

*Hunt Club Grove
Community Development District*

Meeting Agenda

February 11, 2025

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

February 4, 2025

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, February 11, 2025, 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/87381353764>

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

Meeting ID: 873 8135 3764

Following is the advance agenda for the meeting:

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 November 12, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2025-01 Appointing an Assistant Secretary (Tricia Adams)
5. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Landscape Maintenance Services & Scope of Work
 - a) Florida Commercial Care (*to be provided under separate cover*)
 - b) Floralawn
 - c) Prince & Sons
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - E. Project Development Update
 - i. Status of Property Conveyance

¹ Comments will be limited to three (3) minutes

- ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - a) Ratification of Series 2024 Assessment Area One Requisitions #1 and #2
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

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, **November 12, 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
Kayla Word
Brent Kewley
Barry Bichard

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Tricia Adams
Mark Watts *by Zoom*

District Manager, GMS
District Manager, GMS
District Counsel, Cobb Cole

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for comment and the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 13,
2024 Board of Supervisors Meeting &
Audit Committee Meeting**

Ms. Burns presented the minutes from the August 13, 2024 Board of Supervisors and Audit Committee meetings. She asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the August 13, 2024 Board of Supervisors Meeting & Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS**Ratification of Audit Services Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2024 through Fiscal Year 2028 Audit Services**

Ms. Burns presented the engagement letter for Fiscal Year 2024 through Fiscal Year 2028 and stated that the Audit Committee awarded the contract prior to the meeting and this contract executes that agreement based on the admitted proposal. She also noted that it has already been submitted and she is just looking for the Board to ratify that action.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Audit Services Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2024 through Fiscal Year 2028 Audit Services, was ratified.

FIFTH ORDER OF BUSINESS**Ratification of Phase 1 Bills of Sale**

Ms. Burns noted that these were drafted by Mr. Watts outside of the meeting and she is asking for Board ratification of that outcome.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Ratification of Phase 1 Bills of Sale, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposal from TraceAir**

Ms. Burns stated that this a proposal for Hunt Club with an estimate for drone flyovers, data processing, and cloud software subscription total \$25,880.96. Ms. Burns noted that this amount is left in the construction fund that has been set aside in order to fund this invoice. She offered to answer and Board questions. After brief discussion, Mr. Burns asked for a motion of approval.

On MOTION by Mr. Bonin, seconded by Mr. Morgan, with all in favor, the Proposal from TraceAir, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts had no report for the Board and offered to answer any questions. There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. District Manager

i. Ratification of Funding Requests #10 through #13

Ms. Burns presented the funding requests #10 through #13 and noted that they have been approved and funded and that she is just looking for the Board to ratify that action.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Funding Requests #10 through #13, were ratified.

ii. Approval of Check Register

Ms. Burns presented the check register to the Board and noted that it was included in the agenda package for Board review. The total was \$88,258.25 and she offered to answer any Board questions. There being none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Check Register, 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. After a brief discussion about the amount of money in the construction fund the next item followed.

iv. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board about the four hours of ethics training that needs to be completed by the end of the year.

D. Project Development Update

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**

There being nothing to discuss, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH 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

SECTION IV

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Hunt Club Grove Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Lake Wales, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. Tricia Adams is appointed as an Assistant Secretary.

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

PASSED AND ADOPTED this 11th day of February 2025.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION V



POLK COUNTY PROPERTY APPRAISER
2025 Data Sharing and Usage Agreement

Revised 01/2025
ADA Compliant

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Hunt Club Grove Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hunt Club Grove Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VII

SECTION C

Hunt Club Grove CDD

Field Management Report



February 11th, 2025
Allen Bailey – Field Manager
GMS

Review

Front landscape



✚ The front landscape has gone in and is ready for turnover.

Ponds



✚ Two of the phase 1 ponds are ready for turnover.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1

Hunt Club Grove CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from **March 1st** through **October 31st** and bi-weekly during **November 1st through February 28th**. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 34 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between **2.5”** and **3.5”**. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

All dry ponds in the district are to be maintained by **disc at a 3”** minimum depth on a monthly basis. To eliminate all unwanted vegetation growth.

Visible clippings that may be left following mowing operations shall be removed from the site each visit.

Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every **two** weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material

and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12' is included in the scope of the work. If pruning is required above the height of 12', contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8' of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled

maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.

- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide

applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out **once** per year. Once in the **_(season)_____** in **_(month)_____**. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2" depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from

tree to tree.

SECTION (a)

*Item will be
provided under
separate cover.*

SECTION (b)



Landscape Maintenance Proposal

Hunt Club Grove CDD
January 2025



Expert Care and Service

The name Floralawn is synonymous with expert care and service when it comes to properties across Central Florida. Whether it's your family's personal backyard oasis or a private University with thousands of students, landscapes enhance the way we live, work, and play. Unparalleled industry knowledge coupled with the friendly service of a small operation delivers a package that leaves our clients with a beautiful, well-maintained landscape that attracts people, adds to their property value, and contributes to their success.

History

Floralawn was founded in 1993 by Rob Averitt and Rich McDonald. This partnership was created out of the desire to build a company that customers would find easy to work with, cost effective, and above all—deliver the utmost quality. Through sales, acquisitions, and a customer retention rate of over 95%, Floralawn has always put the needs of the customer first. In April 2010, Floralawn acquired Polk Pump & Irrigation, which added the final dimension to the phrase “Total Property Maintenance.”

Vision

Floralawn's vision is to be the most preferred landscape maintenance provider in Florida to the association, commercial, and residential markets, thus providing a profitable return. Additionally, Floralawn strives to create a stable yet scalable enriching atmosphere and culture for our employees and customers through a sense of servant-like service.

Who We are Today

Expansion during a time of sluggish economic activity has always been possible due to Floralawn's financial strength and its commitment to never turning away from the company's core vision. Floralawn has since become one of Central Florida's most trusted landscape maintenance companies and enjoys a diversity of services available to our clients that no other company can match. Floralawn is a proud member of both the Lakeland and Winter Haven Chambers of Commerce and is highly involved with the Community Association Institute.



Our Approach

Being proactive is paramount when maintaining any property or community. We understand that no two properties are alike; each has different needs and demands that must be treated uniquely. Our employees are diligently trained to treat each property as their own and realize that one size does not fit all.

Services

Many of Central Florida's most breathtaking homes rely on Floralawn to maintain their landscape. With unique services that meet the needs of individual homeowners, they receive special attention that giant landscape maintenance providers cannot offer. Additionally, Floralawn can easily cater to larger HOA clients; we routinely maintain stunning entryways, challenging common areas, complex irrigation systems, pond beautification features, and problematic pump systems to increase curb appeal and appease even the most finicky homeowner. Filling such an all-encompassing niche gives clients peace of mind knowing a partnership with Floralawn will benefit them for years to come.

Knowledge

With constant training and continuing education of each staff member, we pride ourselves on the ability to be an expert source of knowledge in all aspects of property maintenance. Our team of professionals are recognized as experts in their respective fields, covering everything from sustainable landscape to the latest irrigation technology. This expert knowledge not only helps us excel in the landscape arena, but is also valuable in educating our clientele.



