

*Hunt Club Grove  
Community Development District*

*Meeting Agenda*

*November 12, 2024*

# AGENDA

# *Hunt Club Grove*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

November 5, 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, November 12, 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/83236576467>

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

**Meeting ID:** 832 3657 6467

Following is the advance agenda for the meeting:

#### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 August 13, 2024 Board of Supervisors & Audit Committee Meetings
4. Ratification of Audit Services Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2024 through Fiscal Year 2028 Audit Services
5. Ratification of Phase 1 Bills of Sale
6. Consideration of Proposal from TraceAir
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Ratification of Funding Requests #10 through #13
    - ii. Approval of Check Register
    - iii. Balance Sheet & Income Statement
    - iv. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24
  - D. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# 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, **August 13, 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	Vice Chairman
Kayla Word	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Tricia Adams	District Manager, GMS
Dave Schmitt	District Engineer, Dave Schmitt Engineering

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 14, 2024  
Board of Supervisors Meeting & Audit  
Committee Meeting**

Ms. Burns presented the minutes from the May 14, 2024 Board of Supervisors and Audit Committee meetings. She asked for any comments, questions, or corrections. Mr. Morgan pointed out in the tenth order, that the word business is misspelled.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the May 14, 2024 Board of Supervisors Meeting & Audit Committee Meeting, were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Ms. Burns stated the Audit Committee ranked DiBartolomeo, McBee, Hartley & Barnes #1. She asked for a motion if the Board would like to accept those rankings and send a notice of intent to award to DMHB as well as authorize counsel to draft that form of agreement.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Accepting the Rankings of the Audit Committee and Authorizing Counsel to Draft an Agreement and Directing Staff to Send a Notice of Intent to Award to DMHB, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. Burns noted this public hearing has been advertised in the paper and a mailed notice was sent to all property owners within the community. She asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2024-40 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns noted there are no members of the public present. Resolution 2024-40 is in the agenda package for review. She noted that there were a couple changes to the budget. Previously for notice purposes, the budget had a reserve transfer included that was removed, and a large contingency (field contingency at \$250K), that was backed out. The field contingency would normally be at about \$15K. She noted they can approve this budget with the \$15K field contingency and the gross assessment would be \$816.63. There are 334 on roll platted lots and the rest is direct collected.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-40 Adopting the District’s Fiscal Year

2024/2025 Budget and Appropriating Funds, was approved as amended.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated this public hearing has been advertised and asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2024-41 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns noted this resolution will certify the assessments for collection based on the budget the Board just adopted. It will be revised to reflect the new amount that was noted on the record, the \$816.63 gross for the platted lots.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-41 Imposing Special Assessments and Certifying an Assessment Roll, was approved as amended.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-42 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025**

Ms. Burns stated the meeting schedule is in the agenda package and is the same as the current year.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-42 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Adoption of Goals and Objectives for the District**

Ms. Burns stated there is a change in Florida Statute that requires Districts to adopt goals and objectives. GMS put together a set of goals that are recommended to the District. By adopting these, they will be in compliance with the statute.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Notice of Public Financing**

Ms. Burns noted this will be recorded in the public records and has already been approved by the Board. The property owners will be put on notice regarding the bond issuance.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Notice of Public Financing, was ratified.

**NINTH ORDER OF BUSINESS**

**Ratification of Uniform Collection Agreement with Polk County Tax Collector**

Ms. Burns noted this is the renewal of agreement for FY2025. It has already been signed and just needs to be ratified by the Board.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was ratified.

**TENTH ORDER OF BUSINESS**

**Staff Reports**



**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

Mr. Schmitt had nothing to report other than once Phase 1 is wrapped up they will do the letter for the turnover. Phase 1B was being paved this week so they are getting close.

**C. District Manager**

**i. Ratification of Funding Requests #6 through #8**

Ms. Burns asked for ratification of Funding Requests #6 through #8. These have already been approved.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Funding Requests #6 through #8, were ratified.

**ii. Presentation of Funding Request #9**

Ms. Burns stated this one has been sent out but the funds haven't been received. She asked for approval as it is in process.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Request #9, was approved.

**iii. Balance Sheet & Income Statement**

Ms. Burns noted financial statements are in the package for review. She asked for any questions but there is no action necessary from the Board. Mr. Morgan asked if the total in the construction fund is \$5M. Ms. Burns stated yes as of the end of June, may be a little higher now. Mr. Morgan noted they could requisition most of that in Phase 1 once its paid. Mr. Bonin noted the project doesn't have to be complete to requisition. Mr. Schmitt noted they were asked to certify that but his understanding was the site work had to be complete so he can't write the letter certifying all of the work is done. Mr. Bonin noted if the work is in the ground and the contractor has been paid for it, it is requisitionable. He wants it requisitioned. Mr. Schmitt stated they would exclude the lift station and paving. Mr. Bonin noted yes and they will do a second requisition in 60-90 days when everything is 100%.

**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 Ms. Word, 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, August 13, 2024** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

Adam Morgan  
Rob Bonin  
Kayla Word  
Brent Kewley

Also present were:

Jill Burns  
Tricia Adams  
Robert Walker *by Zoom*

District Manager, GMS  
District Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four Committee members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit  
Committee Members Rankings**

- A. DiBartolomeo, McBee, Hartley & Barnes**
- B. Grau & Associates**

Ms. Burns noted two proposals were received for audit services. Mr. Morgan has reviewed the proposals. They have worked with both and they both do a good job. He ranked them evenly except DiBartolomeo came in at a better price. He recommended based on price to go with DiBartolomeo, McBee, Hartley & Barnes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Ranking the Proposals with DiBartolomeo, McBee, Hartley & Barnes Ranked #1, was approved.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

August 15, 2024

Hunt Club Grove Community Development District  
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Hunt Club Grove Community Development District, (“the District”) for the fiscal year ended September 30, 2024 and with an option for four (4) additional annual renewals for fiscal years ended 2025, 2026, 2027 and 2028.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2024, 2025, 2026, 2027 and 2028. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management’s Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor’s Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures—Compliance**

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

## **Other Services**

We will also prepare the financial statements of Hunt Club Grove Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

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

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

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.



## **Engagement Administration, Fees, and Other**

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

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

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

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fees for these services are not to exceed \$2,850 for the year ending 2024, \$2,950 for year ending 2025, \$3,150 for year ending 2026, \$3,250 for year ending 2027 and \$3,350 for the year ending, 2028, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.

- b. Upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District’s custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

**Reporting**

We will issue a written report upon completion of our audit of Hunt Club Grove Community Development District’s financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Hunt Club Grove Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

*DiBartolomeo, McBee, Hartley & Barnes*

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

RESPONSE:

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

DocuSigned by:  
  
 Signature: \_\_\_\_\_  
 D8F17F6DF603436...

Title: Chairman

Date: 8/15/2024

# SECTION V

This Instrument Prepared By:  
Mark A. Watts, Esquire  
CobbCole  
231 North Woodland Boulevard  
DeLand, FL 32720

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **AG EHC II (LEN) MULTISTATE 4, LLC**, a Delaware limited liability company, mailing address: 8585 E Hartford Dr., Ste 118, Scottsdale, AZ 85255 (hereinafter referred to as the “Dedicator”) does hereby sell, convey, and transfer to the **LENNAR HOMES, LLC, a Florida limited liability company**, mailing address: 5505 Waterford District Drive, Miami, FL 33126 (hereinafter referred to as the “Developer”) all its right, title, and interest in and to public improvements, to have and to hold by the Developer, its successors, and its assigns forever (the “Public Improvements”):

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

Dedicator represents that the Public Improvements transferred to the Developer have a cost of at least \$14,722,557.42.

[Remainder of page intentionally left blank. Signature and notary pages to follow.]

IN WITNESS WHEREOF, Dedicator has executed these presents this 23 day of October, 2024.

**AG EHC II (LEN) MULTISTATE 4, LLC**, a Delaware Limited Liability Company

Witnesses:

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its authorized agent.

