

*Hunt Club Grove
Community Development District*

Meeting Agenda

March 11, 2025

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 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, March 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/84638162343>

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

Meeting ID: 846 3816 2343

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the February 11, 2025 Board of Supervisors Meeting
4. Consideration of Conveyance of Lift Station to City of Lake Wales (*to be provided under separate cover*)
5. Ratification of Landscape Maintenance Services Agreement with Floralawn
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, February 11, 2025** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida and via Zoom.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager, GMS
Monica Virgen	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Dave Schmitt	District Engineer, Dave Schmitt Engineering
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:30 a.m. and called the roll. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present nor attending via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 12,
2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the November 12, 2024 Board of Supervisors meeting and asked for any comments, corrections, or changes. She noted that these minutes have been reviewed by District Management.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes from the November 12, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01
Appointing an Assistant Secretary (Tricia
Adams)**

Ms. Adams noted approval of this resolution will appoint herself, Tricia Adams, as Assistant Secretary for the purpose of attesting the Chairmans's signature and processing District records.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-01 Appointing an Assistant Secretary (Tricia Adams), was approved.

FIFTH ORDER OF BUSINESS

**Consideration of 2025 Data Sharing and
Usage Agreement with Polk County
Property Appraiser**

Ms. Adams stated a copy of this agreement is in on page 13 of the agenda package. It is an annual agreement. This agreement says that Hunt Club Grove CDD will hold the same records exempt that Polk County holds exempt from public disclosure. Ms. Adams stated that staff recommends approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of 2025 Contract Agreement
with Polk County Property Appraiser**

Ms. Adams stated this agreement allows staff to place the non-ad valorem CDD fees on the Polk County tax bill in accordance with Florida Statutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts had nothing to report.

B. Engineer

Mr. Schmitt had nothing to report but offered to answer any questions the Board may have.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report.

**Mr. Bichard joined the meeting at 9:42 a.m.*

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

Mr. Bailey presented proposals for landscape maintenance services & scope of work from Floralawn coming in at \$101,101, Prince & Sons came in at \$63,752, and Florida Commercial Care came in at \$80,084.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, to Delegate Authority to Rob Bonin to Select Landscape Service Provider, was approved.

D. District Manager

i. Approval of Check Register

Ms. Adams presented the check register from November 1, 2024 through January 31, 2025 totaling \$418,411.70.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Check Register, was approved.
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ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through December on page 66 of the agenda package.

E. Project Development Update

i. Status of Property Conveyance

Mr. Watts noted the transfers have been processed for everything completed to date. The bills of sale have been recorded for all improvements placed on District property.

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

a) Ratification of Series 2024 Assessment Area One Requisitions #1 and #2

Ms. Adams noted Requisition #1 is on page 76 for \$1,862.50 and requisition #2 is on page 79 for \$5,114,521.75. These requisitions were processed back in December and this will ratify them.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Series 2024 Assessment Area One Requisitions #1 and #2, were ratified.

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

*Item will be
provided under
separate cover.*

SECTION V

LANDSCAPE MANAGEMENT SERVICE AGREEMENT

THIS AGREEMENT (the “Agreement”) is made and entered into this 17th day of February 2025, by and between **Hunt Club Grove Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “District”) and **Floralawn, Inc.**, a Florida corporation (“Floralawn”) (collectively the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, Floralawn, Inc. is a Florida corporation providing landscape maintenance and management services to residential communities; and

WHEREAS, the District desires to contract with Floralawn to provide certain landscape maintenance and management services within the boundaries of the District; and

WHEREAS, the Parties desire to memorialize the scope of services to be provided by Floralawn and the compensation to be paid by the District, under the terms set forth in this Agreement.

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

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
2. Scope of Services. The landscape management and maintenance services provided by Floralawn pursuant to this Agreement shall be as set forth in the Hunt Club Grove CDD – Landscape Scope of Work set forth on attached Exhibit “A” (the “Services”).
3. Compensation. The District will compensate Floralawn each month for the delivery of the Services in accordance with the Hunt Club Grove Community Development District Landscape Fee Summary set forth on attached Exhibit “B” (“Monthly Fee”).
4. Additional Services. The Parties agree that the Monthly Fee is intended to cover the Services and that the Parties may agree, from time to time, to additional work to be performed by Floralawn in addition to the Services. Any additional work performed by Floralawn shall be set forth in a specific, written proposal. The District shall review and approve a written proposal for additional work prior to commencement and agrees that compensation for

the additional work is not included in the Monthly Fee and will be charged based on the costs included in the approved written proposal.

