

*Hunt Club Grove
Community Development District*

Meeting Agenda

August 13, 2024

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 6, 2024

Board of Supervisors Meeting

Hunt Club Grove Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Hunt Club Grove Community Development District** will be held on **Tuesday, August 13, 2024, at 9:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850**

Zoom Video Link: <https://us06web.zoom.us/j/83655245822>

Call-In Information: 1-646-876-9923

Meeting ID: 836 5524 5822

Following is the advance agenda for the meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Review of Proposals and Tally of Audit Committee Members Rankings
 - A. DiBartolomeo, McBee, Hartley & Barnes
 - B. Grau & Associates
4. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the May 14, 2024 Board of Supervisor Meeting & Audit Committee Meeting
4. Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award
5. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

¹ Comments will be limited to three (3) minutes

- i. Consideration of Resolution 2024-40 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2024-41 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2024-42 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
7. Consideration of the Adoption of Goals and Objectives for the District
8. Ratification of Notice of Public Financing
9. Ratification of Uniform Collection Agreement with Polk County Tax Collector
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Requests #6 through #8
 - ii. Presentation of Funding Request #9
 - iii. Balance Sheet & Income Statement
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

Audit Committee Meeting

SECTION III

SECTION A

Hunt Club Grove Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833

591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952

Contact:

Jim Hartley, CPA
Principal

TABLE OF CONTENTS

Letter of Transmittal

Professional Qualifications

➤ Professional Staff Resources	1-2
➤ Current and Near Future Workload.....	2
➤ Identification of Audit Team	2
➤ Resumes	3-6
➤ Governmental Audit Experience	7

Additional Data

➤ Procedures for Ensuring Quality Control & Confidentiality	8
➤ Independence	8-9
➤ Computer Auditing Capabilities.....	10
➤ Contracts of Similar Nature	11

Technical Approach

➤ Agreement to Meet or Exceed the Performance Specifications.....	12
➤ Tentative Audit Schedule	13
➤ Description of Audit Approach	14-16
➤ Proposed Audit Fee.....	17

Hunt Club Grove
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Hunt Club Grove Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Member AICPA

Member AICPA Division for CPA Firms
Private Company Practice Section

Member AICPA

WWW.DMHBPCPA.NET

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Theresa Goldstein - Senior (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Theresa Goldstein

Supervisor – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Theresa has over 25 years of public accounting experience and would serve as the supervisor for the Constitutional Officers. Her experience and training include:

- 25 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Theresa has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Theresa currently provides internal audit and consulting services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Engagements include City of Port St. Lucie, St. Lucie County Fire District, Town of Sewall’s Point, Town of Jupiter Island, Multiple CDD audits, Tradition CDD #1-10, Southern Groves CDD #1-6 and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Finance – University of Central Florida
- Masters of Business Administration with concentration in Accounting – Bryant College

Professional Affiliations

- Associate Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Hunt Club Grove Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Hunt Club Grove Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE FOR EACH YEAR OF THE FIVE YEARS

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Hunt Club Grove Community Development District for the five years as follows:

September 30, 2024	\$ 2,850
September 30, 2025	\$ 2,950
September 30, 2026	\$ 3,150
September 30, 2027	\$ 3,250
September 30, 2028	\$ 3,350

In years of new debt issuance fees may be adjusted based on review with management.

SECTION B



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: June 17, 2024
5:00PM

Submitted to:

Hunt Club Grove
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Table of Contents	Page
EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

June 17, 2024

Hunt Club Grove Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Hunt Club Grove Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

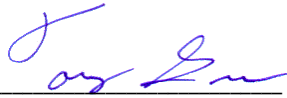
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



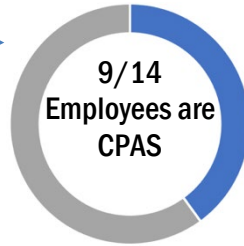
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



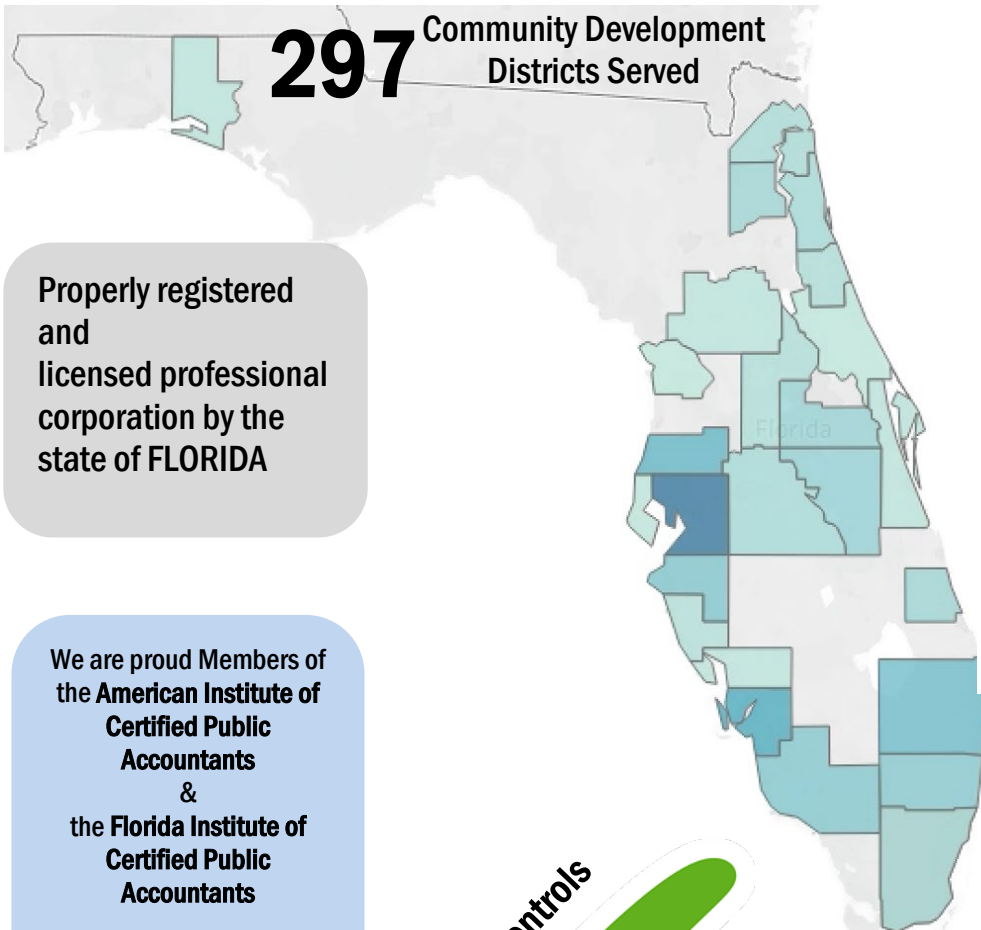
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

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

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

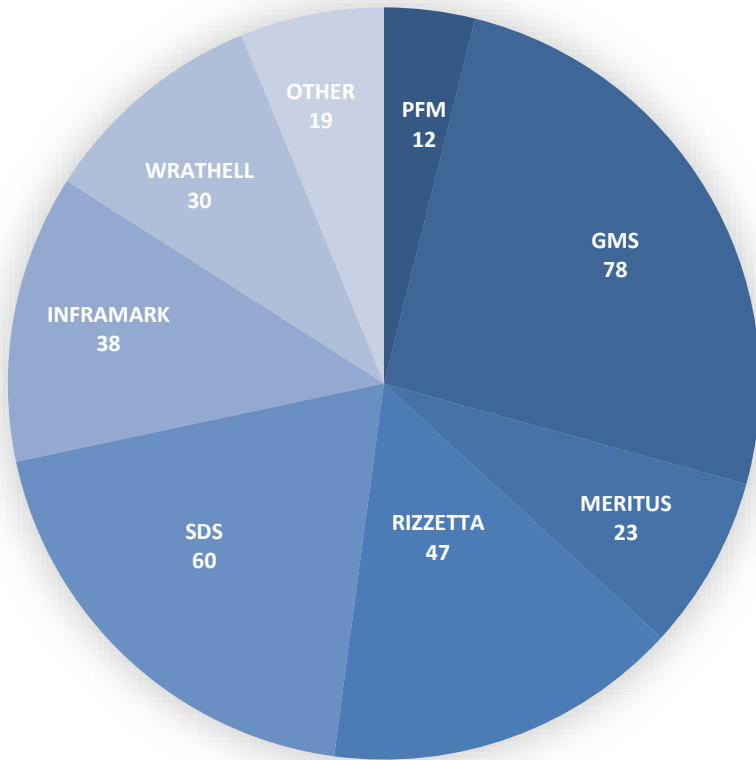
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