Our Location

734 S. Combee Rd • Lakeland, FL 33801

We are located just south of I-4, Central Florida's major artery. This provides quick and easy access for Floralawn to service customers with a level of response that has allowed us to retain over 95% of our customer base since 1993.



Since 2010, Floralawn has kept a working warehouse stocked with pump and irrigation supplies that we use to service our clients. This warehouse also provides a source of "walk-in" business for the do-it-yourselfers.



Meet the Team



Rob Averitt

President

Rob attended the University of South Florida, where he received his degree in Business Administration. Through hard work, dedication, and steadfast faith, Rob and his best friend Rich turned Floralawn from a dream into the industry leader that it is today. Rob holds Certified Pest Control Operator's licenses in both Turf & Ornamentals and General Household Pest Control. He leads his company by example and always puts the customer first.



Rich Medlong

Fert & Pest Manager

Rich started in the horticulture industry in 1995 as a humble service technician for a large pest control company. During his 18 year stretch in the industry, Rich has been able to gain extensive knowledge in both commercial and residential applications. Rich not only started out as a service technician, but has managed large horticulture companies.



Brad Thompson

Solivita Branch Manager

Brad has over 20 years of experience in the landscape industry, ranging from major landscape installations to managing large-scale commercial accounts. Brad's knowledge of landscape and maintenance shines due to his extensive experience in Central Florida. Being an industry expert, Brad is utilized as a source of knowledge for every aspect of landscape maintenance. He is also certified in Rainbird's Maxicom 2-wire systems.



Russ Proffit

Irrigation Manager

Russel is a second-generation green industry professional with over 4 decades of experience in the irrigation and landscape industry. His experience in all phases of the industry from design, installation, service, consulting and training, Russel provides a level of expertise which is hard to match by most firms in this industry.



Kevin Smith

Account Manager

Kevin Smith is a Florida native who came to Floralawn with extensive experience in the pest control industry. Beginning as a spray tech in a Lakeland pest control company, he worked his way up to manager, a position he held for 14 years. He now enjoys delivering attentive, comprehensive service to the diverse Floralawn properties under his care.

Capabilities

Floralawn's unique place in the industry, with a bevy of expert services available under one roof, defines the term "Total Property Maintenance." Although we frequently supply these solutions a la carte, we specialize in being able to package these solutions together to make Floralawn your one and only phone call. On any given property, we can combine landscape maintenance, fertilization, indoor & outdoor pest control, landscape design, and irrigation – providing a complete suite of services for one affordable price. Our clients are able to reduce their overall expenses by procuring these services from one provider.

Landscape Management

Whether it's brand-new turf and plantings or the look your property has had for years, it's important to protect your investment. Central Florida is a hotbed of potential threats to your landscape and Floralawn is expertly trained and equipped to keep it looking beautiful. Quality inspections and cutting-edge preventative products provide a proactive approach to stop problems before they start, which saves you time and money.



Fertilization

Proper fertilization is second only to adequate irrigation, when it comes to the health of your landscape. A thick, lush, green lawn is not only beautiful, but also the best defense against the full spectrum of diseases, insects, and weeds. Our expert knowledge and experience can keep it looking its best year-round.



Pest Control

When combined with proper fertilization, a proactive pest control program is the best solution possible. Aggressively preventing major infestations will keep your landscape looking its best. Our Integrated Pest Management Professionals can help maximize the beauty, health, and lifespan of your trees, shrubs, and turf.

Enhancements & Beautification

From replenishing beds with fresh mulch and annuals to a complete landscape design overhaul, Floralawn's Horticultural team of Landscape Designers and Installers can make any building pop with instant added curb appeal. Your property is our canvas, and we take the time and effort to help each client combine their vision with a self-sustaining landscape and Florida-friendly plants wherever possible. With over 15 years of exceeding our clients expectations, you can rest assured that large or small, the job will be done neatly, efficiently, and correctly—the first time, every time.



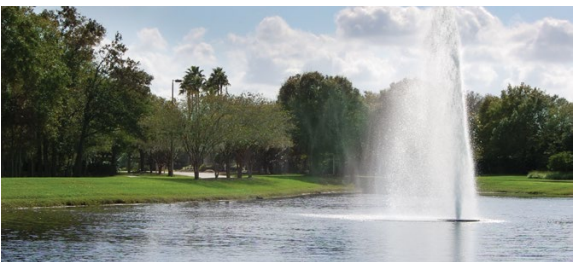
Water Management

Droughts, high water bills, new regulations, violation penalties... Water Management is a hot topic in Florida nowadays. Water is a limited resource and using it wisely is even more imperative now. Proper Water Management goes far beyond merely “fixing sprinklers.”



Irrigation

Water plays the most vital role in the overall appearance and health of plantings on your property. Making sure enough water is being applied is just as crucial as making sure you aren’t running money down the drain. The experts at Floralawn understand that your irrigation system is the main artery that feeds the living, breathing organism known as your landscape.



Pumps & Wells

Since 1958, we have been the “go-to” pump and irrigation company in Polk County and surrounding areas because of our specialty in servicing and maintaining today’s complicated pump systems. Having over 53 years of experience, we enjoy the lasting relationship built not only by providing expert service, but also by being a source of knowledge for our customers.

Indoor Pest Control

Floralawn’s Indoor Pest Control Division couples cutting-edge products and equipment with the industry’s leading Integrated Pest Management techniques to provide our customers with what’s known as Preventative Pest Control. Our knowledgeable team of Pest Technicians are able to keep homes and businesses pest-free without the use of harsh chemicals inside the buildings. Our non-detectable insecticide products create an invisible barrier around the perimeter, keeping the outside of your structure pest-free year round.



Extra Services

Deep Root Shrub Feeding

Bush-hogging

pH Correction

Antibiotic Palm Tree Injections

Low-Volume Irrigation

Property Clean-Up

Pond Fountains

Turf Painting

Landscape Lighting

French Drains

Pressure Washing

Flea Control

Customer Service & Support

Floralawn specializes in large communities with unique challenges. We've developed custom support systems and integrated ways to directly connect with residents. We're big enough to serve you, yet small enough to know you.



Dedicated Phone Number

Feel confident that when you call Floralawn, we'll pick up the phone. In addition to online support, we will always accommodate our clients by having dedicated phone number just for helping our clients.

Resident-Focused Support

Whether tending to residents' landscaping or to their communications, Floralawn team members strive to provide attentive care and exceptional service. We know that in this business, quality performance and responsive customer support result in happy people. Our work-order interface provides residents with an easy-to-use system in which they are heard, acknowledged, and responded to.

24/7 Emergency Services

We care about the properties we manage and the people who inhabit them. When the unforeseen happens, we'll be there when you need us. Call our dedicated number for 24/7 support.

Work Order System

Utilize our online work order system to create and track work orders for your property. Managers and residents can easily create an account and get started right away.