*Jeanette Lakavage*  
Witness Signature  
Print Name: Jeanette Lakavage  
Address: 8585 E Hartford Dr., Ste 118  
Scottsdale AZ 85255

By: *Steven S. Benson*  
Name: Steven S. Benson  
Title: Manager

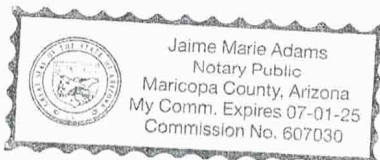
*Wendy Stoeckel*  
Witness Signature  
Print Name: Wendy Stoeckel  
Address: 8585 E Hartford Dr., Ste 118  
Scottsdale AZ 85255

STATE OF ARIZONA  
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of October, 2024 by Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of **AG EHC II (LEN) MULTISTATE 4, LLC**, for and on behalf of said entity. He  is personally known or  produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

*Jaime Marie Adams*  
Signature of Notary Public



Jaime Marie Adams  
Printed Name of Notary Public

**EXHIBIT A**

**PUBLIC IMPROVEMENTS**

ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION						
DAVE SCHMITT ENGINEERING, INC.						
PROJECT NAME: The Hunt Club Grove at Lake Wales-North						
Subject:	Final Cost Estimate Phase North			Created:	9/13/2024	
Project No.:	CBD-7			Updated:		
Prep. By:	MA					
Chkd. By:	CJS					
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST
<b>SITE PREPARATION</b>						
<b>Earth Work</b>						
	1	Clear and Burn	AC	\$3,209.01	83	\$266,347.83
	2	Clear and Burn in PH 2 For Stockpile	AC	\$3,376.51	11	\$37,141.61
	3	Pond Cut to Stockpile on adj PH	CY	\$5.01	81756.0	\$409,597.56
	4	Sod (Bahia) Pond Slope	SY	\$3.13	23261.0	\$72,806.93
	5	Site Excavation Cut to Stockpile on adj PH	CY	\$4.82	37809.0	\$182,239.38
	6	Site Excavation Cut to Fill	CY	\$3.91	145806	\$570,101.46
	7	Grade Lots 8' Below FFE	EA	\$56.69	334	\$18,934.46
	8	Grade Swale	LF	\$4.83	453	\$2,187.99
	9	Sod (Bahia) Swale	SY	\$3.13	460	\$1,439.80
	10	Sod (Bahia) 4:1 Slope	SY	\$3.13	806	\$2,522.78
	11	Sod (Bahia) ROW	SY	\$3.13	9069	\$28,385.97
	12	Seed and mulch	SY	\$0.24	284956	\$68,389.44
	13	Sod (Bahia) 2 Back of Curb	SY	\$3.13	6737	\$21,086.81
	14	Bahia Sod	LS	\$125,000.00	1	\$125,000.00
<b>Erosion Control</b>						
	1	Silt Fence	LF	\$2.80	9453	\$26,468.40
	2	Inlet Protection	EA	\$144.41	82	\$11,841.62
	3	SWIPP	LS	\$44,442.66	1	\$44,442.66
<b>General Conditions</b>						
	1	Mobilization	LS	\$354,446.84	1	\$354,446.84
	3	Construction Entrance	EA	\$3,492.62	3	\$10,477.56
	4	Construction Testing	LS	\$112,513.40	1	\$112,513.40
	5	Construction Layout	LS	\$188,241.25	1	\$188,241.25
	6	Certified As-Builts	LS	\$80,674.82	1	\$80,674.82
	<b>Subtotal Site Preparation</b>					<b>\$2,635,288.57</b>
<b>STREET / GROUND CONSTRUCTION</b>						
<b>Curbs &amp; Sidewalks</b>						
	1	A Curb	LF	\$25.32	276	\$6,988.32
	2	Miami Curb	LF	\$17.05	21429	\$365,364.45
	3	Drop Curb	LF	\$40.00	266	\$10,640.00
	4	Curb Transition	LF	\$40.00	347	\$13,880.00
	5	3' Valley Curb	LF	\$29.55	933	\$27,570.15
	6	D Curb	LF	\$20.45	976	\$19,959.20
	7	5'x4" Siewalk	LF	\$26.86	5884	\$158,044.24
	8	5'x4" Siewalk (offsite)	LF	\$26.86	2531	\$67,982.66
	9	6'x4" Concrete path	LF	\$42.78	957	\$40,940.46
	10	10'x4" Concrete path	LF	\$71.30	1634	\$116,504.20
	11	ADR Ramps	EA	\$1,311.63	60	\$78,697.80
	12	Striping and Signage	LS	\$92,111.54	1	\$92,111.54
	13	Connect to existing Asphalt pavement	EA	\$1,904.57	3	\$5,713.71
<b>Road Pavement Section</b>						
	1	6" Stabilized Subgrade under curb (FBV 75)	LF	\$2.55	22975	\$58,586.25
	2	12" Stabilized Subgrade under curb (LBR 40)	LF	\$3.71	22975	\$85,237.25
	3	8" Limerock	SY	\$20.86	34554	\$720,796.44
	4	12" Stabilized Subgrade	SY	\$6.47	34554	\$223,564.38
	5	1.5 SP 9.5 Asphalt 30% RAP	SY	\$15.47	34554	\$534,550.38
	<b>Subtotal Street / Ground Construction</b>					<b>\$2,627,131.43</b>

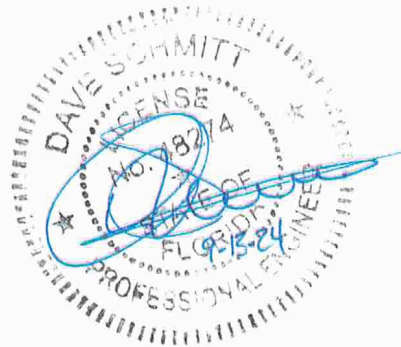




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Project No.:	CBD-7			Updated:		
Prep. By:	MA					
Chkd. By:	CJS					
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST
<b>UTILITY CONSTRUCTION</b>						
		<b>Water Distribution</b>				
	1	8" DR-18 PVC	LF	\$51.24	11777	\$603,453.48
	2	8" Gate Valve	EA	\$2,816.32	59	\$166,162.88
	3	Fire Hydrant Assembly	EA	\$2,271.45	3	\$6,814.35
	4	Lift Station Water Service	EA	\$3,806.55	2	\$7,613.10
	5	Single Water Service	EA	\$2,196.92	30	\$65,907.60
	6	Double Water Service	EA	\$1,980.73	152	\$301,070.96
	7	Water main fittings	LS	\$97,487.48	1	\$97,487.48
	8	Testings	LF	\$0.90	11777	\$10,599.30
		<b>Subtotal Water Distribution</b>				<b>\$1,395,300.06</b>
		<b>Reclaimed Watermain</b>				
	1	6" DR-18 PVC	LF	\$32.07	11855	\$373,775.85
	2	6" Gate Valve	EA	\$2,051.13	39	\$79,994.07
	3	Single Reuse Service	EA	\$2,282.21	19	\$43,361.99
	4	Double Reuse Service	EA	\$2,032.32	157	\$319,074.24
	5	Fitting	LS	\$27,638.36	1	\$27,638.36
	6	Testing	LF	\$0.84	11855	\$9,790.20
		<b>Subtotal Reclaimed Watermain</b>				<b>\$853,634.71</b>
		<b>Sanitary System</b>				
	1	8" SDR-26 PVC (0-6')	LF	\$36.62	362	\$13,256.44
	2	8" SDR-26 PVC (6-8')	LF	\$38.58	1854	\$71,527.32
	3	8" SDR-26 PVC (8-10')	LF	\$41.18	4360	\$179,544.80
	4	8" SDR-26 PVC (10-12')	LF	\$42.83	2219	\$95,039.77
	5	8" SDR-26 PVC (12-14')	LF	\$47.24	923	\$43,602.52
	6	8" SDR-26 PVC (14-16')	LF	\$54.17	657	\$35,589.69
	7	8" SDR-26 PVC (16-18')	LF	\$77.58	102	\$7,913.16
	8	8" SDR-26 PVC (18-20')	LF	\$134.78	38	\$5,121.64
	9	5' DIA Manhole (0-6')	EA	\$13,598.23	2	\$27,196.46
	10	5' DIA Manhole (6-8')	EA	\$11,194.85	11	\$123,143.35
	11	5' DIA Manhole (8-10')	EA	\$13,173.80	13	\$171,259.40
	12	5' DIA Manhole (10-12')	EA	\$15,391.16	12	\$184,693.92
	13	5' DIA Manhole (12-14')	EA	\$19,439.27	4	\$77,757.08
	14	5' DIA Manhole (14-16')	EA	\$20,889.65	1	\$20,889.65
	15	5' DIA Manhole (16-18')	EA	\$24,218.31	1	\$24,218.31
	16	5' DIA Manhole (18-20')	EA	\$27,022.53	1	\$27,022.53
	17	Manhole Drop Connection	EA	\$1,496.06	6	\$8,976.36
	18	Single Service	EA	\$1,405.55	26	\$36,544.30
	19	Double Service	EA	\$1,607.32	154	\$247,527.28
	20	8' DIA Wet Well (LS-1) 15 HP	LS	\$601,845.79	1	\$601,845.79
	21	8' DIA Wet Well (LS-2) 15 HP	LS	\$587,092.77	1	\$587,092.77
	22	12"x8" Wet tap Proposed manhole	EA	\$17,782.80	1	\$17,782.80
	23	Connect to Proposed manhole	EA	\$3,174.24	1	\$3,174.24
	24	6" DR 18 PVC	LF	\$21.01	1406	\$29,540.06
	25	8" DR 18 PVC	LF	\$47.42	960	\$45,523.20
	26	Force Main Fitting	LF	\$1.61	2366	\$3,809.26
	27	TV and Clean	LF	\$4.27	10515	\$44,895.05
		<b>Subtotal Sanitary System</b>				<b>\$2,734,485.15</b>
		<b>Storm Drainage</b>				
	1	18" HDPE	LF	\$63.50	4730	\$300,355.00
	2	24" HDPE	LF	\$94.19	4238	\$399,177.22
	3	30" HDPE	LF	\$133.36	1451	\$193,490.85
	4	36" HDPE	LF	\$157.40	892	\$140,400.80
	5	42" HDPE	LF	\$195.06	156	\$30,429.36
	6	Type 3 Curb Inlet	EA	\$7,069.42	28	\$197,943.76
	7	Type 4 Curb Inlet	EA	\$7,102.43	30	\$213,072.90
	8	Type 5 Curb Inlet	EA	\$5,714.58	14	\$80,004.12
	9	Type 6 Curb Inlet	EA	\$6,277.22	2	\$12,554.44
	10	Type C DBI	EA	\$8,202.01	2	\$16,404.02
	11	Type D DBI	EA	\$8,202.01	1	\$8,202.01
	12	Type V DBI	EA	\$9,882.12	1	\$9,882.12
	13	Manhole	EA	\$5,162.00	15	\$77,430.00
	14	Type C control Structure	EA	\$6,370.45	2	\$12,740.90
	15	Type D control Structure	EA	\$6,370.45	1	\$6,370.45
	16	Type D Bubble up Structure	EA	\$7,542.10	1	\$7,542.10
	17	18" MES	EA	\$2,599.54	5	\$12,997.70
	18	24" MES	EA	\$3,064.42	2	\$6,108.84
	19	30" MES	EA	\$5,475.07	1	\$5,475.07
	20	36" MES	EA	\$6,759.33	1	\$6,759.33
	21	42" MES	EA	\$8,056.81	1	\$8,056.81
	22	TV and Clean	LF	\$1.81	11467	\$18,461.87
		<b>Subtotal Storm Drainage</b>				<b>\$1,763,859.67</b>
		<b>Subtotal Utility Distribution</b>				<b>\$6,747,279.59</b>
		<b>PHASE 1 SITE WORK</b>				<b>\$12,009,699.59</b>
		<b>TOTAL SITEWORK COST</b>				<b>\$12,009,699.59</b>



ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION						
DAVE SCHMITT ENGINEERING, INC.						
PROJECT NAME: The Hunt Club Grove at Lake Wales-North						
Subject:	Final Cost Estimate Hamlin Road					
Project No.:	CBD-7				Created:	9/13/2024
Prep. By:	MA				Updated:	
Chkd. By:	CJS					
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST
<b>SITE PREPARATION</b>						
		<b>Earth Work</b>				
	1	Excavation Cut to fill	CY	\$3.43	19017	\$65,228.31
	2	Sod (Bahia) 2 Strips back of curb	SY	\$3.13	1527	\$4,779.51
	3	Sod (Bahia) 4:1 Slopes	SY	\$3.13	4716.0	\$14,761.08
	4	Sod (Bahia) ROW	SY	\$3.13	2381.0	\$7,452.53
	5	Seed and mulch	SY	\$0.71	3680.0	\$2,612.80
	6	Contingency	LS	150000	1	\$1,904.57
		<b>Erosion Control</b>				
	1	Silt Fence	LF	\$2.80	1115	\$3,122.00
		<b>General Conditions</b>				
	1	MOT	LS	\$7,158.31	1	\$7,158.31
		<b>Subtotal Site Preparation</b>				<b>\$107,019.11</b>
<b>STREET / GROUND CONSTRUCTION</b>						
		<b>Curbs &amp; Sidewalks</b>				
	1	A Curb	LF	\$42.97	36	\$1,546.92
	2	Miami Curb	LF	\$17.05	5149	\$87,790.45
	3	Drop Curb	LF	\$40.00	10	\$400.00
	4	Curb Transition	LF	\$40.00	12	\$480.00
	5	5'x4" Sidewalk (offsite)	LF	\$22.19	2567	\$56,961.73
	6	ADA Ramps	EA	\$2.00	1311.63	\$2,623.26
		<b>Road Pavement Section</b>				
	1	12" Stabilized Subgrade	SY	\$3.71	7282	\$27,016.22
	2	6" Stabilized Subgrade Under Curb (FBV 75)	LF	\$2.55	5171	\$13,186.05
	3	12" Stabilized Subgrade Under Curb (LBR 40)	LF	\$3.71	5	\$19.18
	4	8" Limerock base	SY	\$20.86	7282	\$151,902.52
	5	1.5 SP 9.5 Asphalt 30% RAP	SY	\$15.47	7282	\$112,652.54
	6	Connect to existing asphalt pavement	EA	\$1,904.57	1	\$1,904.57
		<b>Subtotal Street / Ground Construction</b>				<b>\$456,483.44</b>



ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION						
DAVE SCHMITT ENGINEERING, INC.						
PROJECT NAME: The Hunt Club Grove at Lake Wales-North						
Subject:	Final Cost Estimate Hamlin Road					
Project No.:	CBD-7			Created:	9/13/2024	
Prep. By:	MA			Updated:		
Chkd. By:	CJS					
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST
<b>UTILITY CONSTRUCTION</b>						
<b>Water Distribution</b>						
	1	10"x8" Wet tap	EA	\$14,711.83	1	\$14,711.83
	2	8"x8" Wet tap	EA	\$14,666.81	1	\$14,666.81
	3	2" Jumper	EA	\$3,473.20	2	\$6,946.40
	4	8" DR-11 HDPE Directional Bore	LF	\$173.17	46	\$7,965.02
	5	8" DR-18 PVC	LF	\$70.76	10	\$707.60
	6	10" DR-18 PVC	LF	\$74.69	3145	\$234,900.05
	7	10" Gate Valve	EA	\$4,177.15	6	\$25,062.90
	8	Air Release Valve	EA	\$7,007.95	1	\$7,007.95
	9	2" Blow off	EA	\$2,404.77	1	\$2,404.77
	10	Fittings	LS	\$7,246.07	1	\$7,246.07
	11	Testing	LF	\$2.06	3201	\$6,594.06
	12	Restoration	LS	\$11,995.04	1	\$11,995.04
		<b>Subtotal Water Distribution</b>				<b>\$340,209.30</b>
<b>Reclaimed Watermain</b>						
	1	Cut-in 16"x8" Tee to existing 16" main	EA	\$33,606.66	1	\$33,606.66
	2	8" HDPE Directional Bore	LF	\$152.07	53	\$8,059.71
	3	6" DR-18 PVC	LF	\$34.50	18	\$621.00
	4	8" DR-18 PVC	LF	\$94.93	4	\$379.72
	5	16" DR-18 PVC	LF	\$135.08	14	\$1,891.12
	6	8" Gate valve	EA	\$2,816.32	1	\$2,816.32
	7	16 Gate Valve	EA	\$19,134.35	1	\$19,134.35
	8	Fittings	LS	\$2,698.69	1	\$2,698.69
	9	Testings	LF	\$23.87	57	\$1,360.59
	10	Restoration	LS	\$257.54	1	\$257.54
	11	Irrigation crossings	LS	\$30,000.00	1	\$30,000.00
		<b>Subtotal Reclaimed Watermain</b>				<b>\$100,825.70</b>
<b>Storm Drainage</b>						
	1	18" CL III RCP	LF	\$72.51	135	\$9,788.85
	2	24" CL III RCP	LF	\$102.80	1820	\$187,096.00
	3	36" CL III RCP	LF	\$172.09	69	\$11,874.21
	4	Type 3 Curb Inlet	EA	\$7,069.42	10	\$70,694.20
	5	Type 4 Curb Inlet	EA	\$7,102.43	2	\$14,204.86
	6	Storm Manhole	EA	\$5,075.24	1	\$5,075.24
	7	Type D Bubble Up Box	EA	\$7,746.30	1	\$7,746.30
	8	TV, Clean Drainage	LF	\$6.98	2024	\$14,127.52
		<b>Subtotal Storm Drainage</b>				<b>\$320,607.18</b>
		<b>Subtotal Utility Distribution</b>				<b>\$761,642.18</b>
<b>Change Order</b>						
	1	Excavation and disposal of contaminated soil	LS	\$9,386.20	1	\$9,386.20
	2	Clearing	AC	\$3,453.62	66	\$227,938.92
	3	Trade Partner Concession	LS	\$60,000.00	1	\$60,000.00
	4	Place & Compact from Stockpile	Cy	\$1.65	45752	\$75,490.80
	5	Onsite Cut, place and compact	Cy	\$4.82	64835	\$312,504.70
	6	Seed & Mulch	SY	\$0.24	155555	\$37,333.20
	7	Sod	SY	\$3.13	9455	\$29,594.15
	8	2" SCH 40 Irrigation Crossing	LF	\$20.34	1136	\$23,106.24
	9	4" SCH 40 Irrigation Crossing	LF	\$27.90	1033	\$28,820.70
	10	Amount approved in work agreement	LS	\$30,000.00	1	\$30,000.00
	11	4" SCH 40 Electrical Crossing for entry	LF	\$33.30	257	\$8,558.10
	12	Trech Markers	EA	\$71.70	62	\$4,445.40
	13	Locate and remove 6" and 8" irrigation	DY	\$6.00	7650	\$45,900.00
	14	Cap 6" and 8" irrigation	EA	\$450.00	8	\$3,600.00
	15	Pipe Crew	HR	\$1,050.00	16	\$16,800.00
	16	Cleaning Trucks	HR	\$750.00	16	\$12,000.00
	17	Inspector - Overtime	HR	\$42.00	22	\$924.00
	18	Inspector - Truck Overtime	HR	\$60.00	11	\$660.00
	19	Material 12" Sleeve	EA	\$17,795.57	1	\$17,795.57
	20	Remobilization	LS	\$6,875.00	1	\$6,875.00
	21	Miami Curb	LF	\$15.71	5149	\$80,890.79
	22	Type F Curb	CY	\$23.49	5149	\$120,950.01
	23	Regrading for F Curb pad	CY	\$3.85	4327	\$16,658.95
	24	Hunt Bros Rd Turn Land per RAA1	LS	\$152,080.37	1	\$152,080.37
	25	Regrade Lot Pads	LS	\$5,400.00	1	\$5,400.00
	26	Reversal of the trade partner concession	LS	\$60,000.00	1	\$60,000.00
		<b>Subtotal Change Order</b>				<b>\$1,387,713.10</b>
		<b>PHASE 1 SITE WORK</b>				<b>\$2,712,857.83</b>
		<b>TOTAL SITEWORK COST</b>				<b>\$2,712,857.83</b>

This Instrument Prepared By:  
Mark A. Watts, Esquire  
CobbCole  
231 North Woodland Boulevard  
DeLand, FL 32720

## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS **LENNAR HOMES, LLC**, a Florida limited liability company, mailing address: 5505 Waterford District Drive, Miami, FL 33126, (hereinafter referred to as the "Dedicator") does hereby sell, convey, and transfer to the **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") all its right, title, and interest in and to public improvements, to have and to hold by the District, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

Dedicator represents that the Public Improvements transferred to the District have a cost of at least \$14,722,557.42.