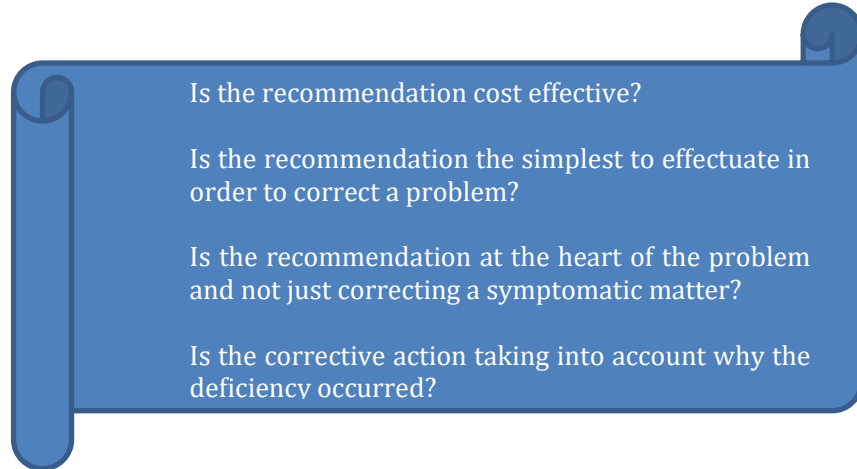
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3,100
2025	\$3,200
2026	\$3,300
2027	\$3,400
2028	<u>\$3,500</u>
TOTAL (2024-2028)	<u>\$16,500</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing **Hunt Club Grove Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Hunt Club Grove CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes					2024- \$2,850 2025- \$2,950 2026- \$3,150 2027- \$3,250 2028- \$3,350		
Grau & Associates					2024- \$3,100 2025- \$3,200 2026- \$3,300 2027- \$3,400 2028- \$3,500		

Board of
Supervisors
Meeting

MINUTES

**MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held Tuesday, **May 14, 2024** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida and via Zoom.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin <i>by Zoom</i>	Vice Chairman
Kayla Word	Assistant Secretary
Brent Kewley	Assistant Secretary
Barry Richard <i>joined late</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Tricia Adams	District Manager, GMS
Robert Walker <i>by Zoom</i>	District Engineer, Dave Schmitt Engineering
Nika Hosseini	District Counsel, Cobb Cole
Steve Sanford	Bond Counsel, Greenberg Traurig
Michelle Dudley	Lennar

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 9:31 a.m. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting or attending via Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 12, 2023 Landowners' Meeting and Board of Supervisors Meeting

Ms. Adams presented the minutes from the December 12, 2023, Landowners' Meeting and Board of Supervisors Meeting. She asked for any comments, questions, or corrections. Mr. Morgan stated they all look good and the Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the December 12, 2023 Landowners' Meeting and Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of First Supplemental Engineer's Report dated May 14, 2024

A. Public Hearing on the Imposition of Special Assessments

Mr. Walker stated not a lot has changed in this report. There is a table of all the permits that have been acquired and active. This is Phase 1 North only. There are 227 single family 40 ft lots and 107 single family 50 ft lots for a total of 334 lots. Mr. Morgan asked Mr. Walker about a map outlining the area that the issuance is going to cover as well as a legal description. Ms. Hosseini noted it may be included in the Master Engineer's Report but will check that. Mr. Walker stated the estimated cost is \$8,613,452 for Phase 1. There is a contingency of 10% which would be \$722,000 of that.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the First Supplemental Engineer's Report dated May 14, 2024, was approved in substantial form.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Preliminary Supplemental Assessment Methodology for Assessment Area One dated May 14, 2024

Ms. Adams stated this assessment report is included on page 26 of the agenda. This takes the Capital Improvement Plan that the Board members reviewed with all of the eligible improvements for Assessment Area One and then divides them fairly and proportionally throughout the units that will benefit from the improvements. She reviewed the tables from the Supplemental Assessment Methodology for Assessment Area One starting on page 35 of the agenda. Mr. Morgan noted everything needs to be conveyed as fast as possible to the District so the funds don't sit. Ms. Hosseini stated they need to go out and review what is complete.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Preliminary Supplemental Assessment Methodology for

Assessment Area One dated May 14, 2024, was approved in substantial form.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-38
Delegation Resolution (Series 2024 Bonds,
Assessment Area One)**

Mr. Sanford noted this is a Delegation Resolution to set forth certain parameters by the Board and when it comes time to market the bonds and we are within those parameters the Chair or Vice Chair is authorized to sign the bond purchase contract. The parameters include authorizing a principal amount of not exceeding \$7.5M but that does not bind the Board to issue that amount of bonds. This is the maximum amount of bonds that can be issued. The interest rate can't exceed the maximum rate permitted under Florida law. The term of the bonds is 30 years not counting any capitalized interest period. If the compensation to the underwrite is 98%, meaning they buy the bonds from the District at a discount and then turn around and sell the bonds at par and that differential is the compensation paid to the underwriter. If any of that were to change, they would have to come back. He reviewed the exhibits including the Bond Purchase Contract, Preliminary Offering Memorandum, Continuing Disclosure Agreement, and First Supplemental. He would like to have the Board reapprove the First Supplemental Trust Indenture. Once the bonds are sold, this document would be finalized with the interest rates, redemption provisions and sources and uses. This resolution also authorizes changes to the Engineer's Report or the Methodology Report in connection with the marketing of the bonds without a special meeting. He asked for a motion to adopt Resolution 2024-38.

**Mr. Bichard joined the meeting at this time.*

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2024-38 Delegation Resolution (Series 2024 Bonds, Assessment Area One), was approved.

**Mr. Bonin joined the meeting at this time.*

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-39
Approving the Proposed Fiscal Year
2024/2025 Budget (Suggested Date:
August 13, 2024), Declaring Special**

Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Adams stated approval of this resolution will approve the proposed budget and declare operations and maintenance assessments for Assessment Area One. It sets the public hearing for the regular meeting date on August 13, 2024 at 9:30 a.m. at Lake Alfred Public library. It also allows for transmission of the budget to Polk County and City of Lake Wales as well as the publication of the budget on the website and in a newspaper of general circulation in accordance with Florida Statute. Attached to the resolution is a copy of the proposed budget for FY25. They are anticipating both on-roll assessments that will be collected with the tax roll as well as direct assessments. She noted 334 platted units are anticipated to be assessed through the property tax bill and 778 direct assessments. They are planning to notice the Assessment Area at \$1,202.96 but anticipate that actual number coming down before the budget is adopted. Ms. Adams noted they will confirm the total number of planned units or assessable units that should be included with the FY25 budget.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-39 Approving the Proposed Fiscal Year 2024/2025 Budget (August 13, 2024) Budget Declaring Special Assessments, and Setting the Public Hearings on the Adoption of Fiscal Year 2024/2025 and the Imposition of Operation and Maintenance Assessments, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of 2024 Non-Ad Valorem Contract with Polk County Property Appraiser

Ms. Adams stated this is to collect the CDD fees on the tax bill.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the 2024 Non-Ad Valorem Contract with Polk County Property Appraiser, was ratified.

NINTH ORDER OF BUSINESS

Appointment of Audit Committee

Ms. Adams stated the CDD is required to undergo an annual independent audit. Typically, the Board appoints themselves as the Audit Committee.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Appointment of Board of Supervisors as the Audit Committee, was approved.

TENTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Ms. Hosseini had nothing further to report.

B. Engineer

Mr. Walker had nothing to report.

C. District Manager

i. Ratification of Funding Requests #2 through #5

Ms. Adams asked for ratification of Funding Requests #2 through #5. These are included in the agenda packet starting on page 257.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Funding Requests #2 through #5, were ratified.

ii. Balance Sheet & Income Statement

Ms. Adams noted these are the unaudited financials through the end of March. This is for the current fiscal year which is developer contributions.

iii. Presentation of Number of Registered Voters – 0

Ms. Adams stated there are zero registered voters in the CDD.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Hunt Club Grove Community Development District was held Tuesday, **May 14, 2024** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida and via Zoom.

Present and constituting a quorum:

Adam Morgan
Rob Bonin *by Zoom*
Kayla Word
Barry Bichard
Brent Kewley

Also present were:

Jill Burns	District Manager, GMS
Tricia Adams	District Manager, GMS
Robert Walker <i>by Zoom</i>	
Nika Hosseini	
Steve Sanford	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Four Board members were present constituting a quorum. Mr. Bonin joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Audit Services

- A. Approval of Request for Proposals and Selection Criteria**
- B. Approval of Notice of Request for Proposals for Audit Services**
- C. Public Announcement of Opportunity to Provide Audit Services**

Ms. Adams noted Board members are required to approve the request for proposals and solicitation criteria as well as approving the notice and announcement of the opportunity to provide audit services.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Request for Proposals and Selection Criteria, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Adams asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2024-40

THE ANNUAL APPROPRIATION RESOLUTION OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Hunt Club Grove Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hunt Club Grove Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2025

Hunt Club Grove
Community Development District

Proposed Budget
FY2025



Table of Contents

1	<hr/>	General Fund
2-4	<hr/>	General Fund Narrative
5	<hr/>	Series 2024 Debt Service Fund
6-7	<hr/>	Series 2024 Amortization Schedule

Hunt Club Grove
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 288,662
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 91,106
Developer Contributions	\$ 176,850	\$ 71,753	\$ 14,843	\$ 86,596	\$ -
Total Revenues	\$ 176,850	\$ 71,753	\$ 14,843	\$ 86,596	\$ 379,768

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 3,600	\$ 3,000	\$ 6,600	\$ 12,000
FICA Expenditures	\$ -	\$ 275	\$ 230	\$ 505	\$ 918
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ -	\$ 6,250	\$ 6,250	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage Rebate	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination Agent	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 3,600
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 2,650	\$ 300	\$ 2,950	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 144	\$ 250	\$ 394	\$ 1,000
Insurance	\$ 5,000	\$ 3,740	\$ -	\$ 3,740	\$ 5,000
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Legal Advertising	\$ 10,000	\$ 18,776	\$ 1,000	\$ 19,776	\$ 10,000
Other Current Charges	\$ 5,000	\$ 179	\$ 179	\$ 358	\$ 5,000
Office Supplies	\$ 625	\$ 11	\$ 11	\$ 23	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 200	\$ -	\$ 200	\$ 175
Subtotal General & Administrative:	\$ 126,850	\$ 60,926	\$ 25,670	\$ 86,596	\$ 139,268

Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Subtotal Field Expenditures:	\$ 50,000	\$ -	\$ -	\$ -	\$ 240,500

Total Expenditures	\$ 176,850	\$ 60,926	\$ 25,670	\$ 86,596	\$ 379,768
---------------------------	-------------------	------------------	------------------	------------------	-------------------

Excess Revenues/(Expenditures)	\$ -	\$ 10,827	\$ (10,827)	\$ -	\$ -
---------------------------------------	-------------	------------------	--------------------	-------------	-------------

Net Assessments	\$ 379,768
Add: Discounts & Collections 7%	\$ 28,585
Gross Assessments	\$ 408,353

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Assessments - On Roll [Platted]	334	\$ 288,662	\$ 864.26	\$ 929.31
Assessments - Direct [Unplatted]	778	\$ 91,106	\$ 117.10	\$ 125.92
	1112	\$ 379,768		

Hunt Club Grove

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Dave Schmitt Engineering, Inc., will provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Cobb & Cole, will provide general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Hunt Club Grove Community Development District General Fund Narrative

Management Fees

The District will receive Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Hunt Club Grove Community Development District General Fund Narrative

Operations & Maintenance:

Field Expenditures:

Property Insurance

The District's estimated property insurance coverages.

Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the estimated cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents estimated electric charges of common areas throughout the District.

Lake Maintenance

Represents the estimated costs to maintain the lakes within the District's boundaries.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Hunt Club Grove
Community Development District
Proposed Budget
Series 2024 Debt Service Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 391,793
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 146,952
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 538,745
Expenditures					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 146,952
Principal - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Interest - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 155,596
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 382,548
<i>Other Financing Sources/Uses</i>					
Bond Proceeds	\$ -	\$ 342,848	\$ -	\$ 342,848	\$ -
Total Other Financing Sources/Uses	\$ -	\$ 342,848	\$ -	\$ 342,848	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 342,848	\$ -	\$ 342,848	\$ 156,196

Interest Expense 12/15/25 \$ 153,656

Product	Assessable Units	Debt Service	Per Unit	Assessment Per
Single Family 40	227	\$ 246,533	\$1,086	\$1,168
Single Family 50	107	\$ 145,259	\$1,358	\$1,460
	334	\$ 391,793		

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/24	\$ 5,715,000.00	\$ -	\$ 146,952.01	\$ 146,952.01
06/15/25	\$ 5,715,000.00	\$ 80,000.00	\$ 155,596.25	\$ -
12/15/25	\$ 5,635,000.00	\$ -	\$ 153,656.25	\$ 389,252.50
06/15/26	\$ 5,635,000.00	\$ 85,000.00	\$ 153,656.25	\$ -
12/15/26	\$ 5,550,000.00	\$ -	\$ 151,595.00	\$ 390,251.25
06/15/27	\$ 5,550,000.00	\$ 90,000.00	\$ 151,595.00	\$ -
12/15/27	\$ 5,460,000.00	\$ -	\$ 149,412.50	\$ 391,007.50
06/15/28	\$ 5,460,000.00	\$ 95,000.00	\$ 149,412.50	\$ -
12/15/28	\$ 5,365,000.00	\$ -	\$ 147,108.75	\$ 391,521.25
06/15/29	\$ 5,365,000.00	\$ 100,000.00	\$ 147,108.75	\$ -
12/15/29	\$ 5,265,000.00	\$ -	\$ 144,683.75	\$ 391,792.50
06/15/30	\$ 5,265,000.00	\$ 100,000.00	\$ 144,683.75	\$ -
12/15/30	\$ 5,165,000.00	\$ -	\$ 142,258.75	\$ 386,942.50
06/15/31	\$ 5,165,000.00	\$ 105,000.00	\$ 142,258.75	\$ -
12/15/31	\$ 5,060,000.00	\$ -	\$ 139,712.50	\$ 386,971.25
06/15/32	\$ 5,060,000.00	\$ 115,000.00	\$ 139,712.50	\$ -
12/15/32	\$ 4,945,000.00	\$ -	\$ 136,621.88	\$ 391,334.38
06/15/33	\$ 4,945,000.00	\$ 120,000.00	\$ 136,621.88	\$ -
12/15/33	\$ 4,825,000.00	\$ -	\$ 133,396.88	\$ 390,018.76
06/15/34	\$ 4,825,000.00	\$ 125,000.00	\$ 133,396.88	\$ -
12/15/34	\$ 4,700,000.00	\$ -	\$ 130,037.50	\$ 388,434.38
06/15/35	\$ 4,700,000.00	\$ 135,000.00	\$ 130,037.50	\$ -
12/15/35	\$ 4,565,000.00	\$ -	\$ 126,409.38	\$ 391,446.88
06/15/36	\$ 4,565,000.00	\$ 140,000.00	\$ 126,409.38	\$ -
12/15/36	\$ 4,425,000.00	\$ -	\$ 122,646.88	\$ 389,056.26
06/15/37	\$ 4,425,000.00	\$ 150,000.00	\$ 122,646.88	\$ -
12/15/37	\$ 4,275,000.00	\$ -	\$ 118,615.63	\$ 391,262.51
06/15/38	\$ 4,275,000.00	\$ 155,000.00	\$ 118,615.63	\$ -
12/15/38	\$ 4,120,000.00	\$ -	\$ 114,450.00	\$ 388,065.63
06/15/39	\$ 4,120,000.00	\$ 165,000.00	\$ 114,450.00	\$ -
12/15/39	\$ 3,955,000.00	\$ -	\$ 110,015.63	\$ 389,465.63
06/15/40	\$ 3,955,000.00	\$ 175,000.00	\$ 110,015.63	\$ -
12/15/40	\$ 3,780,000.00	\$ -	\$ 105,312.50	\$ 390,328.13
06/15/41	\$ 3,780,000.00	\$ 185,000.00	\$ 105,312.50	\$ -
12/15/41	\$ 3,595,000.00	\$ -	\$ 100,340.63	\$ 390,653.13
06/15/42	\$ 3,595,000.00	\$ 195,000.00	\$ 100,340.63	\$ -
12/15/42	\$ 3,400,000.00	\$ -	\$ 95,100.00	\$ 390,440.63
06/15/43	\$ 3,400,000.00	\$ 205,000.00	\$ 95,100.00	\$ -
12/15/43	\$ 3,195,000.00	\$ -	\$ 89,590.63	\$ 389,690.63
06/15/44	\$ 3,195,000.00	\$ 215,000.00	\$ 89,590.63	\$ -
12/15/44	\$ 2,980,000.00	\$ -	\$ 83,812.50	\$ 388,403.13
06/15/45	\$ 2,980,000.00	\$ 230,000.00	\$ 83,812.50	\$ -
12/15/45	\$ 2,750,000.00	\$ -	\$ 77,343.75	\$ 391,156.25
06/15/46	\$ 2,750,000.00	\$ 240,000.00	\$ 77,343.75	\$ -

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/46	\$ 2,510,000.00	\$ -	\$ 70,593.75	\$ 387,937.50
06/15/47	\$ 2,510,000.00	\$ 255,000.00	\$ 70,593.75	\$ -
12/15/47	\$ 2,255,000.00	\$ -	\$ 63,421.88	\$ 389,015.63
06/15/48	\$ 2,255,000.00	\$ 270,000.00	\$ 63,421.88	\$ -
12/15/48	\$ 1,985,000.00	\$ -	\$ 55,828.13	\$ 389,250.01
06/12/49	\$ 1,985,000.00	\$ 285,000.00	\$ 55,828.13	\$ -
12/15/49	\$ 1,700,000.00	\$ -	\$ 47,812.50	\$ 388,640.63
06/15/50	\$ 1,700,000.00	\$ 300,000.00	\$ 47,812.50	\$ -
12/15/50	\$ 1,400,000.00	\$ -	\$ 39,375.00	\$ 387,187.50
06/15/51	\$ 1,400,000.00	\$ 320,000.00	\$ 39,375.00	\$ -
12/15/51	\$ 1,080,000.00	\$ -	\$ 30,375.00	\$ 389,750.00
06/15/52	\$ 1,080,000.00	\$ 340,000.00	\$ 30,375.00	\$ -
12/15/52	\$ 740,000.00	\$ -	\$ 20,812.50	\$ 391,187.50
06/12/53	\$ 740,000.00	\$ 360,000.00	\$ 20,812.50	\$ -
12/15/53	\$ 380,000.00	\$ -	\$ 10,687.50	\$ 391,500.00
06/12/54	\$ 380,000.00	\$ 380,000.00	\$ 10,687.50	\$ -
12/15/54	\$ -	\$ -	\$ -	\$ 390,687.50
		\$ 5,715,000.00	\$ 6,124,603.36	\$ 11,839,603.36

SECTION B

SECTION 1

RESOLUTION 2024-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in

full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Hunt Club Grove
Community Development District

Proposed Budget
FY2025



Table of Contents

1	<hr/>	General Fund
2-4	<hr/>	General Fund Narrative
5	<hr/>	Series 2024 Debt Service Fund
6-7	<hr/>	Series 2024 Amortization Schedule

