

*Hunt Club Grove  
Community Development District*

*Meeting Agenda*

*April 8, 2025*

# AGENDA

# *Hunt Club Grove*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

April 1, 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, April 8, 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 March 11, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-02 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 8, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Conveyance of Lift Station to City of Lake Wales
6. Ratification of Street Lighting Agreement with Tampa Electric Company
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Landscape Maintenance Services Addendum for Phase I
      - a) Landscaping Map of New Areas Being Proposed to be Added to Contract
      - b) Complete Landscaping Map with Proposed Areas Added to Existing Contract
  - 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
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, March 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	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Dave Schmitt <i>by Zoom</i>	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. All five 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 February 11, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 11, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes from the February 11, 2025 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Conveyance of Lift Station of City of Lake Wales (to be provided under separate cover)**

Ms. Adams noted there are no documents to present to the Board today but Mark Watts’s team did provide these documents this morning. The lift station will be conveyed from the developer to the CDD and then from the CDD to the City of Lake Wales. All forms of agreement have been prepared and will be circulated. The delegation resolution previously approved authorized the Chairman to execute these agreements. Once the agreements are executed, they will be brought back to ratify the conveyance.

Mr. Bonin stated Toho requires deeding lift station tracts so they are deeding lift station tracts whether Lake Wales wants them or not. Mr. Watts prepared the bills of sale to transfer based on the certified values from the District Engineer and these tracts were dedicated on the final plat to the city but a separate deed can be done. Mr. Bonin noted yes, they need an actual separate deed.

**FIFTH ORDER OF BUSINESS**

**Ratification of Landscape Maintenance Services Agreement with Floralawn**

Ms. Adams stated at the last meeting the Board delegated Mr. Bonin to negotiate the final cost. This is an agreement that was negotiated down to meet a lower bid. The total amount is \$84,050 annually.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Landscape Maintenance Services Agreement with Floralawn, was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts had nothing additional to report.

**B. Engineer**

Mr. Schmitt had nothing to report.

**C. Field Manager’s Report**

Mr. Bailey presented the Field Manager’s Report on page 38 of the agenda package.

**D. District Manager**

**i. Approval of Check Register**

Ms. Adams presented the check register totaling \$12,006.26. A detailed run summary follows the check register. Mr. Morgan questioned seven months of legal bills that were not paid.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Adams presented the unaudited financials through the end of January on page 49 of the agenda package.

**E. Project Development Update**

**i. Status of Property Conveyance**

Ms. Adams stated they spoke about the bill of sale for the lift station as well as the tract being conveyed. They will follow up with that at a future meeting.

**ii. Status of Permit Transfers**

Mr. Watts noted the entirety of Phase 1 was turned over. The next one will be Phase 1 South.

**i. Status of Construction Funds & Requisitions**

Ms. Adams noted this account accrued interest and asked the Chairman if he would like to requisition it out. Mr. Morgan suggested hanging on to it for now.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

## RESOLUTION 2025-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hunt Club Grove Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, July 8, 2025  
HOUR: 9:30 AM  
LOCATION: Lake Alfred Public Library  
245 N Seminole Ave.  
Lake Alfred, Florida 33850

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lake Wales and Polk County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2025.**

ATTEST:

**HUNT CLUB GROVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

***Proposed Budget***  
***FY2026***





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**Hunt Club Grove**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 253,662	\$ 254,276	\$ -	\$ 254,276	\$ 401,272
Assessments - Direct	\$ 91,106	\$ 68,331	\$ 22,775	\$ 91,106	\$ 41,071
Developer Contributions	\$ -	\$ 14,384	\$ -	\$ 14,384	\$ -
<b>Total Revenues</b>	<b>\$ 344,768</b>	<b>\$ 336,991</b>	<b>\$ 22,775</b>	<b>\$ 359,766</b>	<b>\$ 442,343</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 7,000	\$ 9,000	\$ 12,000
FICA Expenditures	\$ 918	\$ 153	\$ 536	\$ 689	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 2,417	\$ 14,583	\$ 17,000	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 2,850	\$ 2,850	\$ 4,950
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Arbitrage Rebate	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Dissemination Agent	\$ 5,000	\$ 4,583	\$ 2,917	\$ 7,500	\$ 6,500
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ 6,125	\$ 6,125	\$ 13,475
Management Fees	\$ 42,500	\$ 17,708	\$ 24,792	\$ 42,500	\$ 46,750
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,980
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,320
Postage & Delivery	\$ 1,000	\$ 107	\$ 583	\$ 690	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 5,000
Other Current Charges	\$ 5,000	\$ 194	\$ 287	\$ 481	\$ 2,500
Office Supplies	\$ 625	\$ 3	\$ 365	\$ 367	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 139,268</b>	<b>\$ 38,591</b>	<b>\$ 76,154</b>	<b>\$ 114,744</b>	<b>\$ 155,343</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 7,500
Field Management	\$ 15,000	\$ 1,250	\$ 8,750	\$ 10,000	\$ 16,500
Landscape Maintenance	\$ 90,000	\$ -	\$ 49,029	\$ 49,029	\$ 160,000
Landscape Replacement	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Streetlights	\$ 45,000	\$ -	\$ 10,868	\$ 10,868	\$ 45,000
Electric	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Water & Sewer	\$ 5,000	\$ 848	\$ 3,850	\$ 4,698	\$ 10,000
Lake Maintenance	\$ 8,000	\$ -	\$ 4,667	\$ 4,667	\$ 8,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 10,000
Field Contingency	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
<b>Subtotal Field Expenditures:</b>	<b>\$ 205,500</b>	<b>\$ 2,098</b>	<b>\$ 105,080</b>	<b>\$ 107,178</b>	<b>\$ 287,000</b>
<b>Total Expenditures</b>	<b>\$ 344,768</b>	<b>\$ 40,689</b>	<b>\$ 181,234</b>	<b>\$ 221,923</b>	<b>\$ 442,343</b>
<b>Excess Revenues / (Expenditures)</b>	<b>\$ -</b>	<b>\$ 296,302</b>	<b>\$ (158,459)</b>	<b>\$ 137,843</b>	<b>\$ -</b>

Net Assessments	\$ 442,343
Add: Discounts & Collections 7%	\$ 33,295
Gross Assessments	\$ 475,638

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Assessments - On Roll [Platted]	818	\$ 401,272	\$ 490.55	\$ 527.48
Assessments - Direct [Unplatted]	294	\$ 41,071	\$ 139.70	\$ 150.21
	<b>1112</b>	<b>\$ 442,343</b>		

Product	FY2026	FY2025	Increase/ (Decrease)
Assessments - On Roll [Platted]	\$ 527.48	\$ 816.63	\$ (289.16)
Assessments - Direct [Unplatted]	\$ 150.21	\$ 125.92	\$ 24.30

# Hunt Club Grove

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### Assessments

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

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#### **Expenditures:**

##### **General & Administrative:**

##### Supervisor Fees

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

##### FICA Expenditures

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

##### Engineering

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

##### Attorney

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

##### Annual Audit

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

##### Assessment Administration

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

##### Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2024 bonds and an anticipated bond issuance.

##### Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2024 bonds and an anticipated bond issuance.

##### Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

# Hunt Club Grove

## Community Development District

### General Fund Narrative

#### Trustee Fees

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

#### Management Fees

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

#### Information Technology

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

#### Website Maintenance

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

#### Postage & Delivery

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

#### Insurance

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

#### Copies

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

#### Legal Advertising

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

#### Other Current Charges

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

#### Office Supplies

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

#### Dues, Licenses & Subscriptions

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

# Hunt Club Grove

## Community Development District

### General Fund Narrative

#### **Operations & Maintenance:**

##### **Field Expenditures:**

###### Property Insurance

The District's estimated property insurance coverages.

###### Field Management

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

###### Landscape Maintenance

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

###### Landscape Replacement

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

###### Irrigation Repairs

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

###### Streetlights

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

###### Electric

Represents estimated electric charges of common areas throughout the District.

###### Lake Maintenance

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

###### General Repairs & Maintenance

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

###### Field Contingency

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

###### Water & Sewer

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

###### Sidewalk & Asphalt Maintenance

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

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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 391,793	\$ 392,742	\$ -	\$ 392,742	\$ 391,793
Interest	\$ -	\$ 5,877	\$ 2,939	\$ 8,816	\$ 4,408
Carry Forward Surplus	\$ 146,952	\$ 148,389	\$ -	\$ 148,389	\$ 163,635
<b>Total Revenues</b>	<b>\$ 538,745</b>	<b>\$ 547,007</b>	<b>\$ 2,939</b>	<b>\$ 549,946</b>	<b>\$ 559,836</b>
<b>Expenditures</b>					
Interest - 12/15	\$ 146,952	\$ 146,952	\$ -	\$ 146,952	\$ 153,656
Principal - 6/15	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 85,000
Interest - 6/15	\$ 155,596	\$ -	\$ 155,596	\$ 155,596	\$ 153,656
<b>Total Expenditures</b>	<b>\$ 382,548</b>	<b>\$ 146,952</b>	<b>\$ 235,596</b>	<b>\$ 382,548</b>	<b>\$ 392,313</b>
<i>Other Financing Sources/Uses</i>					
Transfer In/(Out)	\$ -	\$ (3,762)	\$ -	\$ (3,762)	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ (3,762)</b>	<b>\$ -</b>	<b>\$ (3,762)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 156,196</b>	<b>\$ 396,293</b>	<b>\$ (232,658)</b>	<b>\$ 163,635</b>	<b>\$ 167,523</b>
			Interest Expense 12/15/26		<b>\$ 151,595</b>