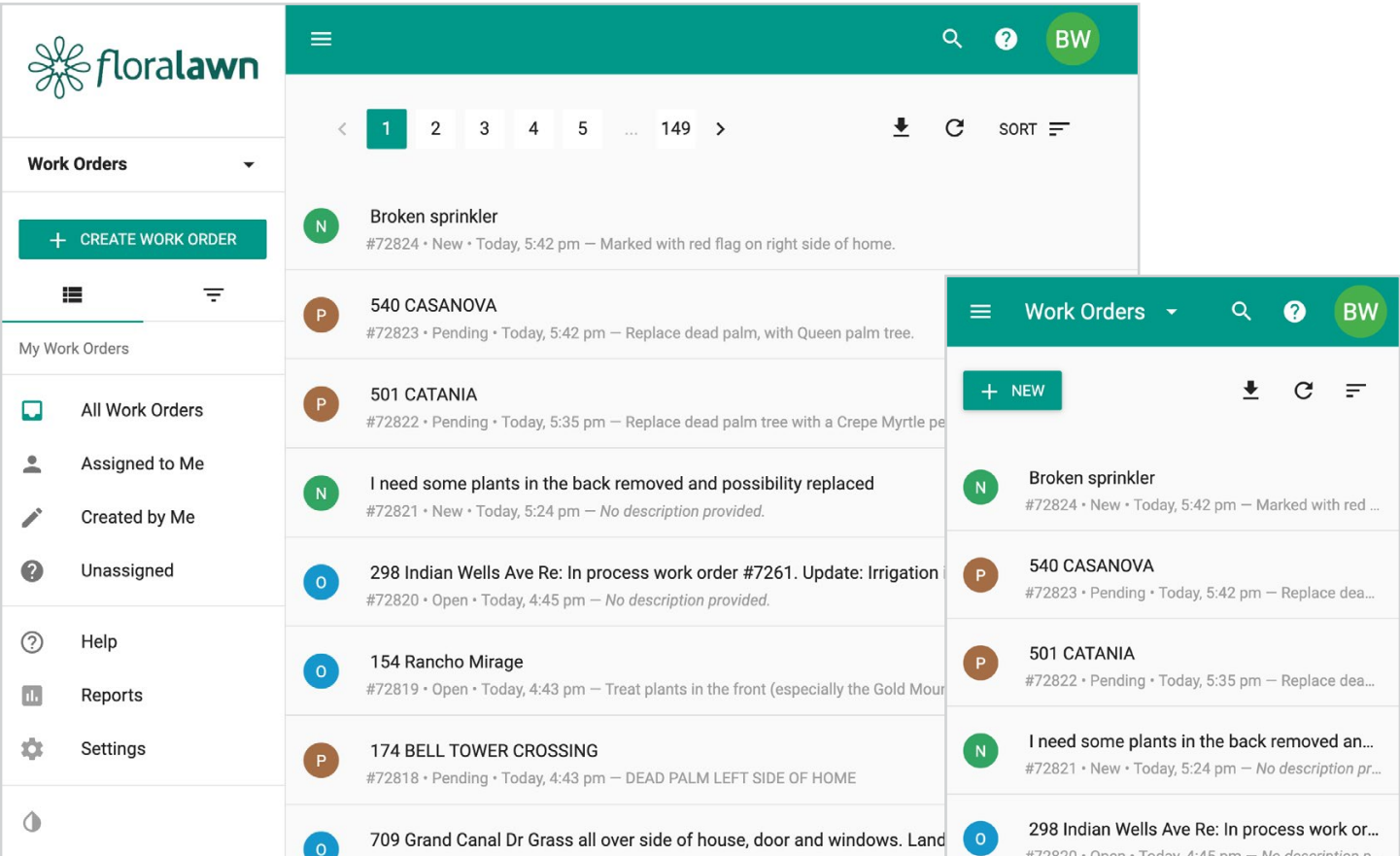
On-Site Management

We understand that for many residents, speaking in person with a manager is preferable to discussing an issue via email or phone. For this reason, a manager always accompanies Floralawn crews and is available on-site for communication and problem-solving.



Work Orders

When we first opened the doors, our work order system mergly consisted of pen and paper. Over the years we’ve evolved into an online work order system capable of handling support tickets directly from the residents themselves.



Resident Accounts

Depending on factors, residents can create an account and manage their work orders from start to finish.

Communication

Our team members stay in constant communication through work order status updates and direct messages.

Trackable Results

Our portal-based work-order system provides an easy way for residents to inform Floralawn about issues that need to be addressed. This system provides trackable progress and detailed reporting.

Resident Training

We provide regular training sessions with residents on how to use the work order system.

Your Community



Your Community

Floralawn has the capabilities to address every present need and demand in your development. Irrigation management is paramount in any successful landscape, and when coupled with proper maintenance, fertilization, and pest control practices, plants and turf can reach their full potential. Increasing curb appeal is always our top priority and end goal. Returning your landscape to its intended condition will be achieved through restorative and proactive key processes in your development.

Community Curb Appeal

Curb appeal is important for maintaining property value and resident retention. Floralawn can help increase the success of your curb appeal by adding cost-efficient annual flowers in highly visible areas. These plantings can be rotated throughout the year to accompany the changing seasons and to facilitate a dynamic color palette all year long. Floralawn staffs an expert Landscape Designer that can assist with proper plant selections that would best suit location and soil conditions when the time arises to replace or enhance your landscape. We would also focus a tremendous amount of effort into restoring the vigor of the grass and turf already present on the property, creating an instant result at no extra cost to the Association.