Hunt Club Grove
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 288,662
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 91,106
Developer Contributions	\$ 176,850	\$ 71,753	\$ 14,843	\$ 86,596	\$ -
Total Revenues	\$ 176,850	\$ 71,753	\$ 14,843	\$ 86,596	\$ 379,768

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 3,600	\$ 3,000	\$ 6,600	\$ 12,000
FICA Expenditures	\$ -	\$ 275	\$ 230	\$ 505	\$ 918
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ -	\$ 6,250	\$ 6,250	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage Rebate	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination Agent	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 3,600
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 2,650	\$ 300	\$ 2,950	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 144	\$ 250	\$ 394	\$ 1,000
Insurance	\$ 5,000	\$ 3,740	\$ -	\$ 3,740	\$ 5,000
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Legal Advertising	\$ 10,000	\$ 18,776	\$ 1,000	\$ 19,776	\$ 10,000
Other Current Charges	\$ 5,000	\$ 179	\$ 179	\$ 358	\$ 5,000
Office Supplies	\$ 625	\$ 11	\$ 11	\$ 23	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 200	\$ -	\$ 200	\$ 175
Subtotal General & Administrative:	\$ 126,850	\$ 60,926	\$ 25,670	\$ 86,596	\$ 139,268

Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Subtotal Field Expenditures:	\$ 50,000	\$ -	\$ -	\$ -	\$ 240,500

Total Expenditures	\$ 176,850	\$ 60,926	\$ 25,670	\$ 86,596	\$ 379,768
---------------------------	-------------------	------------------	------------------	------------------	-------------------

Excess Revenues/(Expenditures)	\$ -	\$ 10,827	\$ (10,827)	\$ -	\$ -
---------------------------------------	-------------	------------------	--------------------	-------------	-------------

Net Assessments	\$ 379,768
Add: Discounts & Collections 7%	\$ 28,585
Gross Assessments	\$ 408,353

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Assessments - On Roll [Platted]	334	\$ 288,662	\$ 864.26	\$ 929.31
Assessments - Direct [Unplatted]	778	\$ 91,106	\$ 117.10	\$ 125.92
	1112	\$ 379,768		

Hunt Club Grove

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Dave Schmitt Engineering, Inc., will provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Cobb & Cole, will provide general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Hunt Club Grove

Community Development District

General Fund Narrative

Management Fees

The District will receive Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Hunt Club Grove Community Development District General Fund Narrative

Operations & Maintenance:

Field Expenditures:

Property Insurance

The District's estimated property insurance coverages.

Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the estimated cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents estimated electric charges of common areas throughout the District.

Lake Maintenance

Represents the estimated costs to maintain the lakes within the District's boundaries.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Hunt Club Grove
Community Development District
Proposed Budget
Series 2024 Debt Service Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 391,793
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 146,952
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 538,745
Expenditures					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 146,952
Principal - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Interest - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 155,596
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 382,548
<i>Other Financing Sources/Uses</i>					
Bond Proceeds	\$ -	\$ 342,848	\$ -	\$ 342,848	\$ -
Total Other Financing Sources/Uses	\$ -	\$ 342,848	\$ -	\$ 342,848	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 342,848	\$ -	\$ 342,848	\$ 156,196

Interest Expense 12/15/25 \$ 153,656

Product	Assessable Units	Debt Service	Per Unit	Assessment Per
Single Family 40	227	\$ 246,533	\$1,086	\$1,168
Single Family 50	107	\$ 145,259	\$1,358	\$1,460
	334	\$ 391,793		

Hunt Club Grove
Community Development District
 Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/24	\$ 5,715,000.00	\$ -	\$ 146,952.01	\$ 146,952.01
06/15/25	\$ 5,715,000.00	\$ 80,000.00	\$ 155,596.25	\$ -
12/15/25	\$ 5,635,000.00	\$ -	\$ 153,656.25	\$ 389,252.50
06/15/26	\$ 5,635,000.00	\$ 85,000.00	\$ 153,656.25	\$ -
12/15/26	\$ 5,550,000.00	\$ -	\$ 151,595.00	\$ 390,251.25
06/15/27	\$ 5,550,000.00	\$ 90,000.00	\$ 151,595.00	\$ -
12/15/27	\$ 5,460,000.00	\$ -	\$ 149,412.50	\$ 391,007.50
06/15/28	\$ 5,460,000.00	\$ 95,000.00	\$ 149,412.50	\$ -
12/15/28	\$ 5,365,000.00	\$ -	\$ 147,108.75	\$ 391,521.25
06/15/29	\$ 5,365,000.00	\$ 100,000.00	\$ 147,108.75	\$ -
12/15/29	\$ 5,265,000.00	\$ -	\$ 144,683.75	\$ 391,792.50
06/15/30	\$ 5,265,000.00	\$ 100,000.00	\$ 144,683.75	\$ -
12/15/30	\$ 5,165,000.00	\$ -	\$ 142,258.75	\$ 386,942.50
06/15/31	\$ 5,165,000.00	\$ 105,000.00	\$ 142,258.75	\$ -
12/15/31	\$ 5,060,000.00	\$ -	\$ 139,712.50	\$ 386,971.25
06/15/32	\$ 5,060,000.00	\$ 115,000.00	\$ 139,712.50	\$ -
12/15/32	\$ 4,945,000.00	\$ -	\$ 136,621.88	\$ 391,334.38
06/15/33	\$ 4,945,000.00	\$ 120,000.00	\$ 136,621.88	\$ -
12/15/33	\$ 4,825,000.00	\$ -	\$ 133,396.88	\$ 390,018.76
06/15/34	\$ 4,825,000.00	\$ 125,000.00	\$ 133,396.88	\$ -
12/15/34	\$ 4,700,000.00	\$ -	\$ 130,037.50	\$ 388,434.38
06/15/35	\$ 4,700,000.00	\$ 135,000.00	\$ 130,037.50	\$ -
12/15/35	\$ 4,565,000.00	\$ -	\$ 126,409.38	\$ 391,446.88
06/15/36	\$ 4,565,000.00	\$ 140,000.00	\$ 126,409.38	\$ -
12/15/36	\$ 4,425,000.00	\$ -	\$ 122,646.88	\$ 389,056.26
06/15/37	\$ 4,425,000.00	\$ 150,000.00	\$ 122,646.88	\$ -
12/15/37	\$ 4,275,000.00	\$ -	\$ 118,615.63	\$ 391,262.51
06/15/38	\$ 4,275,000.00	\$ 155,000.00	\$ 118,615.63	\$ -
12/15/38	\$ 4,120,000.00	\$ -	\$ 114,450.00	\$ 388,065.63
06/15/39	\$ 4,120,000.00	\$ 165,000.00	\$ 114,450.00	\$ -
12/15/39	\$ 3,955,000.00	\$ -	\$ 110,015.63	\$ 389,465.63
06/15/40	\$ 3,955,000.00	\$ 175,000.00	\$ 110,015.63	\$ -
12/15/40	\$ 3,780,000.00	\$ -	\$ 105,312.50	\$ 390,328.13
06/15/41	\$ 3,780,000.00	\$ 185,000.00	\$ 105,312.50	\$ -
12/15/41	\$ 3,595,000.00	\$ -	\$ 100,340.63	\$ 390,653.13
06/15/42	\$ 3,595,000.00	\$ 195,000.00	\$ 100,340.63	\$ -
12/15/42	\$ 3,400,000.00	\$ -	\$ 95,100.00	\$ 390,440.63
06/15/43	\$ 3,400,000.00	\$ 205,000.00	\$ 95,100.00	\$ -
12/15/43	\$ 3,195,000.00	\$ -	\$ 89,590.63	\$ 389,690.63
06/15/44	\$ 3,195,000.00	\$ 215,000.00	\$ 89,590.63	\$ -
12/15/44	\$ 2,980,000.00	\$ -	\$ 83,812.50	\$ 388,403.13
06/15/45	\$ 2,980,000.00	\$ 230,000.00	\$ 83,812.50	\$ -
12/15/45	\$ 2,750,000.00	\$ -	\$ 77,343.75	\$ 391,156.25
06/15/46	\$ 2,750,000.00	\$ 240,000.00	\$ 77,343.75	\$ -

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/46	\$ 2,510,000.00	\$ -	\$ 70,593.75	\$ 387,937.50
06/15/47	\$ 2,510,000.00	\$ 255,000.00	\$ 70,593.75	\$ -
12/15/47	\$ 2,255,000.00	\$ -	\$ 63,421.88	\$ 389,015.63
06/15/48	\$ 2,255,000.00	\$ 270,000.00	\$ 63,421.88	\$ -
12/15/48	\$ 1,985,000.00	\$ -	\$ 55,828.13	\$ 389,250.01
06/12/49	\$ 1,985,000.00	\$ 285,000.00	\$ 55,828.13	\$ -
12/15/49	\$ 1,700,000.00	\$ -	\$ 47,812.50	\$ 388,640.63
06/15/50	\$ 1,700,000.00	\$ 300,000.00	\$ 47,812.50	\$ -
12/15/50	\$ 1,400,000.00	\$ -	\$ 39,375.00	\$ 387,187.50
06/15/51	\$ 1,400,000.00	\$ 320,000.00	\$ 39,375.00	\$ -
12/15/51	\$ 1,080,000.00	\$ -	\$ 30,375.00	\$ 389,750.00
06/15/52	\$ 1,080,000.00	\$ 340,000.00	\$ 30,375.00	\$ -
12/15/52	\$ 740,000.00	\$ -	\$ 20,812.50	\$ 391,187.50
06/12/53	\$ 740,000.00	\$ 360,000.00	\$ 20,812.50	\$ -
12/15/53	\$ 380,000.00	\$ -	\$ 10,687.50	\$ 391,500.00
06/12/54	\$ 380,000.00	\$ 380,000.00	\$ 10,687.50	\$ -
12/15/54	\$ -	\$ -	\$ -	\$ 390,687.50
		\$ 5,715,000.00	\$ 6,124,603.36	\$ 11,839,603.36