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

**Hunt Club Grove**  
**Community Development District**  
*Series 2024 Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

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

**Hunt Club Grove**  
**Community Development District**  
*Series 2024 Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

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



# SECTION V

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

## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS **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”) does hereby sell, convey, and transfer to the **CITY OF LAKE WALES**, a Florida municipal corporation (hereinafter referred to as the “City”) all its right, title, and interest in and to public improvements identified on Exhibit “A”, to have and to hold by the City, its successors, and its assigns forever (the “Public Improvements”):

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.

The District 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.

The District represents that the Public Improvements transferred to the District have a cost of at least \$1,188,938.56.

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

IN WITNESS WHEREOF, District has executed these presents this \_\_\_\_ day of \_\_\_\_\_, 2025.

**HUNT CLUB GROVES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Witnesses:

\_\_\_\_\_  
Witness Signature  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Witness Signature  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ as \_\_\_\_\_ of **HUNT CLUB GROVES COMMUNITY DEVELOPMENT DISTRICT**, for and on behalf of said entity. He  is personally known or  produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

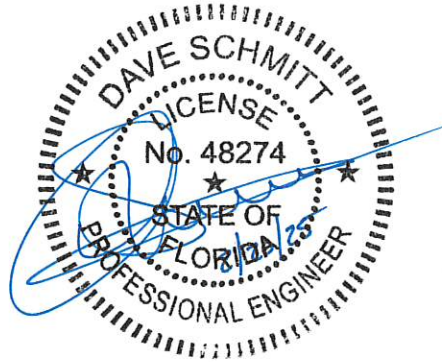
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
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:	CDD Cost Estimate Phase 1 North					
Project No.:	CBD-7				Created:	2/20/2025
Prep. By:	JV				Updated:	
Chkd. By:	CJS					
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST
		Sanitary System				
	1	8' DIA Wet Well (LS-1) 15 HP	LS	\$601,845.79	1	\$601,845.79
	2	8' DIA Wet Well (LS-2) 15 HP	LS	\$587,092.77	1	\$587,092.77
		Subtotal Sanitary System				\$1,188,938.56
		TOTAL LIFTSTATION COST				\$1,188,938.56



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 \$1,188,938.56.

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

IN WITNESS WHEREOF, Dedicator has executed these presents this \_\_\_\_ day of \_\_\_\_\_, 2025.

**LENNAR HOMES, LLC**, a Florida Limited Liability Company

Witnesses:

\_\_\_\_\_  
Witness Signature  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ as \_\_\_\_\_ of **LENNAR HOMES, LLC**, for and on behalf of said entity. He  is personally known or  produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

\_\_\_\_\_  
Signature of Notary Public

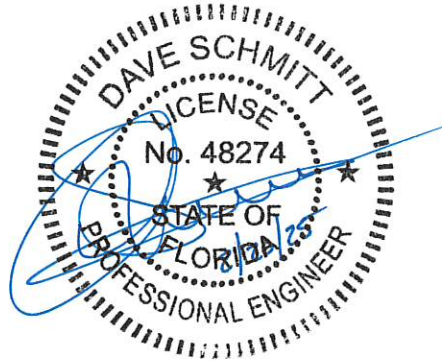
\_\_\_\_\_  
Printed Name of Notary Public

**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:	CDD Cost Estimate Phase 1 North					Created:	2/20/2025
Project No.:	CBD-7					Updated:	
Prep. By:	JV						
Chkd. By:	CJS						
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST	
		Sanitary System					
	1	8' DIA Wet Well (LS-1) 15 HP	LS	\$601,845.79	1	\$601,845.79	
	2	8' DIA Wet Well (LS-2) 15 HP	LS	\$587,092.77	1	\$587,092.77	
		Subtotal Sanitary System				\$1,188,938.56	
		TOTAL LIFTSTATION COST				\$1,188,938.56	



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: 245 Park Avenue, 26<sup>th</sup> Floor, New York, NY 1016 (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 \$1,188,938.56.