Communication

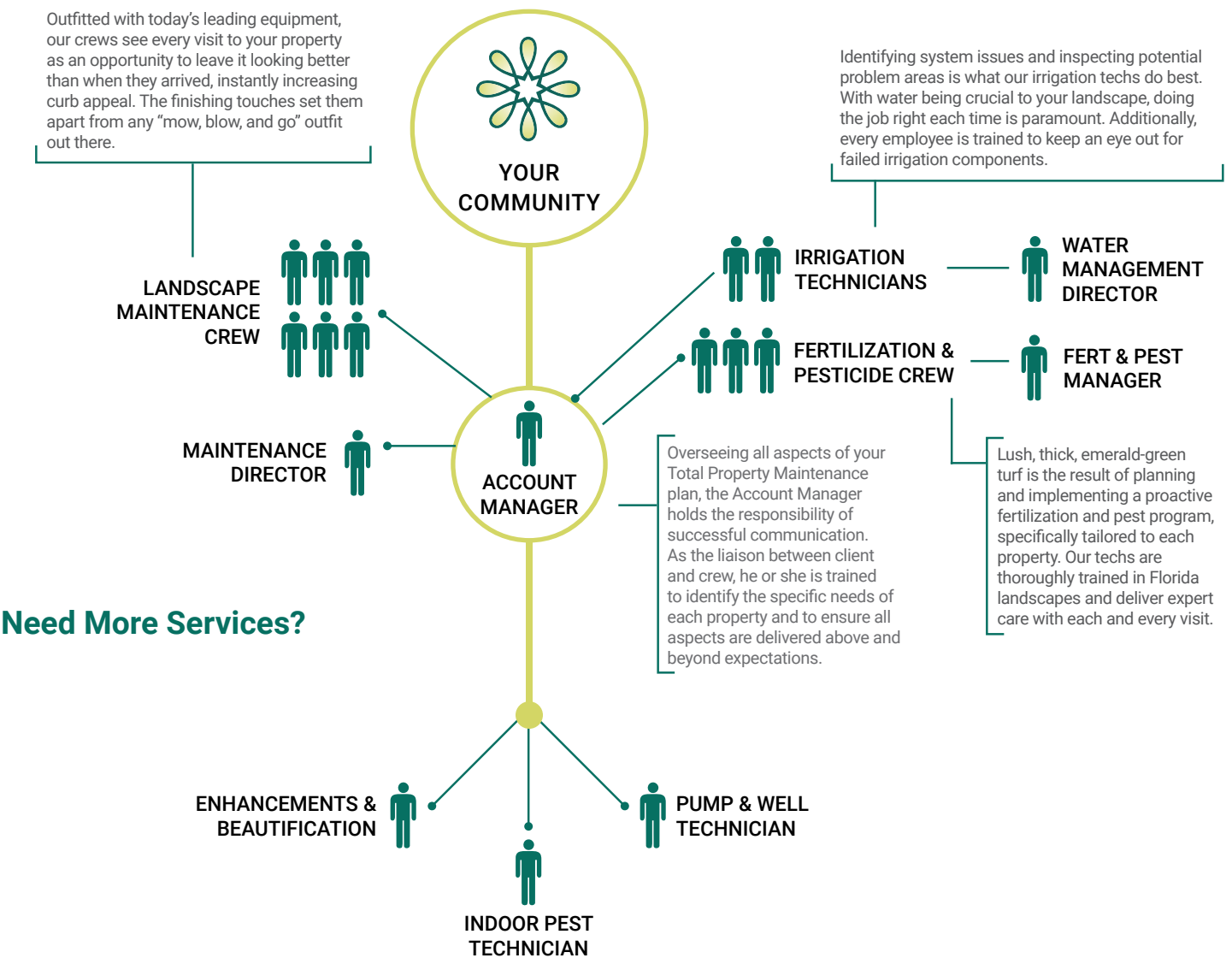
Floralawn understands that communication does not end at the contract's scope and terms; rather, this is where it begins. When dialog is established between Floralawn and your community, being proactive becomes second nature. Open, unfettered communication is a crucial element for any successful relationship in the landscape industry, especially in a day and age of so many regulations, rules, and complex systems.



Personnel Structure

Every Employee at Floralawn understands that each property is unique and demands their full attention each time they step foot on it. This understanding is essential to the success of your property, and every day we strive to make your property look its absolute best. Instilling this “ownership” of our clients’ properties in each individual employee is how we start our Customer Service Experience.

What To Expect From Floralawn



Need More Services?



Total Property Maintenance involves many moving parts, and your Account Manager serves as the central cog in the machine, ensuring your total satisfaction. Detailed quality assurance checks from the Account Manager means that your property is always under a watchful eye. Should you ever have a question or concern, one phone call is all it takes.

Hunt Club Grove Community Development District Landscape Fee Summary

Contractor: Floralawn

Property: Hunt Club Grove CDD

Address: 734 South Combee Rd
Lakeland FL 33801

Phone: 863-668-0494

Fax: 863-668-0495

Contact:

Email: hello@floralawn.com

Address: 219 E. Livingston St.
Orlando, Florida, 32801

Phone:

Contact:

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing/Discing</i>	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$6,260.00	\$75,120.00
TURF CARE													
(Component B) <i>Bahia/St Augustine/Zoysia</i>	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$585.00	\$7,020.00
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$257.00	\$3,084.00
IRRIGATION MAINT.													
(Component D) <i>Irrigation Inspections</i>	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$516.00	\$6,192.00
ANNUAL CHANGES -													
(Component E.1) <i>Per Annual Pricing:</i>	N/A	N/A	N/A	N/A <i>[COUNT]</i>	N/A	N/A	N/A <i>[COUNT]</i>	N/A	N/A	N/A <i>[COUNT]</i>	N/A	N/A	\$0.00
BED DRESSING - Estimate mulch yds 149													
(Component E.2) <i>Coca Mulch Per Yard Pricing: 65.00</i>											\$9,685.00 <i>[Mulch Yds]</i>		\$9,685.00
PALM TRIMMING 2x Per Year													
(Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0.00
TOTAL FEE PER MONTH:	\$7,618.00	\$7,618.00	\$7,618.00	\$7,618.00	\$7,618.00	\$7,618.00	\$7,618.00	\$7,618.00	\$7,618.00	\$7,618.00	\$17,303.00	\$7,618.00	\$101,101

Flat Fee Schedule	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$8,425.08	\$101,101
-------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	-----------

Essential Services	
Mowing/Detailing/Irrigation/Fert and Pest	\$91,416.00

Extra Services	
Annual Changes, Palm Pruning, Mulch	\$9,685.00

TOTAL	\$101,101.00
-------	--------------

Initials_____

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **42 times** per calendar year (Floritam) and **42 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Bahia lake and pond banks will be mowed **34 times per year** consistent with **3 times per month May through October** and **2 times per month or as needed November through April**.

Both Ponds will be Disc Mowed **1 time per month**

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**42 times** per year). A soft edge of all bed areas will be performed every other mowing (**21 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

St. Augustine/Floritam areas shall be fertilized with a commercial grade fertilizer **6 times per year**. Timing of applications will be adjusted to meet horticultural conditions.

Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to **4 times** per year between April 1st and October 30th. Pre-Emergent herbicides will be used **2 times** per year specifically targeting difficult to control weeds. Weed control applications are conducive to soil and air temperatures. Floritalawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass, Tropical Signal & Bermuda grass. Due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds can be treated as they appear, at an additional cost, using products like Bayer's Top Choice that offer extended control..

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palm fronds will be performed as needed up to 12 feet in height.
4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Mechanical or chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$80.00 per hour**. Faults and failures of the irrigation system communicated to FloraLawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

Qualified to Serve You

Insurance

We carry full coverage. Should an accident or damaging event occur, our liability and workers comp insurance affords complete protection to clients, residents, and our own staff. We keep our insurance updated and current for everyone's security and peace of mind.

Type	Policy #	Expiration	Insurer	Limits
Commercial General Liability	21UENOL4446	09/19/2024	Twin City Fire Insurance	\$2,000,000
Automobile Liability	21UENOL4791	09/19/2024	The Hartford #916	\$1,000,000
Umbrella Liability	21HHUSR2G4R	09/19/2024	Hartford Casualty Ins Co	\$3,000,000
Leased Equipment	MZ193091427	09/19/2024	United Fire & Casualty	\$100,000

Licensure

All Floralawn team members are licensed by the state they are working in for their tasks and responsibilities. These may include consulting, design work, planning, landscaping, fertilizing, pest control, aquatic controls, and irrigation. Licensing ensures knowledge of and compliance with state regulations in all aspects of landscape management.