Hunt Club Grove CDD FY 25 Assessment Roll
--

Parcel Id	Units	Type	O&M	Debt	Total
28300700000032010					
28300700000032020					
28300700000033010					
28300700000034020					
28300700000034030					
28300700000042000					
28300700000044010					
283007940856001150	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001160	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001170	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001180	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001190	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001200	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001210	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001220	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001230	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001240	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001250	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001260	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001270	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001280	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001290	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001300	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001310	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001320	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001330	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001340	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001350	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001360	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001370	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001380	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856001390	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001400	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001410	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001420	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001430	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001440	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001450	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001460	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001470	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001480	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001490	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001500	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001510	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001520	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001530	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001540	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001550	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001560	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001570	1	40	\$929.31	\$1,167.80	\$2,097.11
283007940856001580	1	40	\$929.31	\$1,167.80	\$2,097.11

Parcel Id	Units	Type	O&M	Debt	Total
283007940856004290	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004300	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004310	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004320	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004330	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004340	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004350	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004360	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004370	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004380	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004390	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004400	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004410	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004420	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004430	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004440	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004450	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004460	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004470	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004480	1	50	\$929.31	\$1,459.74	\$2,389.05
283007940856004490					
283007940856004500					
283007940856004510					
283007940856004520					
283007940856004530					
283007940856004540					
283007940856004550					
283007940856004560					
283007940856004570					
283007940856004580					
283018000000031030					
283018000000033010					

Total Gross Onroll	334		\$310,389.54	\$421,282.78	\$731,672.32
--------------------	-----	--	--------------	--------------	--------------

Total Net Onroll			\$288,662.27	\$391,792.99	\$680,455.26
------------------	--	--	--------------	--------------	--------------

<u>Direct Billing</u>	<u>Acres</u>				
283007000000032010	13.07		\$8,328.36	\$0.00	\$8,328.36
283007000000033010	5.25		\$3,345.67	\$0.00	\$3,345.67
283007000000034020	10.93		\$6,968.84	\$0.00	\$6,968.84
283007000000034030	20.88		\$13,305.89	\$0.00	\$13,305.89
283007000000042000	39.58		\$25,224.27	\$0.00	\$25,224.27
283007000000044010	39.34		\$25,074.75	\$0.00	\$25,074.75
283018000000031030	18.43		\$11,746.88	\$0.00	\$11,746.88
283018000000033010	6.23		\$3,971.10	\$0.00	\$3,971.10
Total Direct Gross	153.71		\$97,965.76	\$0.00	\$97,965.76

Total Direct Net			\$91,108.16	\$0.00	\$91,108.16
------------------	--	--	-------------	--------	-------------

Total Gross Assessments			\$408,355.30	\$421,282.78	\$829,638.08
-------------------------	--	--	--------------	--------------	--------------

Total Net Assessments			\$379,770.43	\$391,792.99	\$771,563.41
-----------------------	--	--	--------------	--------------	--------------

SECTION VI

RESOLUTION 2024-42

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hunt Club 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 the City of Lake Wales, Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“Fiscal Year 2024/2025”), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 13th day of August, 2024.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

The Board of Supervisors of Hunt Club Grove Community Development District will hold their regular meetings for the Fiscal Year 2024/2025 at 9:30 AM on the 2nd Tuesday of each month at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, unless otherwise indicated as follows:

October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VII



Memorandum

To: Board of Supervisors

From: District Management

Date: August 13, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Hunt Club Grove Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Hunt Club Grove Community Development District

District Manager: _____

Date: _____

Print Name: _____

Hunt Club Grove Community Development District

SECTION VIII

Prepared by and return to:
Mark A. Watts, Esq.
Cobb Cole
231 North Woodland Blvd.
DeLand, Florida 32720

INSTR # 2024152841
BK 13175 Pgs 0764-0774 PG(s)11
07/02/2024 03:04:36 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
~~RECORDING FEES 95.00~~

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**NOTICE OF PUBLIC FINANCING
HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**

This Notice is recorded pursuant to the requirements of Section 190.009, Florida Statutes. The Hunt Club Grove Community Development District (the "District") is a local unit of special-purpose government of the State of Florida created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and established by the City Commission of the City of Lake Wales, Florida Ordinance No. 2023-01 enacted on January 27, 2023. The legal description of the Hunt Club Grove Community Development District boundaries is attached hereto and incorporated by reference herein as Exhibit "A". The land within the District currently consists of approximately 234.04 +/- acres. This Notice is relevant to the Assessment Area One Project, which is a part of the District, is subject of this Notice, has an area of 79.71 +/- acres, and is legally described on the attached Exhibit "B". The District financed a portion of the cost of infrastructure public improvements, including stormwater management, potable water, sanitary sewer and reuse utilities, roadways and street lighting, through the issuance of the Hunt Club Grove Community Development Special Assessment Bonds, Series 2024 (the "Series 2024 Bonds"). The cover page of the Limited Offering Memorandum with the maturity schedule for the Series 2024 Bonds of the District is attached hereto and incorporated by reference herein as Exhibit "C".

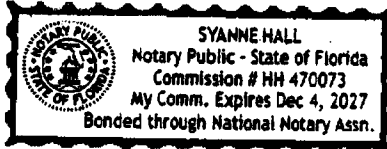
It is the District's responsibility to operate and maintain any improvements owned by the District, and the District may operate and maintain any improvements itself directly, or enter into agreements with other entities, such as Property Owner Associations (POAs), to operate and maintain District improvements. The District will pay for the operation and maintenance through an annual operation and maintenance assessment collected directly or on the Polk County Tax Bill or may enter into an agreement with the POAs to perform the operation and maintenance functions.

Should you have any questions regarding the Hunt Club Grove Community Development District or any information contained herein, contact the District Manager, Governmental Management Services – Central Florida, LLC at (407) 841-5524.

By: Jillian Burns
Jillian Burns, District Manager
Hunt Club Grove Community Development District

STATE OF FLORIDA)
COUNTY OF orange)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of June, 2024 by Jillian Burns as District Manager of the Hunt Club Grove Community Development District. She is personally known to me.

(SEAL) 

Syanne Hall
Signature of Notary Public
Syanne Hall
Printed Name of Notary

EXHIBIT "A"
Legal Description
Hunt Club Grove CDD Boundaries

LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1

THE NORTHEAST 1/4 THE OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 60 AS DESCRIBED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION IN MAP SECTION 16130-2515, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HAMLIN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR A FRONTAGE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3269, PAGE 407 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THOSE LANDS DESCRIBED IN THE PLAT OF EAST GATE PER PLAT BOOK 99, PAGE 38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4205, PAGE 2102 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 2

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS RIGHT OF WAY FOR HAMLIN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 3

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 4

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR COUNTY ROAD RIGHT OF WAY.

AND

PARCEL 5

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR COUNTY ROAD RIGHT OF WAY AND LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 6

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 60 AS DESCRIBED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION IN MAP SECTION 16130-2515, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HAMLIN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE WEST 460 FEET THEREOF, LESS THOSE LANDS DESCRIBED IN THE PLAT OF THE MEADOWS OF LAKE WALES PER PLAT BOOK 103, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9615, PAGE 107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 7

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 8

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 9

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR COUNTY ROAD 17B (A.K.A. 11TH STREET) AS SHOWN IN MAP BOOK 7, PAGE 339 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ADDITIONAL RIGHT OF WAY FOR SAID COUNTY ROAD 17B AS DESCRIBED IN OFFICIAL RECORDS BOOK 4492, PAGE 2207 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 10

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS RIGHT OF WAY FOR HAMLIN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND


LESS AND EXCEPT THE FOLLOWING PUMP HOUSE PARCEL

A PORTION OF THE NW 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SAID NW 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, THENCE NORTH 00°06'13" WEST, ALONG THE EAST LINE OF SAID NW 1/4, A DISTANCE OF 61.16 FEET; THENCE NORTH 89°58'58" WEST A DISTANCE OF 12.97 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF HUNT BROTHERS ROAD ACCORDING TO MAP BOOK 57, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND TO A POINT OF BEGINNING; THENCE SOUTH 00°40'36" EAST, ALONG SAID WEST MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 82.52 FEET; THENCE SOUTH 88°32'36" WEST, ALONG THE SOUTH LINE AND THE EXTENSION OF A 20.00 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7456, PAGE 1732 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 57.86 FEET; THENCE NORTH 00°35'21" WEST, ALONG THE WEST LINE AND THE EXTENSION OF A 20.00 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7456, PAGE 1736 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 84.01 FEET; THENCE SOUTH 89°58'58" EAST, ALONG THE NORTH LINE AND THE EXTENSION OF SAID 20.00 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7456, PAGE 1732 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 57.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 129.682 ACRES ±