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

IN WITNESS WHEREOF, Dedicator has executed these presents this \_\_\_\_ day of \_\_\_\_\_, 2025.

**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: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Witness Signature  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ as \_\_\_\_\_ 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]

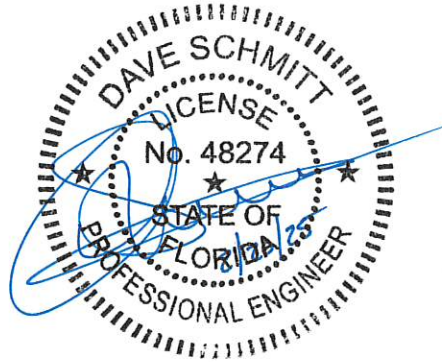
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
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:	CDD Cost Estimate Phase 1 North					
Project No.:	CBD-7				Created:	2/20/2025
Prep. By:	JV				Updated:	
Chkd. By:	CJS					
ACCOUNT CODE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	EST QTY	CONST. COST
		Sanitary System				
	1	8' DIA Wet Well (LS-1) 15 HP	LS	\$601,845.79	1	\$601,845.79
	2	8' DIA Wet Well (LS-2) 15 HP	LS	\$587,092.77	1	\$587,092.77
		Subtotal Sanitary System				\$1,188,938.56
		TOTAL LIFTSTATION COST				\$1,188,938.56



# SECTION VI



Contract No:	Hunt Club 1a1_UR2501
Work Request Numbers:	WR#2597154 – Phase 1A1
Billing Customer of Record:	Hunt Club Grove Community Development District
Billing Address:	2300 Glades Rd. Ste 410W, Boca Raton, FL 33431
Tax ID#:	92-2125621
Business Partner No:	1200413194

**TAMPA ELECTRIC COMPANY**

**Streetlight Lighting Agreement**

Pursuant to the terms and conditions set forth in this outdoor lighting agreement (the “Agreement”), Tampa Electric Company (the “Company”) agrees to provide and Hunt Club Grove Community Development District (the “Customer”) agrees to accept and pay for the outdoor lighting services specified below.

**1. Scope of Work**

The Company shall furnish, install, own, and maintain, the lighting equipment set forth in Exhibit A (all of which, together with accessories, attachments, replacement parts, additions and repairs, shall be referred to herein as “Equipment”) at the following location 2445 McKinley Dr, Lake Wales, FL (“Installation Site”), subject to the availability of such Equipment for the term of this Agreement. The quantity and type of Equipment in Exhibit A may be updated with Change Orders agreed to during the Term. The Parties shall agree upon a schedule detailing the installation completion date for each specific plat at the Installation Site (the “Schedule”).

**2. System Design and Approval**

If applicable, based on written lighting system design specifications approved by the Customer and/or the Equipment selected by the Customer, the Company shall prepare and provide the Customer with a copy of the final design, sketch, and scope of work detailing the installation at least five (5) business days prior to the commencement of installation of the Equipment at the Installation Site (the “Final Design Sketch”). The Final Design Sketch will conform, to the extent practicable, to the Customer’s preferences or preferred design.

If the Final Design Sketch has been provided to the Customer, as required above, and the Customer has not advised the Company of specific changes to be made to the Final Design Sketch at least two (2) days prior to the commencement of work at the Installation Site, then the Customer will be deemed to have consented to the configuration and installation of Equipment pursuant to the Final Design Sketch.

The Equipment shall be repaired or replaced with the closest available light fixture or light pole and associated rate(s) should parts or Equipment become unavailable.

**THE COMPANY IS DESIGNING, SELLING, AND INSTALLING EQUIPMENT TO CUSTOMER “AS-IS” WITHOUT ANY WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OF EITHER THE EQUIPMENT OR THE LIGHTING DESIGN PLAN PURSUANT TO WHICH THE EQUIPMENT IS INSTALLED.**

**3. Damages During Installation and Use**

The Customer shall be responsible for all costs incurred to repair or replace any Equipment which is damaged by the Customer, its agents, employees, representatives or third parties other than the Company, during construction or use of the equipment, including but not limited to, costs incurred to repair or relocate Equipment to proper depths in response to a lowering of the grade of the soil above any conduit serving the Equipment.