5. Term. The term of this Agreement is for a period of thirty-one (31) months and thirteen (13) days commencing on February 17, 2025. The term of the Agreement may be renewed or extended only by mutual, written agreement of the Parties. Both the District and Floralawn shall have the right to terminate this Agreement effective immediately at any time due to Floralawn's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days written notice without a showing of cause.

6. Indemnification. Floralawn to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Floralawn, including litigation or any appellate proceedings with respect thereto. Floralawn agrees to maintain general liability insurance naming the District as an additional insured party during the term of this Agreement with policy limits of at least \$2,000,000.00 per occurrence.

7. Assignment. Neither the District nor Floralawn assign this Agreement without the prior written approval of the other.

8. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Floralawn.

9. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District:

Hunt Club Grove Community Development District
219 E. Livingston Street
Orlando, FL 32801
Attn: District Manager

With a copy to:

Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720
Attn: Mark A. Watts, Esq.

B. If to Floralawn:

Floralawn, Inc.
734 S. Combee Road
Lakeland, FL 33801


Attn: Rachel Cason

10. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the District and Floralawn relating to the subject matter of this Agreement.

[Signatures on following page]

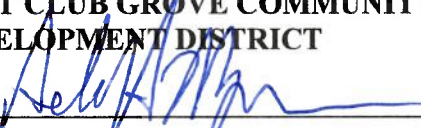
IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:




Print Name Melanie Minihan

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Print Name: Adam Morgan
Title: CHAIRMAN



Print Name Barry Bickman

18 day of February, 2025

STATE OF FLORIDA }

COUNTY OF Orange }

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 18th day of February, 2025, by Adam Morgan as Chair/Vice-Chair of the Board of Supervisors for **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]





Notary Public
Commission:

Attest:



Print Name Andrew Averitt



Print Name Bryan Boyett

FLORALAWN, INC., a Florida corporation

By: 

Print Name: Robert F. Averitt

Title: CEO

19 day of Feb, 2025

STATE OF FLORIDA }

COUNTY OF POIK }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of February, 2025, by Robert Averitt, as President/CEO of **FLORALAWN, INC.** He or she is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

[SEAL]



Notary Public

Commission:



Exhibit “A”

Hunt Club Grove CDD – Landscape Scope of Work

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.