F:\CDD\CD E\B\B\EXHIBIT 2 - LEGAL DESCRIPTION.dwg, 3/30/2022 11:23:56 AM

	DAVE SCHMITT ENGINEERING, INC. 12301 LAKE UNDERHILL ROAD SUITE 241 ORLANDO, FL 32828 407-207-9065 FAX 407-207-9069 Certification of Authorization # 27471	CONTRACTOR "AS-BUILT" <small>I hereby state that these "As-Built" were furnished to me by the contractor listed below. I or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in accordance with my knowledge of the site and actual construction. This statement is based upon the observations of the construction.</small> Contractor: _____ <small>Not valid without the signature and the original raised seal of a Florida Registered Engineer.</small>	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	BY	DESCRIPTION													DAVE M. SCHMITT FLORIDA REG. NUMBER 46374	LEGAL DESCRIPTION HUNT CLUB GROVE - NORTH CDD	DATE: MAR 2022 PROJECT NO.: _____ DRAWN BY: PD CHECKED BY: DMS SCALE: NTS SHEET 2A
	DATE	BY	DESCRIPTION																		
Dave Schmitt Registered Professional Engineer State of Florida License No. 46374																					

LEGAL DESCRIPTION

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Polk, State of Florida, and described as follows:

SE 1/4 of SW 1/4 AND SW 1/4 of SW 1/4, lying East of the Atlantic Coast Line Railroad right-of-way, LESS AND EXCEPT road rights-of-way, in Section 7, Township 30 South, Range 28 East, Polk County, Florida.

and

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 30 South, Range 28 East, Polk County, Florida. LESS right-of-way for the Atlantic Coast Line Railroad Company as described in a Deed recorded in Deed Book 101, Page 144, Public Records of Polk County, Florida.

and

That part of the Northwest 1/4 of the Northwest 1/4, of Section 18, Township 30 South, Range 28 East, Polk County, Florida, lying East of C.S.X. Transportation Inc. Railroad Right-of-Way together with any and all rights set forth in that certain easement dated July 5, 1996 and recorded July 30, 1996 in OR Book 3710, Page 2206, public records of Polk County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS:

Commence at the Southeast corner of the Southwest 1/4 of Section 07, Township 30 South, Range 28 East also being the Northeast corner of the Northwest 1/4 of Section 18, Township 30 South, Range 28 East, Polk County, Florida thence South 88°38'01" West, along the South line of the Southwest 1/4 of said Section 07 and along the North line of the Northwest 1/4 of said Section 18, a distance of 672.84 feet to a POINT OF BEGINNING; thence South 00°38'13" East, along the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 1,324.58 feet to a point on the South line of said Northeast 1/4 of the Northwest 1/4 of said Section 18; thence South 88°42'48" West, along said South line of the Northeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 170.51 feet to a point on the Easterly right-of-way line of CXS Transportation Incorporated and Florida Midland Railroad per Map V3F FLA-5; thence North 46°04'08" West, along said Easterly right-of-way line, a distance of 2,751.40 feet to a point on the East right-of-way line of State Road 17A per ORB 4467, PG 85 and MB 7, PG 339, of the Public Records of Polk county, Florida, also being County road 17B and 11th Street; thence along said East right-of-way line the following five (5) courses: North 01°45'57" East a distance of 24.67 feet; thence North 87°33'26" East a distance of 52.95 feet; thence North 00°31'32" West a distance of 100.01 feet; thence North 00°13'09" East, a distance of 42.12 feet; thence South 89°51'33" East a distance of 16.40 feet; thence North 00°08'27" East a distance of 508.21 feet to a point on the South right-of-way line of Post Salter Road per ORG 789, PG 17 of the Public Records of Polk County, Florida; thence North 88°36'40" East, along said South right-of-way line plus parallel to and 25.00 feet South of the North line of the South 1/2 of the Southwest 1/4 of said Section 07, a distance of 2,775.93 feet to a point on the West right-of-way line of Hunt Brothers Road per Map Book 57, PG 313 of the Public Records of Polk County, Florida; thence along said West right-of-way line the following ten (10) courses: South 00°49'28" East a distance of 47.71 feet; thence South 00°18'10" West a distance of 100.00 feet; thence South 00°16'13" East a distance of 100.00 feet; thence South 00°18'10" West a distance of 100.00 feet; thence South 00°16'13" East a distance of 100.00 feet; thence South 00°18'10" West a distance of 100.00 feet; thence South 00°50'36" East a distance of 100.00 feet; thence South 00°16'13" East a distance of 500.00 feet; thence South 01°24'58" East a distance of 100.02 feet; thence South 00°45'41" East a distance of 59.32 feet to a point on said South line of the Southwest 1/4 of said Section 07; thence South 88°38'01" West, along said South line of the Southwest 1/4 of said Section 07, a distance of 662.86 feet to the POINT OF BEGINNING.

Contains 104.359 Acres ±

F:\CDD\1\CD\Enhancements\Combined CDD-7 and CDD-9\SUBMIT 2 - LEGAL DESCRIPTION - CDD-9.dwg, 3/23/2022 8:44:06 AM


	DAVE SCHMITT ENGINEERING, INC. 1230 LAKE UNDERHILL ROAD SUITE 241 ORLANDO, FL 32828 407-207-9065 FAX: 407-207-9069 Certification of Authorization # 27471	CONTRACTOR "AS-BUILT" I hereby state that these "As-Built" were furnished to me by the contractor listed below, I or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in accordance with my knowledge of what was actually constructed. This statement is based upon the observations of the construction. Contractor: _____ Signature: _____ Not valid without the signature and the original raised seal of a Florida Registered Engineer.	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION									DAVE M. SCHMITT FLORIDA REG. NUMBER 46374	LEGAL DESCRIPTION HUNT CLUB GROVE - SOUTH CDD	DATE: MAR 2022 PROJECT NO.: DRAWN BY: PD CHECKED BY: DMS SCALE: NTS SHEET: 2B
	REVISIONS																	
DATE	DESCRIPTION																	

EXHIBIT "B"
Assessment Area One Project Legal Description

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

A portion of the West 1/2 of Section 7, Township 30 South, Range 28 East, Polk County, Florida being more particularly described as follows:

BEGIN at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 30 South, Range 28 East, Polk County, Florida; thence run N88°29'27"E, a distance of 5.00 feet to a point on the East Maintained Right of Way line for HAMLIN STREET (also known as LITTLE SINKHOLE ROAD) as described in Map Book 5, Page 289 of the Public Records of Polk County, Florida; thence along said East Maintained Right of Way line the following thirteen (13) courses: run N00°46'55"W, a distance of 99.89 feet; thence run N02°29'58"W, a distance of 100.08 feet; thence run N01°21'17"W, a distance of 100.02 feet; thence run N00°56'13"E, a distance of 100.02 feet; thence run N05°30'06"E, a distance of 100.50 feet; thence run N00°12'32"W, a distance of 100.00 feet; thence run N00°21'50"E, a distance of 100.00 feet; thence run N00°12'32"W, a distance of 100.00 feet; thence run N00°46'55"W, a distance of 100.00 feet; thence run N00°21'50"E, a distance of 100.00 feet; thence run N00°46'55"W, a distance of 100.00 feet; thence run N00°21'50"E, a distance of 200.01 feet; thence run N00°12'32"W, a distance of 1.43 feet; thence run N88°28'02"E, a distance of 18.69 feet to a point on the East Right of Way line of said HAMLIN STREET as described in Official Records Book 3409, Page 1474 of the Public Records of Polk County, Florida; thence run N00°13'57"W, along said East Right of Way line, a distance of 70.81 feet; thence run N89°46'28"E, a distance of 53.51 feet to the Point of Curvature of a curve concave to the South, having a Radius of 530.00 feet and a Central Angle of 17°06'58"; thence run Easterly along the arc of said curve, a distance of 158.33 feet (Chord Bearing = S81°40'03"E, Chord = 157.74 feet) to a point on a Non-Tangent curve, concave to the North, having a Radius of 470.00 feet and a Central Angle of 17°06'58"; thence run Easterly along the arc of said curve, a distance of 140.40 feet (Chord Bearing = S81°40'03"E, Chord = 139.88 feet) to the Point of Tangency; thence run N89°46'28"E, a distance of 475.18 feet to the Point of Curvature of a curve concave to the North, having a Radius of 470.00 feet and a Central Angle of 17°52'10"; thence run Easterly along the arc of said curve, a distance of 146.58 feet (Chord Bearing = N80°50'23"E, Chord = 145.99 feet) to a Point of Reverse Curve, concave to the South, having a Radius of 130.00 feet and a Central Angle of 17°52'10"; thence run Easterly along the arc of said curve, a distance of 40.54 feet (Chord Bearing = N80°50'23"E, Chord = 40.38 feet) to the Point of Tangency; thence run N89°46'28"E, a distance of 47.74 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 17.00 feet and a Central Angle of 53°27'21"; thence run Northeasterly along the arc of said curve, a distance of 15.86 feet (Chord Bearing = N63°02'47"E, Chord = 15.29 feet); thence run S45°13'32"E, a distance of 5.04 feet; thence run N89°46'28"E, a