**4. Customer Information and Preparation**

The Customer is responsible for indicating the location where the Equipment is to be installed and the direction and orientation of the illumination provided thereby by staking or other clear marking. The Customer shall locate and advise the Company, by providing an accurate map and other necessary written

descriptions, of the exact location of all underground facilities and equipment including, but not limited to: sewage pipes, septic tanks, wells, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems at the Installation Site at least thirty (30) days prior to the commencement of any work by the Company at the Installation Site. The Customer is also responsible for providing Company with drawings that indicate: the location where the Equipment is to be installed, the direction and orientation of the illumination provided thereby, electrical requirements, the site plan, the geological conditions, and any other information required by Company to install the Equipment pursuant to the Final Design Sketch (all together the "Customer Supplied Information"). Any and all cost or liability for damage or additional cost arising from errors or omissions in the Customer Supplied Information, shall be paid by the Customer.

**5. Changes**

The Customer shall be responsible for compensating Company for all costs incurred by Company arising from material changes to the Company's Final Design Sketch, installation plan, or Schedule that are caused by Customer or third parties. Such changes include, but are not limited to: Customer requested changes to the Customer Supplied Information or Company's Final Design Sketch; errors or omissions in the Customer Supplied Information; changes to the Installation Site; changes to safety requirements; changes to the location or direction of Equipment; unforeseen subsurface conditions at the Installation Site; Schedule delay caused by Customer, its agents, or third parties; non-standard installation methods such as directional boring or removing and replacing pavement or concrete; repair or replace any Equipment damaged by the Customer, its agents, employees, representatives or third parties other than the Company; repair or relocate Equipment to proper depths in response to a lowering of the grade of the soil above any conduit serving the Equipment; non-standard lighting equipment being required, such as protective shields, bird deterrent devices, light trespass shields, any devices required by local regulations to control the level or duration of illumination; and specialized permitting or traffic permits required by either Customer or by local code or ordinance. If a material change to the Company's Final Design Sketch is caused by a change requested by Customer or if Company discovers a condition that creates a material change to the Company's Final Design Sketch, while performing the Final Design Sketch, Company will provide Customer with a written statement detailing the changed Final Design Sketch and additional costs of such changes (a "Change Order"). Company will have no obligation to proceed with performing its Final Design Sketch under this Agreement until the Change Order is signed by both Parties. Customer will pay Company for the Change Order in accordance with Payment Section below.

**6. Upfront Payment**

If applicable, Customer shall pay Company 0 dollars (\$0) as an upfront payment towards Company's performance of installing and maintaining Equipment over the Primary Term (the "Upfront Payment"). Customer shall pay Company the Upfront Payment prior to Company beginning installation of the Equipment. The Upfront Payment is non-refundable.

**7. Monthly Payment**

During the term of this Agreement, the Customer shall pay the Company monthly for the lighting services provided. All bills shall be due when rendered.

The current monthly charges for Equipment installed under this agreement are \$ 1,552.50 plus (where applicable) taxes. The total monthly charge shall be \$ 1,552.50 per month, plus taxes where applicable.

**8. Term**

This Agreement shall be effective on the later of the dates indicated on the signature block ("Effective Date") and shall remain in force for a primary term of twenty (20) years (the "Primary Term") beginning on the date one or more of the Equipment is installed and ready for use, and shall continue thereafter for successive one year terms (each, a "Renewal Term") until terminated by either party upon providing the other party with ninety (90) days prior written notice of termination. Primary Term and Renewal Term when used together shall be considered the "Term."

**9. Limitation on Damages**



The Company will use reasonable diligence at all times to provide operation of Equipment, for dawn to dusk service, during the Term. The Company shall not be liable to the Customer for any damages arising from complete or partial failure or interruption of service, shut down for repairs or adjustments, delay in providing or restoring service, lack of sun (if applicable) or for failure to warn of any interruption of service or lighting. In no event shall Company be liable to Customer for any special, indirect, or consequential damages sustained by Customer arising from Company's performance of its obligations in this Agreement, and Customer agrees that Company's liability in contract, tort, strict liability, indemnity, or otherwise, whether foreseeable or not, shall be limited to the amount of money actually paid to Company by Customer.

**10 Indemnification**

Except for those claims, losses and damages arising out of Company's sole gross negligence, the Customer agrees to defend Company, at Customer's own expense, and indemnify the Company, and hold the Company harmless for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Equipment, or arising out of Customer's breach or termination of this Agreement, or arising from claims that the Equipment does not provide adequate illumination. The phrase "property damage" includes, but is not limited to, damage to the property of the Customer, the Company, or any third parties. For purposes of this indemnification, the "Company" shall be defined as Tampa Electric Company, its parent, Emera, Inc., and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, and successor corporations.

