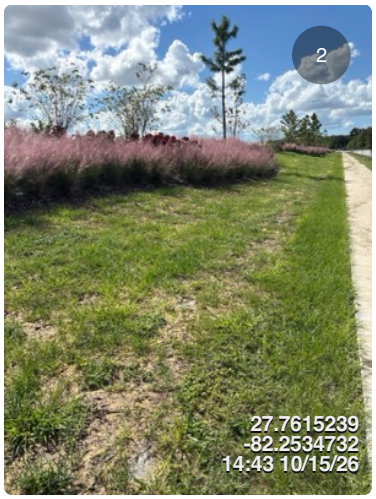


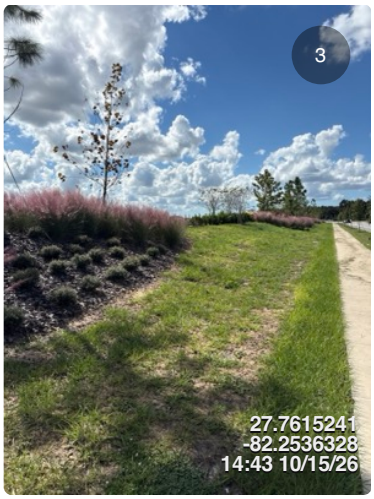
Items 7 - Hydroseeding Project

Assigned To: Board

Recent hydroseeding has yielded more success than other attempts. Will continue monitoring.







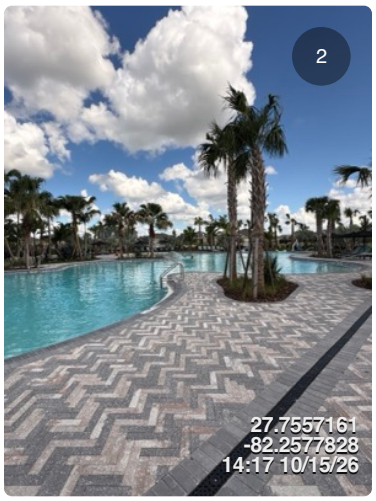
Items 8 - Amenity Center

Assigned To: Cornerstone

Pool is blue and operational. Landscape is in generally good condition. Palm fronds are beginning to turn.

- Plan for palm pruning event.













Gary Hawkins 8:53 AM

Pruning palms that are experiencing transplant shock will only increase the stress on the palms they need to be established prior to pruning.

Items 9 - Shelley Ln. Entrance

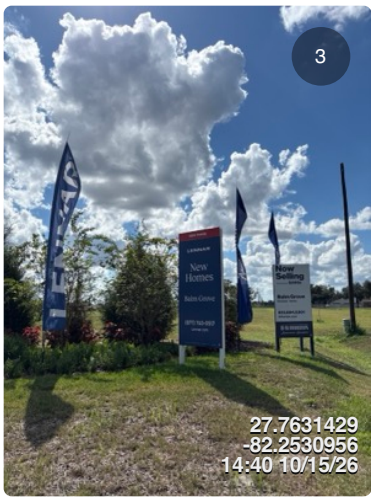
Assigned To: Cornerstone

Frontage landscape is in generally good condition. Sale's signage is visible from all sides of the road.

- Continue working with management to finalize plant and turf replacement proposals.













Gary Hawkins 8:55 AM

proposals provided for all landscape and plant material awaiting approval.

GARY

Cornerstone

COMMERCIAL PROPERTY APPLICATION EVALUATION

DATE: 10-1-26
TIME IN:
TIME OUT:
PROPERTY: Balm Grove
ADDRESS:
CITY:

FERTILIZATION & PEST CONTROL

TURF

	POOR	SATISFACTORY	EXCELLENT
COLOR:	✓		
DENSITY:		✓	
	NONE	ACTIVE	TREATED
INSECT ACTIVITY:	✓		

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

	NONE	ACTIVE	TREATED
DISEASES:			

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

	HEAVY	SLIGHT	CONTROLLED
WEEDS:			

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

COMMENTS:

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

SHRUBS

	POOR	SATISFACTORY	EXCELLENT
COLOR:		✓	
DENSITY:		✓	
	NONE	ACTIVE	TREATED
INSECT ACTIVITY:			

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

	NONE	ACTIVE	TREATED
DISEASES:			

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

OTHER FINDINGS: Turf color inconsistant

IRRIGATION:	ADEQUATE	WET	DRY

RECOMMENDATIONS: Some areas wet due to rain

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	✓	24-2-11 LBS 1.5/1000		SPECIALTY PALM DRENCH
✓	MANOR		HORT OIL		16-0-8 LBS		ROOT ZONE DRENCH
✓	BLINDSIDE Quicksilver		ACEPHATE		20-0-10 ATRAZINE LBS		ARBOR JET TREE INJECTION
	BASAGRAN		CUPRO	✓	8-10-10 LBS Shrubs		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: Applied 24-2-11 at 1.5/1000 & 8-10-10 applied to ornamentals no active insects at this time. preventative insect control applied to turf and ornamentals. Heavy weeds in areas and treated