Type	License #	Expiration	Issued By
Business Tax Receipt	118675	09/30/2024	Polk County
Agriculture Products Dealer	69915-6	06/11/2024	State of Florida Dept of Agriculture
Pest Control Operator	JF138494	06/01/2024	State of Florida Dept of Agriculture

Certifications

In addition to being licensed and insured, team members also hold individual certifications in their particular areas of specialty. Certifications demonstrate mastery in a field that enables team members to provide exceptional service.

Type	Reference #	Issued	Qualifier
Stormwater Management Inspector	16795	08/08/2007	FL Dept of Environmental Protection
Maxicom Software	N/A	09/14/2012	Rain Bird
Best Management Practices	13188, 9797, 8588	2010 - 2011	FL Dept of Environmental Protection
Irrigation Contractor License	CSIR0123	04/12/2018	Polk County Building Division
Certified Specialty Contractor	SCC 131153009	09/11/2023	FL Dept of Business and Pro. Reg.
Certified Irrigation Designer - Residential	004041	11/05/2006	The Irrigation Association
Certified Irrigation Designer - Commercial	004041	01/10/2006	The Irrigation Association
Certified Irrigation Contractor	004041	01/10/2006	The Irrigation Association
Certified Landscape Irrigation Auditor	40183	11/12/2004	The Irrigation Association
Certified Landscape Water Manager	004041	12/09/2007	The Irrigation Association
Landscape Irrigation Design	N/A	11/08/1985	College of Irrigation Knowledge

What Our Clients Say



I have had the pleasure of working with Floralawn in general for the past 3 years and more specifically at an on-site property for the past year. I have found Floralawn to be professional, courteous, and responsive. They have provided excellent service in their work and more importantly have been very responsive to the needs of the residents.

Matt Davidson
Senior Licensed Association
Manager
Leland Management



Floralawn has provided outstanding landscaping services to our community for over 10 years. They have been an excellent partner. The staff on site are courteous and professional. They demonstrate high levels of concern for our property and have taken ownership in delivering great products and services.

Gary Gulino
President
2020 SummerGlen Board of
Directors



A couple years ago, a group of residents took up a collection to throw a luncheon for the workers. There was such a large outpouring that it not only afforded a nice lunch but a significant gift to each of the ahrdworking workers. I believe that was a testament of the community support for Floralawn.

H. Donovan Brown PhD
Landscape Committee
Solivita



Floralawn has applied their landscape practices & knowledge to solving landscaping issues within my two current associations with fantastic results. Floralawn has a high respect for "customer service" such as; when issues arise they are dealt with quality and in a timely manner, taking on extra projects that are not contracted and submitting weekly reports to all property managers in a timely manner explaining the work performed in a clear and concise form.

Kraig Carmickle
Past CEO
Evergreen Lifestyles Management



I have had the pleasure to have Rob Averitt and Floralawn, Inc. work for our companies for over 15 years now. Through that time, they have done our irrigation work, our landscaping work, and most important, our property landscape management work.

I am often hesitant to recommend sub-contractors and vendors, but I would not only recommend Rob's company, but I would also recommend him personally. They are a top-tier company who do things the right way. That comes from the top and it is a pleasure to be associated with companies that do business that way.

Robert J. Salzman
Principle
FLC Companies

OUR PROMISE TO YOU

When you choose Floralawn, you will find your expectations met or exceeded with the convenience of one point of contact. We will be professional and proactive in our practices while using high-quality people, efficient systems, updated technology, and competitive pricing. We look forward to serving you and assure you that when you choose us, you have gained the best company in the business.



P.O. Box 91597
Lakeland, FL 33804

863-668-0494
www.Floralawn.com

 facebook.com/Floralawn

SECTION (c)

Hunt Club Grove Community Development District Landscape Fee Summary											
Contractor:		Prince and Sons, Inc.						Property:		Hunt Club Grove CDD	
Address:		200 south F St.						Address:		219 E. Livingston St.	
		Haines City, FL 33844								Orlando, Florida, 32801	
Phone:		863-422-5207						Phone:		407-201-1514	
Contact:		Lucas Martin						Contact:		Allen Bailey	
Email:		lmartin@princeandsonsinc.com						Email:		abailey@gmscdfl.com	
		*BASED ON ATTACHED MAP									

[illegible]

SECTION D

SECTION 1

Hunt Club Grove Community Development District

Summary of Check Register

November 1, 2024 to January 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	11/7/24	27	\$ 4,209.06
	11/25/24	28	\$ 153.00
	1/24/25	29-33	\$ 414,049.64
Total Amount			\$ 418,411.70

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/04/24	00008	7/01/24 12206	202406 310-51300-31100		V	1,862.50-	
		GENERAL ENGINEERING JUN24					
		9/01/24 12319	202408 310-51300-31100		V	100.00-	
		GENERAL ENGINEERING AUG24					
DAVE SCHMITT ENGINEERING, INC.							1,962.50-000023
11/07/24	00002	10/01/24 15	202410 310-51300-34000		*	3,541.67	
		MANAGEMENT FEES OCT24					
		10/01/24 15	202410 310-51300-35200		*	100.00	
		WEBSITE ADMIN OCT24					
		10/01/24 15	202410 310-51300-35100		*	150.00	
		INFORMATION TECH OCT24					
		10/01/24 15	202410 310-51300-31300		*	416.67	
		DISSEMINATION SVCS OCT24					
		10/01/24 15	202410 310-51300-51000		*	.03	
		OFFICE SUPPLIES OCT24					
		10/01/24 15	202410 310-51300-42000		*	.69	
		POSTAGE OCT24					
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,209.06 000027
11/25/24	00006	11/25/24 11252024	202411 300-21700-10000		*	153.00	
		BOS MEETING 11/12/24					
UNITED STATES TREASURY							153.00 000028
1/24/25	99999	1/24/25 VOID	202501 000-00000-00000		C	.00	
		VOID CHECK					
*****INVALID VENDOR NUMBER*****							.00 000029
1/29/25	00002	11/01/24 16	202411 310-51300-34000		*	3,541.67	
		MANAGEMENT FEES NOV24					
		11/01/24 16	202411 310-51300-35200		*	100.00	
		WEBSITE ADMIN NOV24					
		11/01/24 16	202411 310-51300-35100		*	150.00	
		INFORMATION TECH NOV24					
		11/01/24 16	202411 310-51300-31300		*	416.67	
		DISSEMINATION SVCS NOV24					
		11/01/24 16	202411 310-51300-51000		*	.03	
		OFFICE SUPPLIES NOV24					
		11/01/24 16	202411 310-51300-42000		*	.20	
		POSTAGE NOV24					
		12/01/24 17	202412 310-51300-34000		*	3,541.67	
		MANAGEMENT FEES DEC24					
		12/01/24 17	202412 310-51300-35200		*	100.00	
		WEBSITE ADMIN DEC24					
		12/01/24 17	202412 310-51300-35100		*	150.00	
		INFORMATION TECH DEC24					