**11. Outage Notification**

The Customer shall be responsible for monitoring the function of the Equipment and for providing the Company with actual notice of all Equipment outages, within three days of Customer having notice of an Equipment outage.

**12. Tree Trimming**

Customer is responsible for tree trimming and other maintenance to maintain proper clearance around the Equipment. Failure of the Customer to maintain adequate clearance (e.g. trees and vegetation) around the Equipment may cause illumination obstruction, a delay in requested repairs or required maintenance, or additional costs to Customer.

**13. Termination, Removal**

The Customer shall have the right to terminate this Agreement without any liability or obligation to the Company during the three (3) business day period following the Effective Date ("Initial Termination Period"), provided that written notice of such termination is received by the Company no later than the close of business on the third business day following the Effective Date. In addition, the Customer may terminate this Agreement during the period that commences at the close of the Initial Termination Period and ends at 5:00 p.m. on the business day immediately preceding the date on which installation of the Equipment at the Installation Site is scheduled to commence ("Final Termination Period"), provided that written notice of such termination is received by the Company no later than 5:00 p.m. on the business day immediately preceding the date on which installation of the Equipment commences and, provided further, that the Customer reimburses the Company for any costs incurred by the Company up to the time of the termination by the Customer. These costs include, but are not limited to, shipping and storeroom handling cost for items purchased pursuant to or in contemplation of the Agreement, restocking fees on returned purchases, the cost of purchased Equipment that cannot be returned, or in the Company's sole judgment, reasonably absorbed in current inventory, and engineering time. The Customer may not terminate this Agreement once installation of the Equipment has commenced.

The Company may, at its option and on five (5) days written notice to Customer, terminate this agreement in the event that:

- (a) the Customer fails to pay the Company for any of the services provided herein;
- (b) the Customer violates the terms of this Agreement;
- (c) a petition for adjudication of bankruptcy or for reorganization or rearrangement is filed by Customer pursuant to any federal or state bankruptcy law or similar federal or state law; or

- (d) a trustee or receiver is appointed to take possession of the Installation Site (or if Customer is a tenant at the Installation Site, tenant's interest in the Installation Site) and possession is not restored to Tenant within thirty (30) days.

If such termination occurs prior to the expiration of the Primary Term, the Customer agrees to pay the Company, as liquidated damages, an amount equal to the net present value of the monthly rate in Section 7 multiplied by the number of months remaining in the Primary Term.

**14. Easements; Equipment Removal**

The Property Owner, identified on the signature page hereto, covenants that it owns or controls the Installation Site and is authorized to grant the Company an easement to permit performance of the Agreement. The Customer and the Property Owner of the Installation Site, if other than the Customer (individually, the "Grantor" collectively, the "Grantors"), hereby grant the Company a non-exclusive easement for ingress and egress over and under the Installation Site and for installation, inspection, operation, maintenance, repair, replacement, and removal of the Equipment. The non-exclusive easement shall terminate upon the Company's removal of the Equipment. The Equipment shall remain the Company's personal property, notwithstanding the manner or mode of its attachment to the Installation Site and shall not be deemed fixtures. Any claim(s) that the Company has or may hereafter have with respect to the Equipment shall be superior to any lien, right or claim of any nature that any Grantor or anyone claiming through Grantor now has or may hereafter have with respect to the Equipment by law, agreement or otherwise.

In the event that this agreement is terminated pursuant to Paragraph 13 or expires pursuant to Paragraph 8, each of the Grantors expressly grants the Company or its assigns or agents the continued right of entry at any reasonable time to remove the Equipment, or any part hereof, from the Installation Site. The Company shall not be responsible for any reasonable property damage caused at and around the Installation Site, arising from Company exercising its rights under this easement. The Grantors, individually or collectively, shall make no claim whatsoever to the Equipment or any interest or right therein.

**15. Physical Alterations and Attachments**

In no event shall the Customer, or any other Grantor, alter, place upon or attach or allow others to alter, place upon or attach to the Equipment, except with the Company's prior written consent and as set forth in applicable Tampa Electric guidelines, any sign or device of any nature, or place, install or permit to exist, anything, including trees or shrubbery, which would interfere with the Equipment or tend to create a dangerous condition. The Company is hereby granted the right to remove, without liability to Company, anything altered, placed, installed, or existing in violation of this paragraph, with such removal cost being paid by the Customer.