[Remainder of page intentionally left blank. Signature and notary pages to follow.]

IN WITNESS WHEREOF, Dedicator has executed these presents this 20 day of October, 2024.

LENNAR HOMES, LLC, a Florida Limited Liability Company

Witnesses:

Linda Chambers  
Witness Signature  
Print Name: LINDA CHAMBERS  
Address: 6675 Westwood Blvd  
Orlando, FL 32827

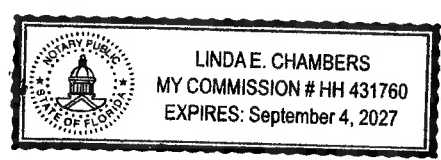
By: [Signature]  
Name: MARK McDONALD  
Title: VICE PRESIDENT

Melanie Minihan  
Witness Signature  
Print Name: Melanie Minihan  
Address: 6675 Westwood Blvd  
Orlando, FL 32827

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of October, 2024 by Mark McDonald as VICE PRESIDENT of **LENNAR HOMES, LLC**, for and on behalf of said entity. He  is personally known or  produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



Linda E. Chambers  
Signature of Notary Public

LINDA E. CHAMBERS  
Printed Name of Notary Public

**EXHIBIT A**

**PUBLIC IMPROVEMENTS**



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	12	Seed and mulch	SY	\$0.24	284956	\$68,389.44	
	13	Sod (Bahia) 2 Back of Curb	SY	\$3.13	6737	\$21,086.81	
	14	Bahia Sod	LS	\$125,000.00	1	\$125,000.00	
<b>Erosion Control</b>							
	1	Silt Fence	LF	\$2.80	9453	\$26,468.40	
	2	Inlet Protection	EA	\$144.41	82	\$11,841.62	
	3	SWIPP	LS	\$44,442.66	1	\$44,442.66	
<b>General Conditions</b>							
	1	Mobilization	LS	\$354,446.84	1	\$354,446.84	
	3	Construction Entrance	EA	\$3,492.52	3	\$10,477.56	
	4	Construction Testing	LS	\$112,513.40	1	\$112,513.40	
	5	Construction Layout	LS	\$188,241.25	1	\$188,241.25	
	6	Certified As-Builts	LS	\$80,674.82	1	\$80,674.82	
		<b>Subtotal Site Preparation</b>				<b>\$2,635,288.57</b>	
<b>STREET / GROUND CONSTRUCTION</b>							
<b>Curbs &amp; Sidewalks</b>							
	1	A Curb	LF	\$25.32	276	\$6,998.32	
	2	Miami Curb	LF	\$17.05	21429	\$365,364.45	
	3	Drop Curb	LF	\$40.00	266	\$10,640.00	
	4	Curb Transition	LF	\$40.00	347	\$13,880.00	
	5	3' Valley Curb	LF	\$29.55	933	\$27,570.15	
	6	D Curb	LF	\$20.45	976	\$19,959.20	
	7	5'x4" Siewalk	LF	\$26.86	5884	\$158,044.24	
	8	5'x4" Siewalk (offsite)	LF	\$26.86	2531	\$67,982.66	
	9	6'x4" Concrete path	LF	\$42.78	957	\$40,940.46	
	10	10'x4" Concrete path	LF	\$71.30	1634	\$116,504.20	
	11	ADR Ramps	EA	\$1,311.63	60	\$78,697.80	
	12	Striping and Signage	LS	\$92,111.54	1	\$92,111.54	
	13	Connect to existing Asphalt pavement	EA	\$1,904.57	3	\$5,713.71	
<b>Road Pavement Section</b>							
	1	6" Stabilized Subgrade under curb (FBV 75)	LF	\$2.55	22975	\$58,586.25	
	2	12" Stabilized Subgrade under curb (LBR 40)	LF	\$3.71	22975	\$85,237.25	
	3	8" Limerock	SY	\$20.86	34554	\$720,796.44	
	4	12" Stabilized Subgrade	SY	\$6.47	34554	\$223,564.38	
	5	1.5 SP 9.5 Asphalt 30% RAP	SY	\$15.47	34554	\$534,550.38	
		<b>Subtotal Street / Ground Construction</b>				<b>\$2,627,131.43</b>	



ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION							
DAVE SCHMITT ENGINEERING, INC.							
PROJECT NAME: The Hunt Club Grove at Lake Wales-North							
Subject:	Final Cost Estimate Phase North					Created:	9/13/2024
Project No.:	CBD-7					Updated:	
Prep. By:	MA						
Chkd. By:	CJS						
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST	
<b>UTILITY CONSTRUCTION</b>							
		Water Distribution	LF	\$51.24	11777	\$603,453.48	
	1	8" DR-18 PVC	EA	\$2,816.32	59	\$166,182.88	
	2	8" Gate Valve	EA	\$8,011.23	17	\$136,190.91	
	3	Fire Hydrant Assembly	EA	\$2,271.45	3	\$6,814.35	
	4	Lift Station Water Service	EA	\$3,806.55	2	\$7,613.10	
	5	Single Water Service	EA	\$2,196.92	30	\$66,907.60	
	6	Double Water Service	EA	\$1,980.73	152	\$301,070.96	
	7	Water main fittings	LS	\$97,487.48	1	\$97,487.48	
	8	Testings	LF	\$0.90	11777	\$10,699.30	
		<b>Subtotal Water Distribution</b>				<b>\$1,395,300.06</b>	
		<b>Reclaimed Watermain</b>					
	1	6" DR-18 PVC	LF	\$32.07	11655	\$373,775.85	
	2	6" Gate Valve	EA	\$2,051.13	39	\$79,994.07	
	3	Single Reuse Service	EA	\$2,282.21	19	\$43,361.99	
	4	Double Reuse Service	EA	\$2,032.32	157	\$319,074.24	
	5	Fitting	LS	\$27,638.36	1	\$27,638.36	
	6	Testing	LF	\$0.84	11655	\$9,790.20	
		<b>Subtotal Reclaimed Watermain</b>				<b>\$853,634.71</b>	
		<b>Sanitary System</b>					
	1	8" SDR-26 PVC (0-6')	LF	\$36.62	362	\$13,256.44	
	2	8" SDR-26 PVC (6-8')	LF	\$38.58	1854	\$71,527.32	
	3	8" SDR-26 PVC (8-10')	LF	\$41.18	4360	\$179,544.80	
	4	8" SDR-26 PVC (10-12')	LF	\$42.83	2219	\$95,039.77	
	5	8" SDR-26 PVC (12-14')	LF	\$47.24	923	\$43,602.52	
	6	8" SDR-26 PVC (14-18')	LF	\$54.17	657	\$35,589.69	
	7	8" SDR-26 PVC (16-18')	LF	\$77.58	102	\$7,913.16	
	8	8" SDR-26 PVC (18-20')	LF	\$134.78	38	\$5,121.64	
	9	6" DIA Manhole (0-6')	EA	\$13,598.23	2	\$27,196.46	
	10	6" DIA Manhole (6-8')	EA	\$11,194.85	11	\$123,143.35	
	11	6" DIA Manhole (8-10')	EA	\$13,173.80	13	\$171,259.40	
	12	6" DIA Manhole (10-12')	EA	\$15,391.16	12	\$184,693.92	
	13	6" DIA Manhole (12-14')	EA	\$19,439.27	4	\$77,757.08	
	14	6" DIA Manhole (14-16')	EA	\$20,889.65	1	\$20,889.65	
	15	6" DIA Manhole (16-18')	EA	\$24,218.31	1	\$24,218.31	
	16	6" DIA Manhole (18-20')	EA	\$27,022.53	1	\$27,022.53	
	17	Manhole Drop Connection	EA	\$1,496.06	6	\$8,970.36	
	18	Single Service	EA	\$1,405.55	26	\$36,544.30	
	19	Double Service	EA	\$1,607.32	154	\$247,527.28	
	20	8" DIA Wet Well (LS-1) 15 HP	LS	\$601,845.79	1	\$601,845.79	
	21	8" DIA Wet Well (LS-2) 15 HP	LS	\$587,092.77	1	\$587,092.77	
	22	12"x8" Wet tap Proposed manhole	EA	\$17,782.80	1	\$17,782.80	
	23	Connect to Proposed manhole	EA	\$3,174.24	1	\$3,174.24	
	24	6" DR 18 PVC	LF	\$21.01	1406	\$29,540.06	
	25	8" DR 18 PVC	LF	\$47.42	960	\$45,523.20	
	26	Force Main Fitting	LF	\$1.61	2366	\$3,809.26	
	27	TV and Clean	LF	\$4.27	10515	\$44,899.05	
		<b>Subtotal Sanitary System</b>				<b>\$2,734,485.15</b>	
		<b>Storm Drainage</b>					
	1	18" HDPE	LF	\$63.50	4730	\$300,355.00	
	2	24" HDPE	LF	\$94.19	4238	\$399,177.22	
	3	30" HDPE	LF	\$133.35	1451	\$193,490.85	
	4	36" HDPE	LF	\$157.40	892	\$140,400.80	
	5	42" HDPE	LF	\$195.06	156	\$30,429.36	
	6	Type 3 Curb Inlet	EA	\$7,069.42	28	\$197,943.76	
	7	Type 4 Curb Inlet	EA	\$7,102.43	30	\$213,072.90	
	8	Type 5 Curb Inlet	EA	\$5,714.58	14	\$80,004.12	
	9	Type 6 Curb Inlet	EA	\$6,277.22	2	\$12,554.44	
	10	Type C DBI	EA	\$8,202.01	2	\$16,404.02	
	11	Type D DBI	EA	\$8,202.01	1	\$8,202.01	
	12	Type V DBI	EA	\$9,882.12	1	\$9,882.12	
	13	Manhole	EA	\$5,162.00	15	\$77,430.00	
	14	Type C control Structure	EA	\$6,370.45	2	\$12,740.90	
	15	Type D control Structure	EA	\$6,370.45	1	\$6,370.45	
	16	Type D Bubble up Structure	EA	\$7,542.10	1	\$7,542.10	
	17	18" MES	EA	\$2,599.54	5	\$12,997.70	
	18	24" MES	EA	\$3,054.42	2	\$6,108.84	
	19	30" MES	EA	\$5,475.07	1	\$5,475.07	
	20	36" MES	EA	\$6,759.33	1	\$6,759.33	
	21	42" MES	EA	\$8,056.81	1	\$8,056.81	
	22	TV and Clean	LF	\$1.61	11467	\$18,461.87	
		<b>Subtotal Storm Drainage</b>				<b>\$1,763,859.67</b>	
		<b>Subtotal Utility Distribution</b>				<b>\$6,747,279.59</b>	
		<b>PHASE 1 SITE WORK</b>				<b>\$12,009,699.59</b>	
		<b>TOTAL SITEWORK COST</b>				<b>\$12,009,699.59</b>	

ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION							
DAVE SCHMITT ENGINEERING, INC.							
PROJECT NAME: The Hunt Club Grove at Lake Wales-North							
Subject:	Final Cost Estimate Hamlin Road					Created:	9/13/2024
Project No.:	CBD-7					Updated:	
Prep. By:	MA						
Chkd. By:	CJS						
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST	
<b>SITE PREPARATION</b>							
		<b>Earth Work</b>					
	1	Excavation Cut to fill	CY	\$3.43	19017	\$65,228.31	
	2	Sod (Bahia) 2 Strips back of curb	SY	\$3.13	1527	\$4,779.51	
	3	Sod (Bahia) 4:1 Slopes	SY	\$3.13	4716.0	\$14,761.08	
	4	Sod (Bahia) ROW	SY	\$3.13	2381.0	\$7,462.53	
	5	Seed and mulch	SY	\$0.71	3680.0	\$2,612.80	
	6	Contingency	LS	150000	1	\$1,904.57	
		<b>Erosion Control</b>					
	1	Silt Fence	LF	\$2.80	1115	\$3,122.00	
		<b>General Conditions</b>					
	1	MOT	LS	\$7,158.31	1	\$7,158.31	
		<b>Subtotal Site Preparation</b>				<b>\$107,019.11</b>	
<b>STREET / GROUND CONSTRUCTION</b>							
		<b>Curbs &amp; Sidewalks</b>					
	1	A Curb	LF	\$42.97	36	\$1,546.92	
	2	Miami Curb	LF	\$17.05	5149	\$87,790.45	
	3	Drop Curb	LF	\$40.00	10	\$400.00	
	4	Curb Transition	LF	\$40.00	12	\$480.00	
	5	5'x4" Sidewalk (offsite)	LF	\$22.19	2567	\$56,961.73	
	6	ADA Ramps	EA	\$2.00	1311.63	\$2,623.26	
		<b>Road Pavement Section</b>					
	1	12" Stabilized Subgrade	SY	\$3.71	7282	\$27,016.22	
	2	6" Stabilized Subgrade Under Curb (FBV 75)	LF	\$2.55	5171	\$13,186.05	
	3	12" Stabilized Subgrade Under Curb (LBR 40)	LF	\$3.71	5	\$19.18	
	4	8" Limerock base	SY	\$20.86	7282	\$151,902.52	
	5	1.5 SP 9.5 Asphalt 30% RAP	SY	\$15.47	7282	\$112,652.54	
	6	Connect to existing asphalt pavement	EA	\$1,904.57	1	\$1,904.57	
		<b>Subtotal Street / Ground Construction</b>				<b>\$456,483.44</b>	





ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION							
DAVE SCHMITT ENGINEERING, INC.							
PROJECT NAME: The Hunt Club Grove at Lake Wales-North							
Subject:	Final Cost Estimate Hamlin Road					Created:	9/13/2024
Project No.:	CBD-7					Updated:	
Prep. By:	MA						
Chkd. By:	CJS						
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST	
<b>UTILITY CONSTRUCTION</b>							
		Water Distribution					
	1	10"x8" Wet tap	EA	\$14,711.83	1	\$14,711.83	
	2	8"x8" Wet tap	EA	\$14,666.81	1	\$14,666.81	
	3	2" Jumper	EA	\$3,473.20	2	\$6,946.40	
	4	8" DR-11 HDPE Directional Bore	LF	\$173.17	46	\$7,965.82	
	5	8" DR-18 PVC	LF	\$70.76	10	\$707.60	
	6	10" DR-18 PVC	LF	\$74.69	3145	\$234,900.05	
	7	10" Gate Valve	EA	\$4,177.15	6	\$25,062.90	
	8	Air Release Valve	EA	\$7,007.95	1	\$7,007.95	
	9	2" Blow off	EA	\$2,404.77	1	\$2,404.77	
	10	Fittings	LS	\$7,246.07	1	\$7,246.07	
	11	Testing	LF	\$2.06	3201	\$6,594.06	
	12	Restoration	LS	\$11,995.04	1	\$11,995.04	
		<b>Subtotal Water Distribution</b>				<b>\$340,209.30</b>	
		<b>Reclaimed Watermain</b>					
	1	Cut-In 16"x8" Tee to existing 16" main	EA	\$33,606.66	1	\$33,606.66	
	2	8" HDPE Directional Bore	LF	\$152.07	53	\$8,059.71	
	3	6" DR-18 PVC	LF	\$34.50	18	\$621.00	
	4	8" DR-18 PVC	LF	\$94.93	4	\$379.72	
	5	16" DR-18 PVC	LF	\$135.08	14	\$1,891.12	
	6	8" Gate valve	EA	\$2,816.32	1	\$2,816.32	
	7	16 Gate Valve	EA	\$19,134.35	1	\$19,134.35	
	8	Fittings	LS	\$2,898.69	1	\$2,898.69	
	9	Testings	LF	\$23.87	57	\$1,360.59	
	10	Restoration	LS	\$257.54	1	\$257.54	
	11	Irrigation crossings	LS	\$30,000.00	1	\$30,000.00	
		<b>Subtotal Reclaimed Watermain</b>				<b>\$100,825.70</b>	
		<b>Storm Drainage</b>					
	1	18" CL III RCP	LF	\$72.51	135	\$9,788.85	
	2	24" CL III RCP	LF	\$102.80	1820	\$187,096.00	
	3	36" CL III RCP	LF	\$172.09	69	\$11,874.21	
	4	Type 3 Curb Inlet	EA	\$7,069.42	10	\$70,694.20	
	5	Type 4 Curb Inlet	EA	\$7,102.43	2	\$14,204.86	
	6	Storm Manhole	EA	\$5,075.24	1	\$5,075.24	
	7	Type D Bubble Up Box	EA	\$7,746.30	1	\$7,746.30	
	8	TV, Clean Drainage	LF	\$6.98	2024	\$14,127.52	
		<b>Subtotal Storm Drainage</b>				<b>\$320,607.18</b>	
		<b>Subtotal Utility Distribution</b>				<b>\$761,642.18</b>	
		<b>Change Order</b>					
	1	Excavation and disposal of contaminated soil	LS	\$9,386.20	1	\$9,386.20	
	2	Clearing	AC	\$3,453.62	66	\$227,938.92	
	3	Trade Partner Concession	LS	\$60,000.00	1	\$60,000.00	
	4	Place & Compact from Stockpile	Cy	\$1.65	45752	\$75,490.80	
	5	Onsite Cut, place and compact	Cy	\$4.82	64835	\$312,504.70	
	6	Seed & Mulch	SY	\$0.24	155655	\$37,333.20	
	7	Sod	SY	\$3.13	9455	\$29,594.15	
	8	2" SCH 40 Irrigation Crossing	LF	\$20.34	1136	\$23,106.24	
	9	4" SCH 40 Irrigation Crossing	LF	\$27.90	1033	\$28,820.70	
	10	Amount approved in work agreement	LS	\$30,000.00	1	\$30,000.00	
	11	4" SCH 40 Electrical Crossing for entry	LF	\$33.30	257	\$8,558.10	
	12	Trech Markers	EA	\$71.70	62	\$4,445.40	
	13	Locate and remove 6" and 8" irrigation	DY	\$6.00	7650	\$45,900.00	
	14	Cap 6" and 8" irrigation	EA	\$450.00	8	\$3,600.00	
	15	Pipe Crew	HR	\$1,050.00	16	\$16,800.00	
	16	Cleaning Trucks	HR	\$750.00	16	\$12,000.00	
	17	Inspector - Overtime	HR	\$42.00	22	\$924.00	
	18	Inspector - Truck Overtime	HR	\$60.00	11	\$660.00	
	19	Material 12" Sleeve	EA	\$17,795.57	1	\$17,795.57	
	20	Remobilization	LS	\$6,875.00	1	\$6,875.00	
	21	Miami Curb	LF	\$15.71	5149	\$80,890.79	
	22	Type F Curb	CY	\$23.49	5149	\$120,950.01	
	23	Regrading for F Curb pad	CY	\$3.85	4327	\$16,658.95	
	24	Hunt Bros Rd Turn Land per RAA1	LS	\$152,080.37	1	\$152,080.37	
	25	Regrade Lot Pads	LS	\$5,400.00	1	\$5,400.00	
	26	Reversal of the trade partner concession	LS	\$60,000.00	1	\$60,000.00	
		<b>Subtotal Change Order</b>				<b>\$1,387,713.10</b>	
		<b>PHASE 1 SITE WORK</b>				<b>\$2,712,857.83</b>	
		<b>TOTAL SITEWORK COST</b>				<b>\$2,712,857.83</b>	