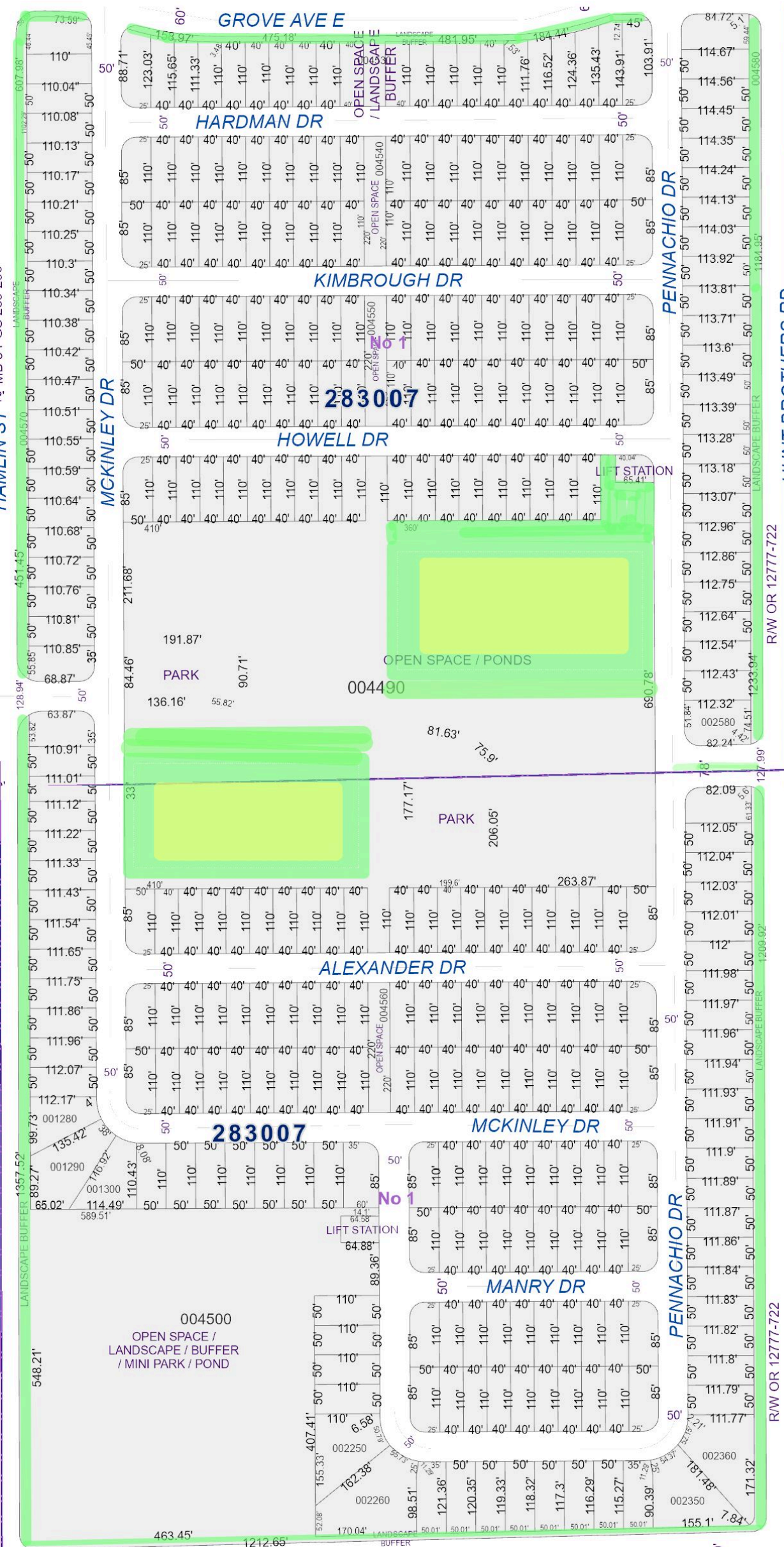
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

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.



● Dry Ponds

● Landscape

Exhibit “B”

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) - Turf Maintenance/Detailing/Communication/Staffing/Discing	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$5,149.50	\$61,794.00
TURF CARE													
(Component B) Bahia/St Augustine/Zoysia	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$584.00	\$7,008.00
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C) Tree/Shrub Fert/OTC/Drenching	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$3,072.00
IRRIGATION MAINT.													
(Component D) Irrigation Inspections 12	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$473.00	\$5,676.00
ANNUAL CHANGES -													
(Component E.1) Per Annual Pricing: 2.50	N/A	N/A	N/A	N/A [COUNT]	N/A	N/A	N/A [COUNT]	N/A	N/A	N/A [COUNT]	N/A	N/A	\$0.00
BED DRESSING - Estimate mulch yds 100													
(Component E.2) Coca Mulch Per Yard Pricing: 65.00											\$6,500.00 [Mulch Yds]		\$6,500.00
PALM TRIMMING 2x Per Year													
(Component E.3) Per Palm Price: Palm counts:	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:	\$6,462.50	\$6,462.50	\$6,462.50	\$6,462.50	\$6,462.50	\$6,462.50	\$6,462.50	\$6,462.50	\$6,462.50	\$6,462.50	\$12,962.50	\$6,462.50	\$84,050
Flat Fee Schedule	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$7,004.17	\$84,050
Essential Services													
Mowing/Detailing/Irrigation/Fert and Pest	\$77,550.00												
Extra Services													
Annual Changes, Palm Pruning, Mulch	\$6,500.00												
TOTAL	\$84,050.00												

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. Floritam 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

SECTION VI

SECTION C

Hunt Club Grove CDD

Field Management Report



March 11th, 2025

Allen Bailey – Field Manager

GMS

Review

Front landscape



✚ The Landscape at the front of the district is healthy and rooting.

Ponds



✚ The dry ponds are seeing minor growth.

✚ The landscape vendor is aware and going to address the discing during the next mowing rotation.