Should such application to attach be made by a party other than the Customer, the initiating party shall obtain additional written approval from the Customer to attach to the specific Equipment as identified by the pole tag number. Such approval of the Customer must be provided to the Company before final approval is granted for physical attachment.

**16. Insurance & Credit Requirements**

Customer or Property Owner, at his sole cost and expense, shall maintain insurance in accordance with Exhibit B.

**17. Amendments**

During the term of this Agreement, Company and Customer may amend or enter into additional addenda to the Agreement ("Addenda") upon the mutual written agreement of both parties in the form of Addendum "A" hereto.

**18. Light Trespass**

Customer acknowledges and agrees that the Customer is solely responsible for specifying the general location of the Equipment and the direction and orientation of the illumination provided thereby. The Company will not be required to install or continue to operate the Equipment at any location where the service may be or has become objectionable to others. If removal of any Equipment is the only practicable resolution of the objection, such removal will be deemed a termination prior to the expiration of the Primary

Term as provided in Paragraph 13 and Customer promptly shall pay the Company the liquidated damages specified therein for the percentage or portion of the Equipment that must be removed.

**19. Assignments**

This Agreement shall inure to the benefit of, and be binding upon, the respective heirs, legal representatives, successors and assigns of the parties hereto. This Agreement may not be assigned by Customer in whole, and Customer shall not be released from the obligations hereunder, except with the written consent of Company in its sole discretion.


**20. Rebates and Incentives**


The Company shall claim, retain and own, all title and usage rights, free and clear, to any rebates, incentives, tax deductions or tax credits that arise from the purchase, installation or use of the Equipment. Customer agrees that it will not make a claim to or seek any rebate, incentive, tax deduction or tax credit arising from the purchase, installation or use of the Equipment, without Company's permission. Customer's failure to receive Company's permission shall be considered a material breach of this Agreement.

**21. General**

No delay or failure by the Customer or the Company to exercise any right under this Agreement shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. This Agreement shall be construed in accordance with and governed by the laws of the State of Florida.

**IN WITNESS WHEREOF**, the parties, each of whom represents and warrants that he or she is duly authorized to execute this Agreement, have caused this instrument to be executed in due form of law.

Customer: Hunt Club Grove Community Development District  
By/Title: Vice Chair  
Name (print): Rob Bonin  
Signature:   
Date: 3/25/2025  
Email: [rob.bonin@lennar.com](mailto:rob.bonin@lennar.com)

Property Owner: Hunt Club Grove Community Development District  
By/Title: Vice Chair  
Name (print): Rob Bonin  
Signature:   
Date: 3/25/2025  
Email: [rob.bonin@lennar.com](mailto:rob.bonin@lennar.com)

Tampa Electric Company Representative:  
By/Title: Archie Collins, Chief Executive Officer  
Signature: \_\_\_\_\_  
Department: Tampa Electric Company  
Date: \_\_\_\_\_

Tampa Electric Company Representative:  
By/Title: Chip Whitworth, Vice President, Electric Delivery  
Signature: \_\_\_\_\_  
Department: Tampa Electric Company  
Date: \_\_\_\_\_

**EXHIBIT A**

Below are sites that the Company is responsible for services as authorized by the customer.

<b>Site on which Services are to be Rendered</b>	<b>Light &amp; Pole (Quantity and Type</b>
2445 McKinley Dr, Lake Wales, FL	27-(SOL), Pole AL 18FT MGT Height24 FT OV TSN: <b>2135058</b> 27-(SOL), LED, 25W ATBMIC SOLAR TSN: <b>2135171</b> 27- (SOL), Solar Panel- 80W TSN: <b>2135174</b>