HNTC HUNT CLUB GROV KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/01/24	17 202412 310-51300-31300	DISSEMINATION SVCS DEC24	*	416.67	
		12/01/24	17 202412 310-51300-51000	OFFICE SUPPLIES DEC24	*	2.50	
		1/01/25	18 202501 310-51300-34000	MANAGEMENT FEES JAN25	*	3,541.67	
		1/01/25	18 202501 310-51300-35200	WEBSITE ADMIN JAN25	*	100.00	
		1/01/25	18 202501 310-51300-35100	INFORMATION TECH JAN25	*	150.00	
		1/01/25	18 202501 310-51300-31300	DISSEMINATION SVCS JAN25	*	416.67	
GOVERNMENTAL MANAGEMENT SERVICES-CF						12,627.75	000030
1/29/25	00010	1/24/25	01242025 202501 300-20700-10000	FY25 DEBT ASSESSMENTS	*	396,342.13	
HUNT CLUB GROVE CDD C/O USBANK						396,342.13	000031
1/29/25	00011	10/15/24	4652212 202410 300-20700-10000	1% ADMIN FEE-DEBT	*	4,212.83	
		10/15/24	4652213 202410 300-32500-10000	1% ADMIN FEE-MAINT	*	2,727.54	
POLK COUNTY PROPERTY APPRAISER						6,940.37	000032
1/29/25	00012	1/15/25	21 202501 310-51300-42000	REIMBURSEMENT OF POSTAGE	*	101.89	
POLK COUNTY TAX COLLECTOR						101.89	000033
TOTAL FOR BANK A						418,411.70	
TOTAL FOR REGISTER						418,411.70	

HNTC HUNT CLUB GROV KCOSTA

SECTION 2

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
December 31, 2024



Table of Contents

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

Hunt Club Grove
Community Development District
Combined Balance Sheet
December 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Cash - 5374	\$ 706,787	\$ -	\$ -	\$ 706,787
Due from General Fund	\$ -	\$ 392,129	\$ -	\$ 392,129
<u>Investments:</u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 25,882	\$ 25,882
Cost of Issuance	\$ -	\$ -	\$ 3	\$ 3
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 3,208	\$ -	\$ 3,208
Total Assets	\$ 706,787	\$ 591,233	\$ 25,885	\$ 1,323,905
Liabilities:				
Accounts Payable	\$ 15,360	\$ -	\$ -	\$ 15,360
Due to Debt Service	\$ 392,129	\$ -	\$ -	\$ 392,129
Total Liabilites	\$ 407,489	\$ -	\$ -	\$ 407,489
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 25,885	\$ 25,885
Series 2024 Debt Service Fund	\$ -	\$ 591,233	\$ -	\$ 591,233
Unassigned	\$ 299,298	\$ -	\$ -	\$ 299,298
Total Fund Balances	\$ 299,298	\$ 591,233	\$ 25,885	\$ 916,416
Total Liabilities & Fund Balance	\$ 706,787	\$ 591,233	\$ 25,885	\$ 1,323,905

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 253,662	\$ 253,662	\$ 253,879	\$ 217
Assessments - Direct	\$ 91,106	\$ 45,554	\$ 45,554	\$ -
Developer Contributions	\$ -	\$ -	\$ 14,384	\$ 14,384
Total Revenues	\$ 344,768	\$ 299,216	\$ 313,818	\$ 14,601
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,000	\$ 2,000
FICA Expenditures	\$ 918	\$ 230	\$ 77	\$ 153
Engineering	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Attorney	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 113	\$ -	\$ 113
Dissemination	\$ 5,000	\$ 1,250	\$ 1,250	\$ (0)
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 10,625	\$ 10,625	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 1	\$ 249
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Other Current Charges	\$ 5,000	\$ 1,250	\$ 115	\$ 1,135
Office Supplies	\$ 625	\$ 156	\$ 3	\$ 154
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,268	\$ 40,548	\$ 23,995	\$ 16,554
<u>Operations & Maintenance</u>				
Property Insurance	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Field Management	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Landscape Maintenance	\$ 90,000	\$ 22,500	\$ -	\$ 22,500
Landscape Replacement	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Streetlights	\$ 45,000	\$ 11,250	\$ -	\$ 11,250
Electric	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Lake Maintenance	\$ 8,000	\$ 2,000	\$ -	\$ 2,000
General Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Field Contingency	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Water & Sewer	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Total Operations & Maintenance	\$ 205,500	\$ 51,375	\$ -	\$ 51,375
Total Expenditures	\$ 344,768	\$ 91,923	\$ 23,995	\$ 67,929
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 289,823	
Fund Balance - Beginning	\$ -		\$ 9,475	
Fund Balance - Ending	\$ -		\$ 299,298	

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	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments	\$ 391,793	\$ 391,793	\$ 392,129	\$ 337
Interest	\$ -	\$ -	\$ 4,101	\$ 4,101
Total Revenues	\$ 391,793	\$ 391,793	\$ 396,230	\$ 4,437
Expenditures:				
Interest - 12/15	\$ 146,952	\$ 146,952	\$ 146,952	\$ -
Principal - 6/15	\$ 80,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 155,596	\$ -	\$ -	\$ -
Total Expenditures	\$ 382,548	\$ 146,952	\$ 146,952	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,244		\$ 249,278	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (2,330)	\$ (2,330)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (2,330)	\$ (2,330)
Net Change in Fund Balance	\$ 9,244		\$ 246,948	
Fund Balance - Beginning	\$ 146,952		\$ 344,285	
Fund Balance - Ending	\$ 156,196		\$ 591,233	

Hunt Club Grove
Community Development District
Series 2024 - Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 60,629	\$ 60,629
Total Revenues	\$ -	\$ -	\$ 60,629	\$ 60,629
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 5,116,384	\$ (5,116,384)
Total Expenditures	\$ -	\$ -	\$ 5,116,384	\$ (5,116,384)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,055,755)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,330	\$ 2,330
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,330	\$ 2,330
Net Change in Fund Balance	\$ -		\$ (5,053,426)	
Fund Balance - Beginning	\$ -		\$ 5,079,310	
Fund Balance - Ending	\$ -		\$ 25,885	

Hunt Club Grove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 253,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,879
Assessments - Direct	\$ -	\$ -	\$ 45,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,554
Developer Contributions	\$ 14,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,384
Total Revenues	\$ 14,384	\$ -	\$ 299,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,818
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expenditures	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,625
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Adminstrative	\$ 14,422	\$ 5,323	\$ 4,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,995
Operations & Maintenance													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 14,422	\$ 5,323	\$ 4,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,995
Excess Revenues (Expenditures)	\$ (38)	\$ (5,323)	\$ 295,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289,823

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

Hunt Club Grove

Community Development District

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$ 272,754.42	\$ 421,282.78	\$ 694,037.20
Net Assessments	\$ 253,661.61	\$ 391,792.99	\$ 645,454.60