TECHNICIAN: Matt DATE: 10-1-26 TIME:

MAKING LAND BEAUTIFUL

West

Cornerstone Irrigation Inspection Sheet

Cornerstone

Cornerstone

Job Name: PalmGrove

Controller:

Date: 10-1-26

Technician: Nelson

Program	Water Days	Start
A	(M) T W (T) F S S	5:30A
B	M (T) W T F S S	6Am
C	M T W (T) F S S	6pm
D	M T (W) T F S S	10pm
E	(M) T W T F S S	8pm
F	M T W T F S S	
G	M T W T F S S	
H	M T W T F S S	
I	M T W T F S S	
J	M T W T F S S	

Potable (Well) Reclaimed Pond

Meter Size: 3/4" 1" 1.5" (2") 3" 4"

Controller Working (Y) / N

Rain Sensor Working (Y) / N

Errors On Clock Y / (N)

Zones	Program	Run Times	Zone Type	Raise / Lower	6" Spray	12" Spray	Nozzle	Rotor	Drip Break	Lateral Break	Solenoid	Bubbler
St. 1		20	S				1					
St. 2		20	S									
St. 3		15	B									
St. 4		20	S									
St. 5		20	S		1		1					
St. 6		20	S									
St. 7		3 15	B									
St. 8		20	S									
St. 9		45	D									
St. 10		20	S									
St. 11		45	D									
St. 12		20	S									
St. 13		20	S									
St. 14		45	D									
St. 15		20	S									
St. 16		45	R									
St. 17		15	B									
St. 18		15	B									
St. 19		20	S									
St. 20		20	S									

Comments

West

Cornerstone Irrigation Inspection Sheet

Cornerstone

Cornerstone

Job Name: Balm Grove

Controller:

Date:

Technician: Nelson

Program	Water Days	Start
A	M T W T F S S	
B	M T W T F S S	
C	M T W T F S S	
D	M T W T F S S	
E	M T W T F S S	
F	M T W T F S S	
G	M T W T F S S	
H	M T W T F S S	
I	M T W T F S S	
J	M T W T F S S	

Potable Well Reclaimed Pond

Meter Size: 3/4" 1" 1.5" 2" 3" 4"

Controller Working Y / N

Rain Sensor Working Y / N

Errors On Clock Y / N

Zones	Program	Run Times	Zone Type	Raise / Lower	6" Spray	12" Spray	Nozzle	Rotor	Drip Break	Lateral Break	Solenoid	Bubbler
St. 21		15	B									
St. 22		20	S									
St. 23		20	S									
St. 24		20	S									
St. 25		20	S									
St. 26		20	S									
St. 27		20	S									
St. 28		20	S									
St. 29		20	S									
St. 30		15	B									
St. 31		45	D						1			
St. 32		20	S									
St. 33		45	D									
St. 34		20	S									
St. 35		20	S									
St. 36		20	S									
St. 37		45	D									
St. 38		20	S									
St. 39		20	S									
St. 40		45	D									

Comments

West

Cornerstone Irrigation Inspection Sheet

Cornerstone

Cornerstone

Job Name: Palm Grove
Controller:
Date:
Technician:

Program	Water Days	Start
A	M T W T F S S	
B	M T W T F S S	
C	M T W T F S S	
D	M T W T F S S	
E	M T W T F S S	
F	M T W T F S S	
G	M T W T F S S	
H	M T W T F S S	
I	M T W T F S S	
J	M T W T F S S	

Potable Well Reclaimed Pond

Meter Size: 3/4" 1" 1.5" 2" 3" 4"

Controller Working Y / N

Rain Sensor Working Y / N

Errors On Clock Y / N

Zones	Program	Run Times	Zone Type	Raise / Lower	6" Spray	12" Spray	Nozzle	Rotor	Drip Break	Lateral Break	Solenoid	Bubbler
St. 41		30	R									
St. 42		30	R									
St. 43		30	R									
St. 44		20	S		1		1					
St. 45		30	R									
St. 46		30	R									
St. 47		10	B									
St. 48		30	R									
St. 49		45	D									
St. 50		30	R									
St. 51		30	R									
St. 52		30	R									
St. 53		20	S									
St. 54		20	S									
St.												
St.												
St.												
St.												
St.												
St.												

Comments

Eco-Logic Services
Environmental Consulting and Management Services

Lake Maintenance Service Report

Date: Thursday, October 15, 2026

Lead Technician: Gabriel Pacheco

Site Name: Balm Grove

Lakes Serviced:

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

Notes:
Couldn't treat sa sw due to construction treated dollar weed torpgrass alge and slender spike rush

Eco-Logic Services
Environmental Consulting and Management Services

Lake Maintenance Service Report

Date: Monday, October 5, 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		✓							
2a		✓							
2b		✓							
2b-s		✓							
2c		✓							
F1		✓							
3b		✓							
Nw		✓							
3a	✓	✓	✓						
Ne-b		✓							
Ne-a		✓							

Notes:

Torpedo grass and slender spike rush throughout site. Water levels normal