distance of 59.55 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 22.00 feet and a Central Angle of 51°31'30"; thence run Southeasterly along the arc of said curve, a distance of 19.78 feet (Chord Bearing = S64°27'47"E, Chord = 19.12 feet); thence run N89°46'28"E, a distance of 115.43 feet to the Point of Curvature of a curve concave to the North, having a Radius of 25.00 feet and a Central Angle of 41°53'11"; thence run Easterly along the arc of said curve, a distance of 18.28 feet (Chord Bearing = N68°49'52"E, Chord = 17.87 feet); thence run N88°32'36"E, a distance of 8.47 feet to a point on the West Maintained Right of Way line of HUNT BROTHERS ROAD as described in Map Book 5, Page 313 of the Public Records of Polk County, Florida; thence along said West Maintained Right of Way line the following twenty-five (25) courses: run S00°40'46"E, a distance of 34.09 feet; thence run S00°27'59"W, a distance of 100.00 feet; thence run S00°06'24"E, a distance of 100.00 feet; thence run S00°27'59"W, a distance of 100.00 feet; thence run S00°06'24"E, a distance of 100.00 feet; thence run S00°27'59"W, a distance of 100.00 feet; thence run S00°40'46"E, a distance of 100.00 feet; thence run S00°27'59"W, a distance of 100.00 feet; thence run S00°40'46"E, a distance of 100.00 feet; thence run S00°06'24"E, a distance of 100.00 feet; thence run S00°40'46"E, a distance of 100.00 feet; thence run S00°27'59"W, a distance of 100.00 feet; thence run S00°40'46"E, a distance of 100.00 feet; thence run S00°40'58"E, a distance of 100.02 feet; thence run S01°19'09"E, a distance of 100.02 feet; thence run S00°10'24"E, a distance of 100.00 feet; thence run S00°44'46"E, a distance of 100.00 feet; thence run S00°10'24"E, a distance of 100.00 feet; thence run S00°23'59"W, a distance of 200.01 feet; thence run S00°10'24"E, a distance of 200.00 feet; thence run S00°23'59"W, a distance of 200.01 feet; thence run S00°10'24"E, a distance of 100.00 feet; thence run S00°44'46"E, a distance of 100.00 feet; thence run S00°10'24"E, a distance of 95.56 feet; thence run S00°23'51"E, a distance of 6.76 feet to a point on the North Right of Way line of POST SALTER ROAD as described in Official Records Book 789, Page 17 of the Public Records of Polk County, Florida; thence run S88°36'30"W, along said North Right of Way line a distance of 1,319.86 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 30 South, Range 28 East; thence run N00°06'28"W, along said West line, a distance of 1,304.40 feet to the POINT OF BEGINNING.

Containing 79.49 acres, more or less.

PARCEL 2

A portion of the Northwest 1/4 of Section 7, Township 30 South, Range 28 East, Polk County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 30 South, Range 28 East, Polk County, Florida; thence run S88°40'13"W, a distance of 12.01 feet to a point on the West Maintained Right of Way line of HAMLIN STREET (also known as LITTLE SINKHOLE ROAD) as described in Map Book 5, Page 289 of the Public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said West Maintained Right of Way line the following seven (7) courses: run N00°56'13"E, a distance of 100.25 feet; thence

run N06°29'10"W, a distance of 100.60 feet; thence run N00°21'50"E, a distance of 100.00 feet; thence run N01°21'17"W, a distance of 100.02 feet; thence run N04°56'02"E, a distance of 100.40 feet; thence run N02°04'54"E, a distance of 100.08 feet; thence run N01°03'58"W, a distance of 66.85 feet; thence run S88°34'22"W, a distance of 19.72 feet; thence run S00°10'03"E, a distance of 667.01 feet to a point on the South line of the aforesaid Southwest 1/4 of the Northwest 1/4 of Section 7; thence run N88°40'13"E, a distance of 18.19 feet to the POINT OF BEGINNING.

Containing 9,692 square feet or 0.22 acres, more or less.

EXHIBIT "C"
Limiting Offering Memorandum
Cover Page

In the opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications of the District and the Developer (as such terms are herein defined) and continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Assessment Area One Bonds (as hereinafter defined) is excludable from gross income for federal income tax purposes and further, interest on the Assessment Area One Bonds will not be an item of tax preference for purposes of the alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (the "Code") on applicable corporations (as defined in Section 59(k) of the Code), interest on the Assessment Area One Bonds is not excluded from the determination of adjusted financial statement income. See "TAX MATTERS" herein for a description of certain other federal tax consequences of ownership of the Assessment Area One Bonds. Bond Counsel is further of the opinion that the Assessment Area One Bonds and the income thereon are not subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in said Chapter 220. See "TAX MATTERS" herein.

\$5,715,000

**HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
(CITY OF LAKE WALES, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE)**

Dated: Date of Delivery

Due: June 15, as shown on the inside cover

The Hunt Club Grove Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One) (the "Assessment Area One Bonds") are being issued by the Hunt Club Grove Community Development District (the "District" or "Issuer") only in fully registered form, without coupons, in denominations of \$5,000 and any integral multiple thereof.

The District is a local unit of special purpose government of the State of Florida, created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and created by Ordinance No. 2023-01 adopted by the City Commission of the City of Lake Wales, Florida (the "City") on January 17, 2023 and became effective January 27, 2023. The District was created for the purpose of delivering certain community development services and facilities for the benefit of certain District Lands (as hereinafter defined), and has previously determined to undertake the acquisition and/or construction of certain public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands.

The Assessment Area One Bonds will bear interest at the fixed rates set forth on the inside cover, calculated on the basis of a 360-day year comprised of twelve 30-day months, payable semi-annually on each June 15 and December 15, commencing December 15, 2024. The Assessment Area One Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"), New York, New York. Purchases of beneficial interests in the Assessment Area One Bonds will be made only in book-entry form. Accordingly, principal of and interest on the Assessment Area One Bonds will be paid from sources described below by U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States and having a designated corporate trust office in Fort Lauderdale, Florida, as trustee (the "Trustee"), directly to DTC or its nominee as the registered owner thereof. Disbursements of such payments to the Direct Participants (as hereinafter defined) is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of the Direct Participants and the Indirect Participants (as hereinafter defined), as more fully described herein. Any purchaser of a beneficial interest in an Assessment Area One Bond must maintain an account with a broker or dealer who is, or acts through, a Direct Participant to receive payment of the principal of and interest on such Assessment Area One Bond. See "DESCRIPTION OF THE ASSESSMENT AREA ONE BONDS - Book-Entry Only System" herein.

The Assessment Area One Bonds are being issued by the District pursuant to the Act, Resolution No. 2024-26 and Resolution No. 2024-38 adopted by the Board of Supervisors of the District (the "Board") on November 2, 2023 and May 14, 2024, respectively, and a Master Trust Indenture dated as of June 1, 2024 (the "Master Indenture"), as supplemented by a First Supplemental Trust Indenture dated as of June 1, 2024 (the "First Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and the Trustee. Capitalized terms not defined herein shall have the meanings assigned to them in the Indenture. See "APPENDIX A: PROPOSED FORMS OF INDENTURE" herein.

Proceeds of the Assessment Area One Bonds will be used to provide funds (i) for the payment of the costs of acquiring and/or constructing a portion of the Assessment Area One Project (as hereinafter defined); (ii) to fund the Series 2024 Reserve Account in an amount equal to the initial Series 2024 Reserve Requirement; (iii) to pay interest on the Assessment Area One Bonds through at least December 15, 2024 and (iv) to pay the costs of issuance of the Assessment Area One Bonds. See "THE CAPITAL IMPROVEMENT PLAN AND THE ASSESSMENT AREA ONE PROJECT" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Assessment Area One Bonds will be secured by a pledge of the Assessment Area One Pledged Revenues. "Assessment Area One Pledged Revenues" shall mean (a) all revenues received by the District from the Assessment Area One Special Assessments (as herein defined) levied and collected on the assessable lands within Assessment Area One within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessment Area One Special Assessments or from the issuance and sale of tax certificates with respect to such Assessment Area One Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Assessment Area One Bonds; provided, however, that Assessment Area One Pledged Revenues shall not include (A) any moneys transferred to the Series 2024 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2024 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA ONE BONDS" herein.

The Assessment Area One Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE ASSESSMENT AREA ONE BONDS - Redemption Provisions" herein.

THE ASSESSMENT AREA ONE BONDS ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM THE ASSESSMENT AREA ONE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE DISTRICT, THE CITY, POLK COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE ASSESSMENT AREA ONE BONDS, EXCEPT THAT THE DISTRICT IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, ASSESSMENT AREA ONE SPECIAL ASSESSMENTS TO SECURE AND PAY THE ASSESSMENT AREA ONE BONDS. THE ASSESSMENT AREA ONE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE DISTRICT, THE CITY, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

The Assessment Area One Bonds involve a degree of risk (see "BONDOWNERS' RISKS" herein) and are not suitable for all investors (see "SUITABILITY FOR INVESTMENT" herein). The Underwriter named below is limiting this offering to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Assessment Area One Bonds. The Assessment Area One Bonds are not credit enhanced or rated and no application has been made for credit enhancement or a rating with respect to the Assessment Area One Bonds.

This cover page contains information for quick reference only. It is not a summary of the Assessment Area One Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

The initial sale of the Assessment Area One Bonds is subject to certain conditions precedent, including, without limitation, receipt of the opinion of Greenberg Traurig, P.A., West Palm Beach, Florida, Bond Counsel, as to the validity of the Assessment Area One Bonds and the excludability of interest on the Assessment Area One Bonds from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Cobb Cole, P.A., Deland, Florida, for the AG Landowner (as defined herein) by its counsel, Lewis, Longman & Walker, P.A., West Palm Beach, Florida, for the Developer (as defined herein) by its counsel, Greenberg Traurig, P.A., West Palm Beach, Florida, and for the Underwriter by its counsel, Squire Patton Boggs (US) LLP, Miami, Florida. It is expected that the Assessment Area One Bonds will be delivered in book-entry form through the facilities of DTC on or about June 25, 2024.