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	39.30%	60.70%	100.00%
							General Fund	Debt	Total
12/6/24	11/16-11/26/24	\$694,037.20	(\$27,762.68)	(\$13,325.49)	\$0.00	\$652,949.03	\$256,606.90	\$396,342.13	\$652,949.03
12/31/24	1% Prop Adj	(\$6,940.37)	\$0.00	\$0.00	\$0.00	(\$6,940.37)	(\$2,727.54)	(\$4,212.83)	(\$6,940.37)
TOTAL		\$ 687,096.83	\$ (27,762.68)	\$ (13,325.49)	\$ -	\$ 646,008.66	\$ 253,879.36	\$ 392,129.30	\$ 646,008.66

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Hunt Club Grove North at Lake Wales LLC				
2025-01			Net Assessments	\$91,108.16
Date Received	Due Date	Check Number	Net Assessed	Amount Received
12/4/24	12/1/24	2346073	\$45,554.08	\$45,554.08
	2/1/25		\$22,777.04	
	5/1/25		\$22,777.04	
			\$ 91,108.16	\$ 45,554.08

SECTION E

SECTION 3

SECTION (a)

**HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Hunt Club Grove Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Dave Schmitt Engineering, Inc.
- (D) Amount Payable: \$1,862.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 12206 - Engineer services thru 6/30/24
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and
- 4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

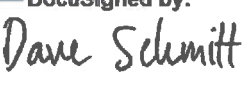
HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 

**CONSULTING ENGINEER'S
APPROVAL FOR NON-COST OF ISSUANCE**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2024 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

DocuSigned by:

8B5AF32F6FA44F3...
Consulting Engineer

Dave Schmitt Engineering, Inc.

12301 Lake Underhill Road, Suite 241.
Orlando, FL 32828-
Tel: 407-207-9088 Fax: 407-207-9089

Page 1 of 1

Invoice Date	Invoice Num
Jul 1, 2024	12206
Billing From	Billing To
May 27, 2024	Jun 30, 2024

Mr. Mark McDonald
Lennar
6675 Westwood Blvd
5th Floor
Orlando FL 32821

Project ID: CBD-7:
Project Name: Hunt Club Grove North
Manager: Dave M Schmitt
DMS

INVOICE

Task	Task Description	Contract Amount	\$10,000.00	Prior Billing	\$5,790.00
CBD-7:5103	CDD Interim Coordination				

Employee Title	Hours	Rate	This Invoice
Administrative Assistant	5.00	\$75.00	\$375.00
Engineering Technician 10	5.00	\$60.00	\$300.00
Senior Civil Engineer PE	9.50	\$125.00	\$1,187.50

CBD-7:5103 Amount Due: \$1,862.50

Amount Due This Invoice: \$1,862.50

This invoice is due on 7/31/2024

Comments: CDD report update per CDD folks.

**HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Hunt Club Grove Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Lennar Homes, LLC
- (D) Amount Payable: \$5,114,521.75
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Bill of Sale for Public Improvements
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and
- 4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.


HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 12-27-24

**CONSULTING ENGINEER'S
APPROVAL FOR NON-COST OF ISSUANCE**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2024 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

DocuSigned by:

8B5AF32F6FA44F3...
Consulting Engineer

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 2nd 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 32821

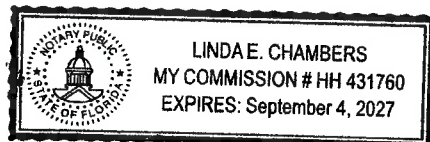
Melanie Minihan
Witness Signature
Print Name: Melanie Minihan
Address: 6675 Westwood Blvd
Orlando, FL 32821

By: Mark McDonald
Name: MARK McDONALD
Title: VICE PRESIDENT

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd 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

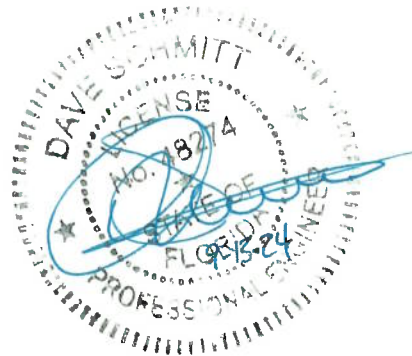
PUBLIC IMPROVEMENTS

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					
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
SITE PREPARATION						
		Earth Work				
	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
		Erosion Control				
	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
		General Conditions				
	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
		Subtotal Site Preparation				\$2,635,288.57
STREET / GROUND CONSTRUCTION						
		Curbs & Sidewalks				
	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
		Road Pavement Section				
	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
		Subtotal Street / Ground Construction				\$2,627,131.43



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
UTILITY CONSTRUCTION						
		Water Distribution	LF	\$51.24	11777	\$603,453.48
	1	8" DR-18 PVC	EA	\$2,816.32	59	\$166,162.88
	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	\$7,613.11
	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	\$10,699.30
		Subtotal Water Distribution				\$1,395,300.06
		Reclaimed Watermain				
	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
		Subtotal Reclaimed Watermain				\$853,634.71
		Sanitary System				
	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	\$8,970.36
	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
		Subtotal Sanitary System				\$2,734,485.15
		Storm Drainage				
	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	\$1.81	11467	\$18,461.87
		Subtotal Storm Drainage				\$1,763,859.67
		Subtotal Utility Distribution				\$6,747,279.59
		PHASE 1 SITE WORK				\$12,009,699.59
		TOTAL SITEWORK COST				\$12,009,699.59

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
SITE PREPARATION						
		Earth Work				
	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
		Erosion Control				
	1	Silt Fence	LF	\$2.80	1115	\$3,122.00
		General Conditions				
	1	MOT	LS	\$7,158.31	1	\$7,158.31
		Subtotal Site Preparation				\$107,019.11
STREET / GROUND CONSTRUCTION						
		Curbs & Sidewalks				
	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
		Road Pavement Section				
	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
		Subtotal Street / Ground Construction				\$456,483.44



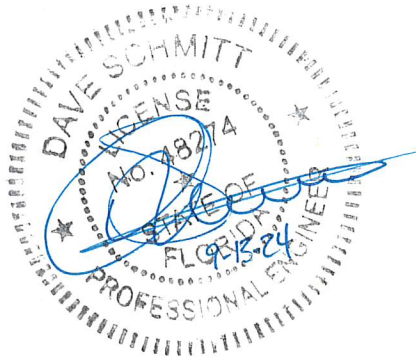
ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION						
DAVE SCHMITT ENGINEERING, INC.						
PROJECT NAME: The Hunt Club Grove at Lake Wales-North						
Subject:	Final Cost Estimate Hamlin Road					
Project No.:	CBD-7				Created:	9/13/2024
Prep. By:	MA				Updated:	
Chkd. By:	CJS					
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST
UTILITY CONSTRUCTION						
		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
		Subtotal Water Distribution				\$340,209.30
		Reclaimed Watermain				
	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
		Subtotal Reclaimed Watermain				\$100,825.70
		Storm Drainage				
	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
		Subtotal Storm Drainage				\$320,607.18
		Subtotal Utility Distribution				\$761,642.18
Change Order						
	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
		Subtotal Change Order				\$1,387,713.10
		PHASE 1 SITE WORK				\$2,712,857.83
		TOTAL SITEWORK COST				\$2,712,857.83