# SECTION VI



October 21, 2024  
 George S. Flint  
 Governmental Management Services - Central Florida, LLC  
 219 East Livingston Street, Orlando, FL, 32801  
 (407) 841-5524  
 gflint@gmscfl.com

**Subject:** Hunt Club  
**Flight Acreage:** 224 +/-

**Fee estimate for drone flyovers, data processing, and cloud software subscription (Oct 2024 - Oct 2025).**

We are happy to begin services to track construction progress for this project on the following terms. Access to each project within the software is included for 60 days after the final scan date. This 60-day period restarts with contract extensions and renewals. Read-only software extensions are available. Contact your Account Executive for more details. Start and end dates are approximates. If services are delayed for any reason, this agreement automatically extends in duration to account for the quantities agreed herein.

TraceAir reserves the right to revise service fees upon requested change(s) to the project monitoring area.

Service (See Descriptions Below)	Frequency	Price	Quantity	Subtotal
<b>Gold Scans</b> Oct 21, 2024 – Oct 21, 2025	Bi-Weekly	\$995.46	26	\$25,881.96
				<b>Estimated Total Cost: \$25,881.96 USD</b>

Initials: \_\_\_\_\_ Initials: \_\_\_\_\_



<b>Product Descriptions</b>	
<b>Service</b>	<b>Scope</b>
Gold Scans	<ul style="list-style-type: none"><li>- Drone flyover. Processing of photos and geo-referencing to create an ortho-photo &amp; digital elevation model. Includes hosting, software and support. Important to note: Flight markers are required for the geo-referenced sites. The measurements (X, Y, &amp; Z coordinates) and maintenance of these can be conducted by the grading contractor or surveyor at the customer's expense. QA/QC: vertical accuracy assessment and report per each scan. One 360 panorama per scan (location on customer's choice).</li></ul>

Initials: \_\_\_\_\_ Initials: \_\_\_\_\_

Billing Contact:  
Email:  
PO/Project Number:



By signing below both parties agree to the Terms & Conditions.

Agreed,

**Will Johnson**  
Head of Sales,  
TraceAir Technologies

**George S. Flint**  
Governmental Management Services - Central Florida, LLC



Boundary Image

# SECTION VII

# SECTION C



# SECTION 1

**Hunt Club Grove**  
Community Development District

**Funding Request #10**  
**August 16, 2024**

Bill to: Lennar Homes, LLC

**General Fund**  
**FY2024**

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<b>1</b>	<b>Cobb Cole, P.A.</b>		
	Invoice # 35790 - General Counsel - April 2023	\$	51.00
	Invoice # 41982 - General Counsel - August/September 2023	\$	854.00
	Invoice # 42909 - General Counsel - October 2023	\$	718.00
	Invoice # 45647 - General Counsel - December 2023	\$	357.50
	Invoice # 51822 - General Counsel - May 2024	\$	466.00
	Invoice # 52187 - General Counsel - June 2024	\$	168.00
<b>2</b>	<b>Governmental Management Services</b>		
	Invoice # 12 - Management Fees - August 2024	\$	4,000.67
<b>3</b>	<b>Supervisor Fees - 08/13/24 meeting</b>		
	Adam Morgan	\$	215.30
	Rob Bonin	\$	215.30
	Kayla Word	\$	215.30
	Brent Kewley	\$	215.30

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**Total:** \$ **7,476.37**

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 #11  
August 23, 2024

Bill to: Lennar Homes, LLC

General Fund  
FY2025

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<b>1</b>	<b>Egis Insurance &amp; Risk Advisors</b>		
	Invoice # 24415 - Insurance - FY25 10/01/24 - 10/01/25	\$	5,000.00

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<b>Total:</b>		\$	<b>5,000.00</b>
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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 #12  
September 13, 2024

Bill to: Lennar Homes, LLC

General Fund  
FY2024

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<b>1</b>	<b>Governmental Management Services</b>		
	Invoice # 12 - Management Fees - September 2024	\$	4,003.94

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**Total:** \$ **4,003.94**

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 #13  
 September 27, 2024

Bill to: Lennar Homes, LLC

	General Fund FY2024	General Fund FY2025
<b>1 Dave Schmitt Engineering, Inc.</b>		
Invoice # 12206 - Engineering Services - June 2024	\$ 1,862.50	
Invoice # 12319 - Engineering Services - August 2024	\$ 100.00	
<b>2 Governmental Management Services-CF, LLC</b>		
Invoice # 14 - Assessment Roll FY25		\$ 5,000.00
	\$ 1,962.50	\$ 5,000.00
<b>Total:</b>		<b>\$ 6,962.50</b>

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

## Summary of Check Register

January 1, 2024 to October 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	1/12/24	1-2	\$ 6,226.28
	2/6/24	3	\$ 3,740.00
	2/9/24	4-6	\$ 26,518.71
	3/7/24	7-8	\$ 5,333.99
	4/19/24	9	\$ 3,584.00
	5/14/24	10	\$ 3,624.10
	5/24/24	11	\$ 3,586.70
	6/6/24	12	\$ 416.73
	7/9/24	13-14	\$ 3,965.59
	7/30/24	15-16	\$ 550.80
	8/12/24	17-18	\$ 7,037.20
	9/12/24	19-20	\$ 6,615.17
	9/20/24	21-22	\$ 5,122.40
	10/25/24	23-26	\$ 11,936.58
<b>Total Amount</b>			<b>\$ 88,258.25</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/24	00001	2/02/23	87630	202302	310-51300-54000			*	125.00		
			SPECIAL DISTRICT FEE FY23								
		10/02/23	89591	202310	310-51300-54000			*	200.00		
			SPECIAL DISTRICT FEE FY24								
FLORIDA COMMERCE,										325.00	000001
1/12/24	00003	10/31/23	00059893	202310	310-51300-48000			*	340.09		
			NOT OF ORGANIZATIONAL MT								
		11/30/23	00060618	202311	310-51300-48000			*	349.67		
			NOT OF FY24 MEETING DATES								
		11/30/23	00060618	202311	310-51300-48000			*	296.98		
			NOT OF RULE DEVELOPMENT								
		11/30/23	00060618	202311	310-51300-48000			*	680.18		
			NOT OF RFQ ENGINEER SVC								
		11/30/23	00060618	202311	310-51300-48000			*	536.48		
			NOT OF RULEMAKING								
		11/30/23	00060618	202311	310-51300-48000			*	756.82		
			FY24 BUDGET HEARING								
		11/30/23	00060618	202311	310-51300-48000			*	1,044.22		
			LANDOWNERS ELECTION								
		12/31/23	00061332	202312	310-51300-48000			*	1,896.84		
			PHN UNIFORM METHOD								
GANNETT MEDIA CORP DBA										5,901.28	000002
2/06/24	00004	1/31/24	21069	202401	310-51300-45000			*	3,740.00		
			FY24 INSURANCE POLICY								
EGIS INSURANCE ADVISORS, LLC										3,740.00	000003
2/09/24	00003	11/30/23	00060618	202311	310-51300-48000			*	12,079.20		
			NOT OF PUBLIC HEARING								
GANNETT MEDIA CORP DBA										12,079.20	000004
2/09/24	99999	2/09/24	VOID	202402	000-00000-00000			C	.00		
			VOID CHECK								
*****INVALID VENDOR NUMBER*****										.00	000005
2/09/24	00002	10/01/23	1	202310	310-51300-34000			*	3,333.33		
			MANAGEMENT FEES-OCT23								
		10/01/23	1	202310	310-51300-35200			*	100.00		
			WEBSITE MANAGEMENT-OCT23								
		10/01/23	1	202310	310-51300-35100			*	150.00		
			INFORMATION TECH-OCT23								
		11/01/23	2	202311	310-51300-34000			*	3,333.33		
			MANAGEMENT FEES-NOV23								
		11/01/23	2	202311	310-51300-35200			*	100.00		
			WEBSITE MANAGEMENT-NOV23								