Dated: June 5, 2024

SECTION IX

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 25th day of, July 2024
by and between Hunt Club Grove Community Development District (“District”),
whose address is 219 E. Livingston Street, Orlando, FL 32801
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Hunt Club Grove CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Hunt Club Grove CDD improvements and related systems, facilities and services pursuant to Ordinance 2023-01 a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Hunt Club Grove CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the "Assessments" for Hunt Club Grove CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the "Assessments," levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Hunt Club Grove Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2024 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By 15 September of each calendar year, the Chair of the
Hunt Club Grove Community Development District

of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment (“Assessment”) roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District’s “Assessment” and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified “Assessment” roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Hunt Club Grove Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment (“Assessment”) or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

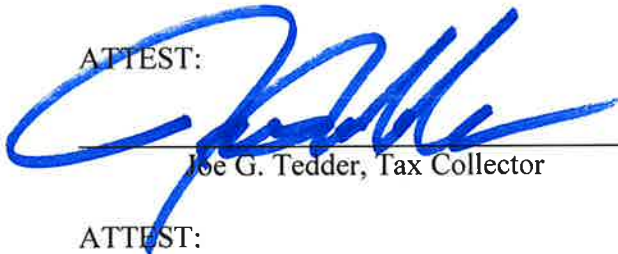
4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

a. As to Tax Collector:	Address	Joe G. Tedder P.O. Box 1189 Bartow, FL 33831-1189
-------------------------	---------	---

b. As to District:	Address	Hunt Club Grove Community Development District 219 E. Livingston Street Orlando, FL 32801
--------------------	---------	---

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:



Joe G. Tedder, Tax Collector

POLK COUNTY TAX COLLECTOR


By: Joe G. Tedder
Printed Name

Date: 7-29-2024

ATTEST:

_____ By: _____
Printed Name

ATTEST:

DocuSigned by:

0CDADF4CFD22489...

By: Jill Burns
Printed Name

As authorized for execution by the District Manager of Hunt Club Grove CDD for ratification at its August 13, 2024 regular meeting.

SECTION X

SECTION C

SECTION 1

Hunt Club Grove
Community Development District

Funding Request #6
May 14, 2024

Bill to: Lennar Homes

General Fund
FY2024

1	Governmental Management Services		
	Invoice# 8 - Management Fees - May 2024	\$	3,586.70

\$ 3,586.70

Total: \$ 3,586.70

Hunt Club Grove
Community Development District

Funding Request #7
May 30, 2024

Bill to: Lennar Homes, LLC

General Fund
FY2024

1	Supervisor Fees - 05/14/24 meeting		
	Adam Morgan	\$	215.30
	Rob Bonin	\$	215.30
	Barry Bichard	\$	215.30
	Kayla Word	\$	215.30
	Brent Kewley	\$	215.30

Total: \$ 1,076.50

Please make check payable to:

Hunt Club Grove Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Hunt Club Grove
Community Development District

Funding Request #8
June 13, 2024

Bill to: Lennar Homes, LLC

General Fund
FY2024

1	Gannett Media Corp - Gannett Florida Local IQ Invoice # 0006463824 - Legal Advertising	\$	416.73
2	Governmental Management Services Invoice # 9 - Management Fees - June 2024	\$	3,587.18

Total: \$ **4,003.91**

Please make check payable to:

Hunt Club Grove Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

SECTION 2

Hunt Club Grove
Community Development District

Funding Request #9
July 12, 2024

Bill to: Lennar Homes, LLC

General Fund
FY2024

1	Gannett Media Corp - Gannett Florida Local IQ Invoice # 0006523346 - Legal Advertising	\$	378.41
2	Governmental Management Services Invoice # 11 - Management Fees - July 2024	\$	3,584.00

Total: \$ **3,962.41**

Please make check payable to:

Hunt Club Grove Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

SECTION 3

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
June 30, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Series 2024 Debt Service Fund</u>
4	<hr/>	<u>Series 2024 Capital Projects Fund</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>

Hunt Club Grove
Community Development District
Combined Balance Sheet
June 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Cash - 5374	\$ 11,215	\$ -	\$ -	\$ 11,215
Due from Developer	\$ 4,004	\$ -	\$ -	\$ 4,004
Investments:				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 5,028,239	\$ 5,028,239
Cost of Issuance	\$ -	\$ -	\$ (150)	\$ (150)
Interest	\$ -	\$ 146,952	\$ -	\$ 146,952
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Total Assets	\$ 15,219	\$ 342,848	\$ 5,028,089	\$ 5,386,156
Liabilities:				
Accounts Payable	\$ 4,516	\$ -	\$ -	\$ 4,516
Total Liabilities	\$ 4,516	\$ -	\$ -	\$ 4,516
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 5,028,089	\$ 5,028,089
Series 2024 Debt Service Fund	\$ -	\$ 342,848	\$ -	\$ 342,848
Unassigned	\$ 10,702	\$ -	\$ -	\$ 10,702
Total Fund Balances	\$ 10,702	\$ 342,848	\$ 5,028,089	\$ 5,381,640
Total Liabilities & Fund Balance	\$ 15,219	\$ 342,848	\$ 5,028,089	\$ 5,386,156

Hunt Club Grove
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Developer Contributions	\$ 176,850	\$ 71,753	\$ 71,753	\$ -
Total Revenues	\$ 176,850	\$ 71,753	\$ 71,753	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,600	\$ 5,400
FICA Expenditures	\$ -	\$ -	\$ 275	\$ (275)
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ -	\$ 18,750
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ 3,600	\$ -	\$ 3,600
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 2,650	\$ (1,750)
Postage & Delivery	\$ 1,000	\$ 750	\$ 144	\$ 606
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 750	\$ -	\$ 750
Legal Advertising	\$ 10,000	\$ 10,000	\$ 18,776	\$ (8,776)
Other Current Charges	\$ 5,000	\$ 3,750	\$ 179	\$ 3,571
Office Supplies	\$ 625	\$ 469	\$ 11	\$ 457
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 200	\$ (25)
Total General & Administrative	\$ 126,850	\$ 101,194	\$ 60,926	\$ 40,268
<u>Operations & Maintenance</u>				
Field Contingency	\$ 50,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 50,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 176,850	\$ 101,194	\$ 60,926	\$ 40,268
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 10,827	
Fund Balance - Beginning	\$ -		\$ (125)	
Fund Balance - Ending	\$ -		\$ 10,702	

Hunt Club Grove
Community Development District
Series 2024 - Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 6/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 342,848	\$ 342,848
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 342,848	\$ 342,848
Net Change in Fund Balance	\$ -	\$ -	\$ 342,848	\$ 342,848
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 342,848	\$ 342,848

Hunt Club Grove
Community Development District
Series 2024 - Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay - COI	\$ -	\$ -	\$ 344,063	\$ (344,063)
Total Expenditures	\$ -	\$ -	\$ 344,063	\$ (344,063)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (344,063)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 5,372,152	\$ 5,372,152
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,372,152	\$ 5,372,152
Net Change in Fund Balance	\$ -	\$ -	\$ 5,028,089	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 5,028,089	

Hunt Club Grove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 15,000	\$ -	\$ -	\$ 32,745	\$ 7,056	\$ -	\$ 8,285	\$ 4,663	\$ 4,004	\$ -	\$ -	\$ -	\$ 71,753
Total Revenues	\$ 15,000	\$ -	\$ -	\$ 32,745	\$ 7,056	\$ -	\$ 8,285	\$ 4,663	\$ 4,004	\$ -	\$ -	\$ -	\$ 71,753
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 2,400	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,600
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ 184	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ 30,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 2,650
Postage & Delivery	\$ -	\$ 2	\$ 21	\$ 75	\$ 1	\$ 1	\$ 41	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ 144
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 340	\$ 15,744	\$ 1,897	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 378	\$ -	\$ -	\$ -	\$ 18,776
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 38	\$ 43	\$ 52	\$ 38	\$ -	\$ -	\$ -	\$ 179
Office Supplies	\$ -	\$ 5	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Total General & Administrative	\$ 4,123	\$ 19,334	\$ 5,501	\$ 9,151	\$ 3,592	\$ 3,837	\$ 6,251	\$ 4,055	\$ 5,080	\$ -	\$ -	\$ -	\$ 60,926
Operations & Maintenance													
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 4,123	\$ 19,334	\$ 5,501	\$ 9,151	\$ 3,592	\$ 3,837	\$ 6,251	\$ 4,055	\$ 5,080	\$ -	\$ -	\$ -	\$ 60,926
Excess Revenues (Expenditures)	\$ 10,877	\$ (19,334)	\$ (5,501)	\$ 23,594	\$ 3,464	\$ (3,837)	\$ 2,034	\$ 608	\$ (1,076)	\$ -	\$ -	\$ -	\$ 10,827

Hunt Club Grove

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.850%, 5.375%, 5.625%	
Maturity Date:	6/15/2054	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$195,896	
Reserve Fund Balance	\$195,896	
Bonds Outstanding - 6/25/24		\$5,715,000
Current Bonds Outstanding		\$5,715,000