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					
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
SITE PREPARATION						
		Earth Work				
	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
		Erosion Control				
	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
		General Conditions				
	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
		Subtotal Site Preparation				\$2,635,288.57
STREET / GROUND CONSTRUCTION						
		Curbs & Sidewalks				
	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
		Road Pavement Section				
	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
		Subtotal Street / Ground Construction				\$2,627,131.43



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
UTILITY CONSTRUCTION						
		Water Distribution				
	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	\$8,011.23	17	\$136,190.91
	4	Lift Station Water Service	EA	\$2,271.45	3	\$6,814.35
	5	Single Water Service	EA	\$3,806.55	2	\$7,613.10
	6	Double Water Service	EA	\$2,196.92	30	\$65,907.60
	7	Water main fittings	EA	\$1,980.73	152	\$301,070.96
	8	Testings	LS	\$97,487.48	1	\$97,487.48
		Subtotal Water Distribution				\$1,395,300.06
		Reclaimed Watermain				
	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
		Subtotal Reclaimed Watermain				\$853,634.71
		Sanitary System				
	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	\$179,644.80
	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	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	\$1,495.06	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
		Subtotal Sanitary System				\$2,734,485.15
		Storm Drainage				
	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	\$193,490.86
	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
		Subtotal Storm Drainage				\$1,763,859.67
		Subtotal Utility Distribution				\$6,747,279.59
		PHASE 1 SITE WORK				\$12,009,699.59
		TOTAL SITEWORK COST				\$12,009,699.59

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
SITE PREPARATION						
		Earth Work				
	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
		Erosion Control				
	1	Silt Fence	LF	\$2.80	1115	\$3,122.00
		General Conditions				
	1	MOT	LS	\$7,158.31	1	\$7,158.31
		Subtotal Site Preparation				\$107,019.11
STREET / GROUND CONSTRUCTION						
		Curbs & Sidewalks				
	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
		Road Pavement Section				
	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
		Subtotal Street / Ground Construction				\$456,483.44



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
UTILITY CONSTRUCTION						
		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
		Subtotal Water Distribution				\$340,209.30
		Reclaimed Watermain				
	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
		Subtotal Reclaimed Watermain				\$100,825.70
		Storm Drainage				
	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
		Subtotal Storm Drainage				\$320,607.18
		Subtotal Utility Distribution				\$761,642.18
Change Order						
	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
		Subtotal Change Order				\$1,387,713.10
		PHASE 1 SITE WORK				\$2,712,857.83
		TOTAL SITEWORK COST				\$2,712,857.83

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.


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

By: 
Name: Steven S. Benson
Title: Manager

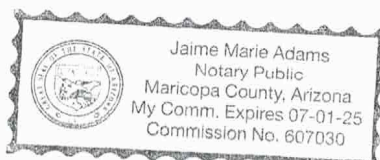

Witness Signature
Print Name: Wendy Stoeckel
Address: 8585 E Hartford Dr., Ste 118
Scottsdale AZ 85255

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]


Signature of Notary Public

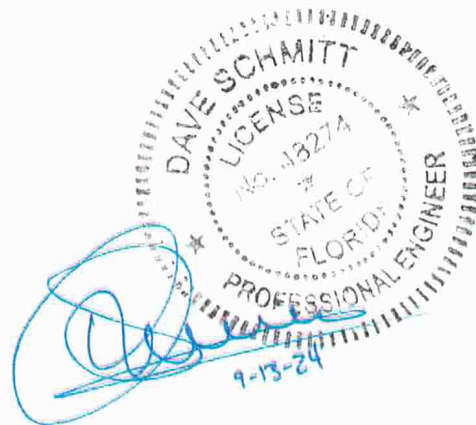


Jaime Marie Adams
Printed Name of Notary Public

EXHIBIT A

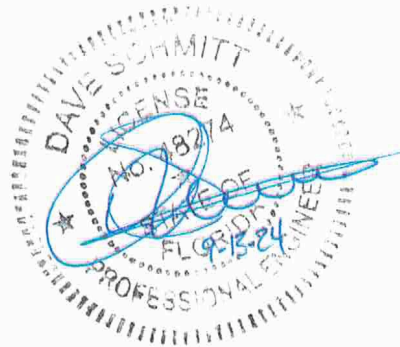
PUBLIC IMPROVEMENTS

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					
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
SITE PREPARATION						
		Earth Work				
	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
		Erosion Control				
	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
		General Conditions				
	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
		Subtotal Site Preparation				\$2,635,288.57
STREET / GROUND CONSTRUCTION						
		Curbs & Sidewalks				
	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
		Road Pavement Section				
	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
		Subtotal Street / Ground Construction				\$2,627,131.43



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
UTILITY CONSTRUCTION						
		Water Distribution				
	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	\$8,011.23	17	\$136,190.91
	4	Lift Station Water Service	EA	\$2,271.45	3	\$6,814.35
	5	Single Water Service	EA	\$3,806.55	2	\$7,613.10
	6	Double Water Service	EA	\$2,196.92	30	\$65,907.60
	7	Water main fittings	EA	\$1,980.73	152	\$301,070.96
	8	Testings	LS	\$97,487.48	1	\$97,487.48
		Subtotal Water Distribution	LF	\$0.90	11777	\$10,699.30
						\$1,395,300.06
		Reclaimed Watermain				
	1	6" DR-18 PVC	LF	\$32.07	11865	\$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	11865	\$9,790.20
		Subtotal Reclaimed Watermain				\$853,634.71
		Sanitary System				
	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	\$1,495.06	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
		Subtotal Sanitary System				\$2,734,485.15
		Storm Drainage				
	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
		Subtotal Storm Drainage				\$1,763,859.67
		Subtotal Utility Distribution				\$6,747,279.59
		PHASE 1 SITE WORK				\$12,009,699.59
		TOTAL SITEWORK COST				\$12,009,699.59

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
SITE PREPARATION						
		Earth Work				
	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
		Erosion Control				
	1	Silt Fence	LF	\$2.80	1115	\$3,122.00
		General Conditions				
	1	MOT	LS	\$7,158.31	1	\$7,158.31
		Subtotal Site Preparation				\$107,019.11
STREET / GROUND CONSTRUCTION						
		Curbs & Sidewalks				
	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
		Road Pavement Section				
	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
		Subtotal Street / Ground Construction				\$456,483.44



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
UTILITY CONSTRUCTION						
		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	\$7,965.02
	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
		Subtotal Water Distribution				\$340,209.30
		Reclaimed Watermain				
	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
		Subtotal Reclaimed Watermain				\$100,825.70
		Storm Drainage				
	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
		Subtotal Storm Drainage				\$320,607.18
		Subtotal Utility Distribution				\$761,642.18
Change Order						
	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
		Subtotal Change Order				\$1,387,713.10
		PHASE 1 SITE WORK				\$2,712,857.83
		TOTAL SITEWORK COST				\$2,712,857.83