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 D

SECTION 1

Hunt Club Grove Community Development District

Summary of Check Register

February 1, 2025 to March 3, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/7/25	34	\$ 320.33
	2/13/25	35	\$ 5,462.84
	2/18/25	36	\$ 1,659.00
	2/19/25	37	\$ 612.49
	2/25/25	38-39	\$ 3,028.10
			<u>\$ 11,082.76</u>
Supervisor Fees - February 2025			
	Barry Bichard	50034	\$ 184.70
	Patrick Bonin	50035	\$ 184.70
	Brent Kewley	50036	\$ 184.70
	Kayla Word	50037	\$ 184.70
	Adam Morgan	50038	\$ 184.70
			<u>\$ 923.50</u>
Total Amount			\$ 12,006.26

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/07/25	00013	1/15/25	56355-JA	202501	320	53800	43200			*	314.88		
			ACROS 2454 MCKINLEY JAN25										
		1/15/25	56357-JA	202501	320	53800	43200			*	5.45		
			HUNT BROS ENTR JAN25										
									CITY OF LAKE WALES			320.33	000034
2/13/25	00002	2/01/25	19	202502	310	51300	34000			*	3,541.67		
			MANAGEMENT FEES FEB25										
		2/01/25	19	202502	310	51300	35200			*	100.00		
			WEBSITE ADMIN FEB25										
		2/01/25	19	202502	310	51300	35100			*	150.00		
			INFORMATION TECH FEB25										
		2/01/25	19	202502	310	51300	31300			*	416.67		
			DISSEMINATION SVCS FEB25										
		2/01/25	19	202502	310	51300	51000			*	.18		
			OFFICE SUPPLIES FEB25										
		2/01/25	19	202502	310	51300	42000			*	4.32		
			POSTAGE FEB25										
		2/01/25	20	202502	320	53800	34000			*	1,250.00		
			FIELD MANAGEMENT FEB25										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,462.84	000035
2/18/25	00007	3/11/24	47878	202410	310	51300	31500			*	775.50		
			GENERAL COUNSEL FEB24										
		9/16/24	55771	202410	310	51300	31500			*	37.00		
			GENERAL COUNSEL AUG24										
		10/03/24	56213	202410	310	51300	31500			*	157.50		
			GENERAL COUNSEL SEP24										
		11/04/24	57456	202410	310	51300	31500			*	317.50		
			GENERAL COUNSEL OCT24										
		12/02/24	58803	202411	310	51300	31500			*	203.00		
			GENERAL COUNSEL NOV24										
		1/06/25	60737	202412	310	51300	31500			*	37.00		
			GENEREL COUNSEL DEC24										
		2/11/25	62343	202501	310	51300	31500			*	131.50		
			GENERAL COUNSEL JAN25										
									COBB & COLE PA			1,659.00	000036
2/19/25	00010	2/19/25	02192025	202502	300	20700	10000			*	612.49		
			TXFER OF TAX RCPTS S2024										
									HUNT CLUB GROVE CDD C/O USBANK			612.49	000037
2/25/25	00013	2/17/25	56355-FE	202502	320	53800	43200			*	30.15		
			ACROS 2454 MCKINLEY FEB25										
		2/17/25	56357-FE	202502	320	53800	43200			*	497.95		
			HUNT BROS ENTR FEB25										
									CITY OF LAKE WALES			528.10	000038
									HNTC HUNT CLUB GROV BOH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/25	00014	10/07/24 1239	202410 310-51300-31300		*	2,500.00	
		SPEC ASSESS BOND 2024		DISCLOSURE TECHNOLOGY SERVICES, LLC			2,500.00 000039
						TOTAL FOR BANK A	11,082.76
						TOTAL FOR REGISTER	11,082.76

SECTION 2

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Hunt Club Grove
Community Development District
Combined Balance Sheet
January 31, 2025