HNTC HUNT CLUB GROV ZYAN



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23	2		202311 310-51300-35100						INFORMATION TECH-NOV23	*	150.00		
11/01/23	2		202311 310-51300-51000						OFFICE SUPPLIES	*	5.15		
11/01/23	2		202311 310-51300-42000						POSTAGE	*	2.22		
12/01/23	3		202312 310-51300-34000						MANAGEMENT FEES-DEC23	*	3,333.33		
12/01/23	3		202312 310-51300-35200						WEBSITE MANAGEMENT-DEC23	*	100.00		
12/01/23	3		202312 310-51300-35100						INFORMATION TECH-DEC23	*	150.00		
12/01/23	3		202312 310-51300-51000						OFFICE SUPPLIES	*	.30		
12/01/23	3		202312 310-51300-42000						POSTAGE	*	20.90		
1/01/24	4		202401 310-51300-34000						MANAGEMENT FEES-JAN24	*	3,333.33		
1/01/24	4		202401 310-51300-35200						WEBSITE MANAGEMENT-JAN24	*	100.00		
1/01/24	4		202401 310-51300-35100						INFORMATION TECH-JAN24	*	150.00		
1/01/24	4		202401 310-51300-51000						OFFICE SUPPLIES	*	2.95		
1/01/24	4		202401 310-51300-42000						POSTAGE	*	25.59		
1/01/24	4		202401 310-51300-42000						POSTAGE-SIMPLY STAMPS	*	49.08		
GOVERNMENTAL MANAGEMENT SERVICES											14,439.51	000006	
3/07/24	00002	2/01/24	5	202402 310-51300-34000					MANAGEMENT FEES-FEB24	*	3,333.33		
		2/01/24	5	202402 310-51300-35200					WEBSITE ADMIN-FEB24	*	100.00		
		2/01/24	5	202402 310-51300-35100					INFORMATION TECH-FEB24	*	150.00		
		2/01/24	5	202402 310-51300-51000					OFFICE SUPPLIES-FEB24	*	.03		
		2/01/24	5	202402 310-51300-42000					POSTAGE-FEB24	*	.63		
GOVERNMENTAL MANAGEMENT SERVICES											3,583.99	000007	
3/07/24	00005	1/24/24	944	202401 310-51300-35200					WEBSITE DESIGN	*	1,750.00		
REALIGN WEB DESIGN											1,750.00	000008	

HNTC HUNT CLUB GROV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/19/24	00002	3/01/24	6	202403	310-51300-34000		MANAGEMENT FEES-MAR24	*	3,333.33		
		3/01/24	6	202403	310-51300-35200		WEBSITE ADMIN-MAR24	*	100.00		
		3/01/24	6	202403	310-51300-35100		INFORMATION TECH-MAR24	*	150.00		
		3/01/24	6	202403	310-51300-51000		OFFICE SUPPLIES-MAR24	*	.03		
		3/01/24	6	202403	310-51300-42000		POSTAGE-MAR24	*	.64		
GOVERNMENTAL MANAGEMENT SERVICES										3,584.00	000009
5/14/24	00002	4/01/24	7	202404	310-51300-34000		MANAGEMENT FEES-APR24	*	3,333.33		
		4/01/24	7	202404	310-51300-35200		WEBSITE ADMIN-APR24	*	100.00		
		4/01/24	7	202404	310-51300-35100		INFORMATION TECH-APR24	*	150.00		
		4/01/24	7	202404	310-51300-51000		OFFICE SUPPLIES-APR24	*	.18		
		4/01/24	7	202404	310-51300-42000		POSTAGE-APR24	*	40.59		
GOVERNMENTAL MANAGEMENT SERVICES										3,624.10	000010
5/24/24	00002	5/01/24	8	202405	310-51300-34000		MANAGEMENT FEES-MAY24	*	3,333.33		
		5/01/24	8	202405	310-51300-35200		WEBSITE ADMIN-MAY24	*	100.00		
		5/01/24	8	202405	310-51300-35100		INFORMATION TECH-MAY24	*	150.00		
		5/01/24	8	202405	310-51300-51000		OFFICE SUPPLIES-MAY24	*	.15		
		5/01/24	8	202405	310-51300-42000		POSTAGE-MAY24	*	3.22		
GOVERNMENTAL MANAGEMENT SERVICES										3,586.70	000011
6/06/24	00003	5/31/24	00064638	202405	310-51300-48000		NOTICE OF BOS MEETING	*	416.73		
GANNETT MEDIA CORP DBA										416.73	000012
7/09/24	00003	6/30/24	00065233	202406	310-51300-48000		PROP FOR ANNUAL AUDIT SVC	*	378.41		
GANNETT MEDIA CORP DBA										378.41	000013
7/09/24	00002	6/01/24	9	202406	310-51300-34000		MANAGEMENT FEES JUN24	*	3,333.33		

HNTC HUNT CLUB GROV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24	9	6/01/24	9	202406	310-51300-35200		WEBSITE ADMIN JUN24	*	100.00		
6/01/24	9	6/01/24	9	202406	310-51300-35100		INFORMATION TECH JUN24	*	150.00		
6/01/24	9	6/01/24	9	202406	310-51300-51000		OFFICE SUPPLIES JUN24	*	2.56		
6/01/24	9	6/01/24	9	202406	310-51300-42000		POSTAGE JUN24	*	1.29		
GOVERNMENTAL MANAGEMENT SERVICES										3,587.18	000014
7/30/24	00006	3/31/24	03312024	202407	300-21700-10000		FICA 1ST QTR 2024	*	30.60		
UNITED STATES TREASURY										30.60	000015
7/30/24	00006	6/30/24	06302024	202407	300-21700-10000		FICA 2ND QTR 2024	*	520.20		
UNITED STATES TREASURY										520.20	000016
8/12/24	00003	7/31/24	00065841	202407	310-51300-48000		PH/ADOPT FY24/25 BUDGET	*	3,453.20		
GANNETT MEDIA CORP DBA										3,453.20	000017
8/12/24	00002	7/01/24	11	202407	310-51300-34000		MANAGEMENT FEES JUL24	*	3,333.33		
7/01/24	11	7/01/24	11	202407	310-51300-35200		WEBSITE ADMIN JUL24	*	100.00		
7/01/24	11	7/01/24	11	202407	310-51300-35100		INFORMATION TECH JUL24	*	150.00		
7/01/24	11	7/01/24	11	202407	310-51300-51000		OFFICE SUPPLIES JUL24	*	.03		
7/01/24	11	7/01/24	11	202407	310-51300-42000		POSTAGE JUL24	*	.64		
GOVERNMENTAL MANAGEMENT SERVICES										3,584.00	000018
9/12/24	00007	5/16/23	35790	202310	310-51300-31500		GENERAL COUNSEL APR23	*	51.00		
10/16/23	41982	10/16/23	41982	202310	310-51300-31500		GEN COUNSEL AUG/SEP23	*	854.00		
11/06/23	42909	11/06/23	42909	202310	310-51300-31500		GENERAL COUNSEL OCT23	*	718.00		
1/09/24	45647	1/09/24	45647	202312	310-51300-31500		GENERAL COUNSEL DEC23	*	357.50		
6/10/24	51822	6/10/24	51822	202405	310-51300-31500		GENERAL COUNSEL MAY24	*	466.00		
7/02/24	52187	7/02/24	52187	202406	310-51300-31500		GENERAL COUNSEL JUN24	*	168.00		
COBB & COLE, P.A.										2,614.50	000019
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HNTC HUNT CLUB GROV ZYAN											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/12/24	00002	8/01/24	12	202408	310-51300-34000		MANAGEMENT FEES AUG24	*	3,333.33		
		8/01/24	12	202408	310-51300-35200		WEBSITE ADMIN AUG24	*	100.00		
		8/01/24	12	202408	310-51300-35100		INFORMATION TECH AUG24	*	150.00		
		8/01/24	12	202408	310-51300-31300		DISSEMINATION SVCS AUG24	*	416.67		
		8/01/24	12	202408	310-51300-51000		OFFICE SUPPLIES AUG24	*	.03		
		8/01/24	12	202408	310-51300-42000		POSTAGE AUG24	*	.64		
GOVERNMENTAL MANAGEMENT SERVICES										4,000.67	000020
9/20/24	00004	8/16/24	24415	202408	300-15500-10000		FY25 INSURANCE POLICY	*	5,000.00		
EGIS INSURANCE ADVISORS, LLC										5,000.00	000021
9/20/24	00006	9/13/24	09132024	202409	300-21700-10000		BOS MEETING 08/13/24	*	122.40		
UNITED STATES TREASURY										122.40	000022
10/25/24	00008	7/01/24	12206	202406	310-51300-31100		GENERAL ENGINEERING JUN24	*	1,862.50		
		9/01/24	12319	202408	310-51300-31100		GENERAL ENGINEERING AUG24	*	100.00		
DAVE SCHMITT ENGINEERING, INC.										1,962.50	000023
10/25/24	00009	10/01/24	91617	202410	310-51300-54000		SPECIAL DISTRICT FEE FY25	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY										175.00	000024
10/25/24	00003	8/31/24	00066411	202408	310-51300-48000		NOT AUDITOR SELECT MEETNG	*	435.89		
		9/30/24	00067024	202409	310-51300-48000		NOT BOS MEETING DATES	*	359.25		
GANNETT MEDIA CORP DBA										795.14	000025
10/25/24	00002	9/01/24	13	202409	310-51300-34000		MANAGEMENT FEES SEP24	*	3,333.33		
		9/01/24	13	202409	310-51300-35200		WEBSITE ADMIN SEP24	*	100.00		
		9/01/24	13	202409	310-51300-35100		INFORMATION TECH SEP24	*	150.00		
		9/01/24	13	202409	310-51300-31300		DISSEMINATION SVCS SEP24	*	416.67		

HNTC HUNT CLUB GROV ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
9/01/24	13		202409 310-51300-51000		*	2.56		
		OFFICE SUPPLIES SEP24						
9/01/24	13		202409 310-51300-42000		*	1.38		
		POSTAGE SEP24						
9/15/24	14		202410 310-51300-31700		*	5,000.00		
		ASSESSMENT ROLL FY25						
-----								
GOVERNMENTAL MANAGEMENT SERVICES								9,003.94 000026
-----								
TOTAL FOR BANK A						88,258.25		
TOTAL FOR REGISTER						88,258.25		

HNTC HUNT CLUB GROV ZYAN

# SECTION 3

***Hunt Club Grove***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2024***



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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**  
**September 30, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Cash - 5374	\$ 7,513	\$ -	\$ -	\$ 7,513
Due from Developer	\$ 1,762	\$ -	\$ -	\$ 1,762
<b>Investments:</b>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 5,079,308	\$ 5,079,308
Cost of Issuance	\$ -	\$ -	\$ 3	\$ 3
Interest	\$ -	\$ 146,952	\$ -	\$ 146,952
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 1,437	\$ -	\$ 1,437
Prepaid Expenditures	\$ 5,000	\$ -	\$ -	\$ 5,000
<b>Total Assets</b>	<b>\$ 14,274</b>	<b>\$ 344,285</b>	<b>\$ 5,079,310</b>	<b>\$ 5,437,869</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 6,762	\$ -	\$ -	\$ 6,762
<b>Total Liabilities</b>	<b>\$ 6,762</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,762</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits and Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 5,079,310	\$ 5,079,310
Series 2024 Debt Service Fund	\$ -	\$ 344,285	\$ -	\$ 344,285
Unassigned	\$ 2,513	\$ -	\$ -	\$ 2,513
<b>Total Fund Balances</b>	<b>\$ 7,513</b>	<b>\$ 344,285</b>	<b>\$ 5,079,310</b>	<b>\$ 5,431,108</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 14,274</b>	<b>\$ 344,285</b>	<b>\$ 5,079,310</b>	<b>\$ 5,437,869</b>

# Hunt Club Grove

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 176,850	\$ 176,850	\$ 89,953	\$ (86,897)
<b>Total Revenues</b>	<b>\$ 176,850</b>	<b>\$ 176,850</b>	<b>\$ 89,953</b>	<b>\$ (86,897)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 4,400	\$ 7,600
FICA Expenditures	\$ -	\$ -	\$ 337	\$ (337)
Engineering	\$ 15,000	\$ 15,000	\$ 1,963	\$ 13,038
Attorney	\$ 25,000	\$ 25,000	\$ 2,615	\$ 22,386
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 833	\$ 4,167
Trustee Fees	\$ 3,600	\$ 3,600	\$ -	\$ 3,600
Management Fees	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 2,950	\$ (1,750)
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 147	\$ 853
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Legal Advertising	\$ 10,000	\$ 10,000	\$ 23,024	\$ (13,024)
Other Current Charges	\$ 5,000	\$ 5,000	\$ 294	\$ 4,706
Office Supplies	\$ 625	\$ 625	\$ 14	\$ 611
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 200	\$ (25)
<b>Total General &amp; Administrative</b>	<b>\$ 126,850</b>	<b>\$ 126,850</b>	<b>\$ 82,316</b>	<b>\$ 44,534</b>
<b><i>Operations &amp; Maintenance</i></b>				
Field Contingency	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
<b>Total Operations &amp; Maintenance</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 176,850</b>	<b>\$ 176,850</b>	<b>\$ 82,316</b>	<b>\$ 94,534</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,638</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (125)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,513</b>	

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 3,346	\$ 3,346
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,346</b>	<b>\$ 3,346</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 6/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,346</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 342,848	\$ 342,848
Transfer In/(Out)	\$ -	\$ -	\$ (1,910)	\$ (1,910)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 340,938</b>	<b>\$ 340,938</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 344,285</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 344,285</b>	

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 49,161	\$ 49,161
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,161</b>	<b>\$ 49,161</b>
<b>Expenditures:</b>				
Capital Outlay - COI	\$ -	\$ -	\$ 343,913	\$ (343,913)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 343,913</b>	<b>\$ (343,913)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (294,751)</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 5,372,152	\$ 5,372,152
Transfer In/(Out)	\$ -	\$ -	\$ 1,910	\$ 1,910
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,374,062</b>	<b>\$ 5,374,062</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,079,310</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,079,310</b>	

**Hunt Club Grove**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 15,000	\$ -	\$ -	\$ 32,745	\$ 7,056	\$ -	\$ 8,285	\$ 4,663	\$ 4,004	\$ 3,962	\$ 7,476	\$ 6,762	\$ 89,953
<b>Total Revenues</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,745</b>	<b>\$ 7,056</b>	<b>\$ -</b>	<b>\$ 8,285</b>	<b>\$ 4,663</b>	<b>\$ 4,004</b>	<b>\$ 3,962</b>	<b>\$ 7,476</b>	<b>\$ 6,762</b>	<b>\$ 89,953</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 2,400	\$ -	\$ 1,000	\$ -	\$ -	\$ 800	\$ 4,400
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ 184	\$ -	\$ 77	\$ -	\$ -	\$ 61	\$ 337
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,863	\$ -	\$ 100	\$ -	\$ 1,963
Attorney	\$ 1,623	\$ -	\$ 358	\$ -	\$ -	\$ -	\$ -	\$ 466	\$ 168	\$ -	\$ -	\$ -	\$ 2,615
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 40,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 2,950
Postage & Delivery	\$ -	\$ 2	\$ 21	\$ 75	\$ 1	\$ 1	\$ 41	\$ 3	\$ 1	\$ 1	\$ 1	\$ 1	\$ 147
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 340	\$ 15,744	\$ 1,897	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 378	\$ 3,453	\$ 436	\$ 359	\$ 23,024
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 38	\$ 43	\$ 52	\$ 38	\$ 38	\$ 38	\$ 38	\$ 294
Office Supplies	\$ -	\$ 5	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 14
Dues, Licenses & Subscriptions	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
<b>Total General &amp; Administrative</b>	<b>\$ 5,746</b>	<b>\$ 19,334</b>	<b>\$ 5,859</b>	<b>\$ 9,151</b>	<b>\$ 3,592</b>	<b>\$ 3,837</b>	<b>\$ 6,251</b>	<b>\$ 4,521</b>	<b>\$ 7,111</b>	<b>\$ 7,076</b>	<b>\$ 4,575</b>	<b>\$ 5,263</b>	<b>\$ 82,316</b>
<b>Operations &amp; Maintenance</b>													
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 5,746</b>	<b>\$ 19,334</b>	<b>\$ 5,859</b>	<b>\$ 9,151</b>	<b>\$ 3,592</b>	<b>\$ 3,837</b>	<b>\$ 6,251</b>	<b>\$ 4,521</b>	<b>\$ 7,111</b>	<b>\$ 7,076</b>	<b>\$ 4,575</b>	<b>\$ 5,263</b>	<b>\$ 82,316</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,254</b>	<b>\$ (19,334)</b>	<b>\$ (5,859)</b>	<b>\$ 23,594</b>	<b>\$ 3,464</b>	<b>\$ (3,837)</b>	<b>\$ 2,034</b>	<b>\$ 142</b>	<b>\$ (3,107)</b>	<b>\$ (3,113)</b>	<b>\$ 2,902</b>	<b>\$ 1,499</b>	<b>\$ 7,638</b>

# Hunt Club Grove

## Community Development District

### Long Term Debt Report

<b>Series 2024, Special Assessment Revenue Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$5,715,000</b>