	<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	\$ 290,737	\$ -	\$ -	\$ 290,737
Due from Debt Service	\$ 4,213	\$ -	\$ -	\$ 4,213
<u>Investments:</u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 44,547	\$ 44,547
Interest	\$ -	\$ 3	\$ -	\$ 3
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 399,832	\$ -	\$ 399,832
Total Assets	\$ 294,950	\$ 595,731	\$ 44,547	\$ 935,227
Liabilities:				
Accounts Payable	\$ 1,979	\$ -	\$ -	\$ 1,979
Due to General Fund	\$ -	\$ 4,213	\$ -	\$ 4,213
Total Liabilites	\$ 1,979	\$ 4,213	\$ -	\$ 6,192
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 44,547	\$ 44,547
Series 2024 Debt Service Fund	\$ -	\$ 591,518	\$ -	\$ 591,518
Unassigned	\$ 292,970	\$ -	\$ -	\$ 292,970
Total Fund Balances	\$ 292,970	\$ 591,518	\$ 44,547	\$ 929,035
Total Liabilities & Fund Balance	\$ 294,950	\$ 595,731	\$ 44,547	\$ 935,227

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance

Revenues:

Assessments - Tax Roll	\$ 253,662	\$ 253,662	\$ 253,879	\$ 217
Assessments - Direct	\$ 91,106	\$ 45,554	\$ 45,554	\$ 0
Developer Contributions	\$ -	\$ -	\$ 14,384	\$ 14,384
Total Revenues	\$ 344,768	\$ 299,216	\$ 313,818	\$ 14,601

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,000	\$ 3,000
FICA Expenditures	\$ 918	\$ 306	\$ 77	\$ 230
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 25,000	\$ 8,333	\$ 1,659	\$ 6,674
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 1,667	\$ 1,667	\$ (0)
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 14,167	\$ 14,167	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 103	\$ 231
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Other Current Charges	\$ 5,000	\$ 1,667	\$ 153	\$ 1,514
Office Supplies	\$ 625	\$ 208	\$ 3	\$ 206
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,268	\$ 50,523	\$ 30,002	\$ 20,520

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
Property Insurance	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Landscape Maintenance	\$ 90,000	\$ 30,000	\$ -	\$ 30,000
Landscape Replacement	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Streetlights	\$ 45,000	\$ 15,000	\$ -	\$ 15,000
Electric	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Lake Maintenance	\$ 8,000	\$ 2,667	\$ -	\$ 2,667
General Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Field Contingency	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Water & Sewer	\$ 5,000	\$ 1,667	\$ 320	\$ 1,346
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Total Operations & Maintenance	\$ 205,500	\$ 73,500	\$ 320	\$ 73,180
Total Expenditures	\$ 344,768	\$ 124,023	\$ 30,323	\$ 93,700
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 283,495	
Fund Balance - Beginning	\$ -		\$ 9,475	
Fund Balance - Ending	\$ -		\$ 292,970	

Hunt Club Grove
Community Development District
Series 2024 - Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Assessments	\$ 391,793	\$ 391,793	\$ 392,129	\$ 337
Interest	\$ -	\$ -	\$ 5,112	\$ 5,112
Total Revenues	\$ 391,793	\$ 391,793	\$ 397,241	\$ 5,449
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		\$ 250,289	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (3,056)	\$ (3,056)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,056)	\$ (3,056)
Net Change in Fund Balance	\$ 9,244		\$ 247,234	
Fund Balance - Beginning	\$ 146,952		\$ 344,285	
Fund Balance - Ending	\$ 156,196		\$ 591,518	

Hunt Club Grove
Community Development District
Series 2024 - Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 78,565	\$ 78,565
Total Revenues	\$ -	\$ -	\$ 78,565	\$ 78,565
<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	\$ -	\$ -	\$ (5,037,819)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,056	\$ 3,056
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,056	\$ 3,056
Net Change in Fund Balance	\$ -	\$ -	\$ (5,034,764)	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,079,310	
Fund Balance - Ending	\$ -	\$ -	\$ 44,547	

Hunt Club Grove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
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
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expenditures	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,288	\$ 203	\$ 37	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,659
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,167
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Postage & Delivery	\$ 1	\$ 0	\$ -	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 15,710	\$ 5,526	\$ 4,286	\$ 4,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,002
<u>Operations & Maintenance</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Total Expenditures	\$ 15,710	\$ 5,526	\$ 4,286	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,323
Excess Revenues (Expenditures)	\$ (1,326)	\$ (5,526)	\$ 295,147	\$ (4,800)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,495

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 CDD
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
		39.30%		60.70%		100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>Debt</i>	<i>Total</i>
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
1/31/25	1% Prop Appraiser Fee	(\$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
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>
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