## EXHIBIT B

### INSURANCE REQUIREMENTS

- 1.1 Customer shall, at its sole expense, maintain in effect, at all time during the Term of this Agreement, insurance coverage with the minimum limits set forth below with insurers having a A.M. Best rating of "A-IX" or better. Customer shall deliver to Company no later than ten (10) calendar days after execution of this Agreement but in any event prior to the beginning of the Primary Term, certificates of insurance as evidence that policies providing such coverage and minimum limits of insurance are in full force and effect. Certificates shall be issued on the ACORD form or in a form acceptable to Company. Customer shall provide that not less than thirty (30) calendar days' advance written notice will be given to Company prior to cancellation, termination or material alteration of said policies of insurance. Certificates shall also identify on their face the Agreement number.
- 1.2 General Liability Insurance
- A. Customer shall maintain General Liability insurance covering all operations by or on behalf of Customer providing insurance for bodily injury liability, personal injury liability and property damage liability with minimum limits of liability of \$5,000,000 each occurrence. The General Liability insurance shall include coverage for:
- (1) Premises and Operations;
  - (2) Products and Completed Operations;
  - (3) Contractual Liability insuring the obligations assumed by Customer in this Agreement;
  - (4) Broad Form Property Damage (including Completed Operations);
  - (5) Explosion, Collapse and Underground Hazards; and
  - (6) Personal Injury Liability.
- B. The General Liability insurance shall be the Occurrence Coverage Form. The required minimum limits may be satisfied by a combination of primary policy and an excess or umbrella policy.
- 1.3 Automobile Liability Insurance
- A. Customer shall maintain Automobile Liability insurance including coverage for all owned, hired and non-owned automobiles. The Automobile Liability insurance shall also include coverage for Automobile Contractual Coverage.
- B. The combined single limit of for bodily injury and property damage liability shall be a minimum of \$5,000,000 for any one accident or loss. The required minimum limits may be satisfied by a combination of a primary policy and an excess or umbrella policy.
- 1.4 Company, its officers, directors and employees shall be named as an additional insured in all of the foregoing policies with respect to Customer liability and obligations arising under this Agreement. Such insurance shall be primary coverage afforded the additional insured and shall contain a cross-liability or severability of interest clause. Customer hereby waives and shall cause its subcontractors and suppliers and its and their insurers to waive all rights of subrogation against Company, its officers, directors and employees in the event of any covered loss under the policies described.

- 1.5 The requirements contained herein as to types and limits, as well as Company's approval of insurance coverage to be maintained by Customer, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Customer under this Agreement. Customer shall be solely responsible for any unpaid premium or breach of warranty by Customer. Customer shall permit any authorized representative of Company to examine Customer's original insurance policies, should Company so request. Should Customer at any time neglect or refuse to provide the insurance required herein, or should such insurance be canceled, without waiving any other rights or remedies which Company may have under the circumstances, Company shall have the right to purchase such insurance and the cost thereof shall be invoiced to Customer. Failure to provide insurance in accordance with this Exhibit B shall constitute a material breach of this Agreement.
- 1.6 Original of Certificates of Insurance which clearly evidence that Customer's insurance policies contain the minimum limits of coverage and special provisions prescribed in this clause, and notices of cancellation, termination and alteration of such policies shall be delivered to Tampa Electric Company, Legal, 702 N. Franklin Street, Tampa, Florida 33602.
- 1.7 Credit Requirements

Upon request, Customer shall provide financial statement in sufficient detail to allow Company to determine if Customer is creditworthy. If Customer is not creditworthy, Company may require Customer to provide a parental guarantee (in a form agreed upon by the Parties), letter of credit, or cash deposit in a reasonable amount to secure Customer's obligations under this Agreement.

**Exhibit C**



AN EMERA COMPANY

**Tampa Electric Company (TEC)  
Proposal and Scope of Work Lighting Service**

**I. Customer and Project Information**

**Date:** 3/25/2025  
**Project Name:** Hunt Club (unregulated) Hunt Club 1A1  
**Proposal ID:** Hunt Club 1a1\_UR2501  
**Property Owner Name:** Hunt Club Grove Community Development District  
**Contact Name:** Will Morgan  
**Work Request Number:** WR#2597154- Phase 1A1  
**Billing Partner Name:** Hunt Club Grove Community Development District  
**Billing Address:** 2300 Glades Rd. Ste 410W, Boca Raton, FL 33431  
**Business Partner:** Hunt Club Grove Community Development District  
**Site Address:** 2445 McKinley Dr, Lake Wales, FL  
**EIN #:** 92-2125621

**II. Lighting Services**

**Tampa Electric Company will provide the following services: Tampa Electric Company (TEC) will install:**

- ~ (27) (SOL) Pole, AL 18FT MGT Height 24 FT OV: TSN: **2135058**
- ~ (27) (SOL), (SOL), LED, 25W ATBMIC SOLAR: TSN: **2135171**
- ~ (27) (SOL), Solar Panel- 80W: TSN: **2135174**

~ The monthly charge also includes maintenance services for a term of (20) twenty years.

**Monthly Charges**

~ The monthly charge for the Solar fixture, pole and panel = **\$57.50 per unit.**

**Business Partner Name:** Hunt Club Grove Community Development District

**Site Address:** 2445 McKinley Dr, Lake Wales, FL

- Install Solar LED System including Pole, Fixture and Panel.
- Provide ongoing maintenance.

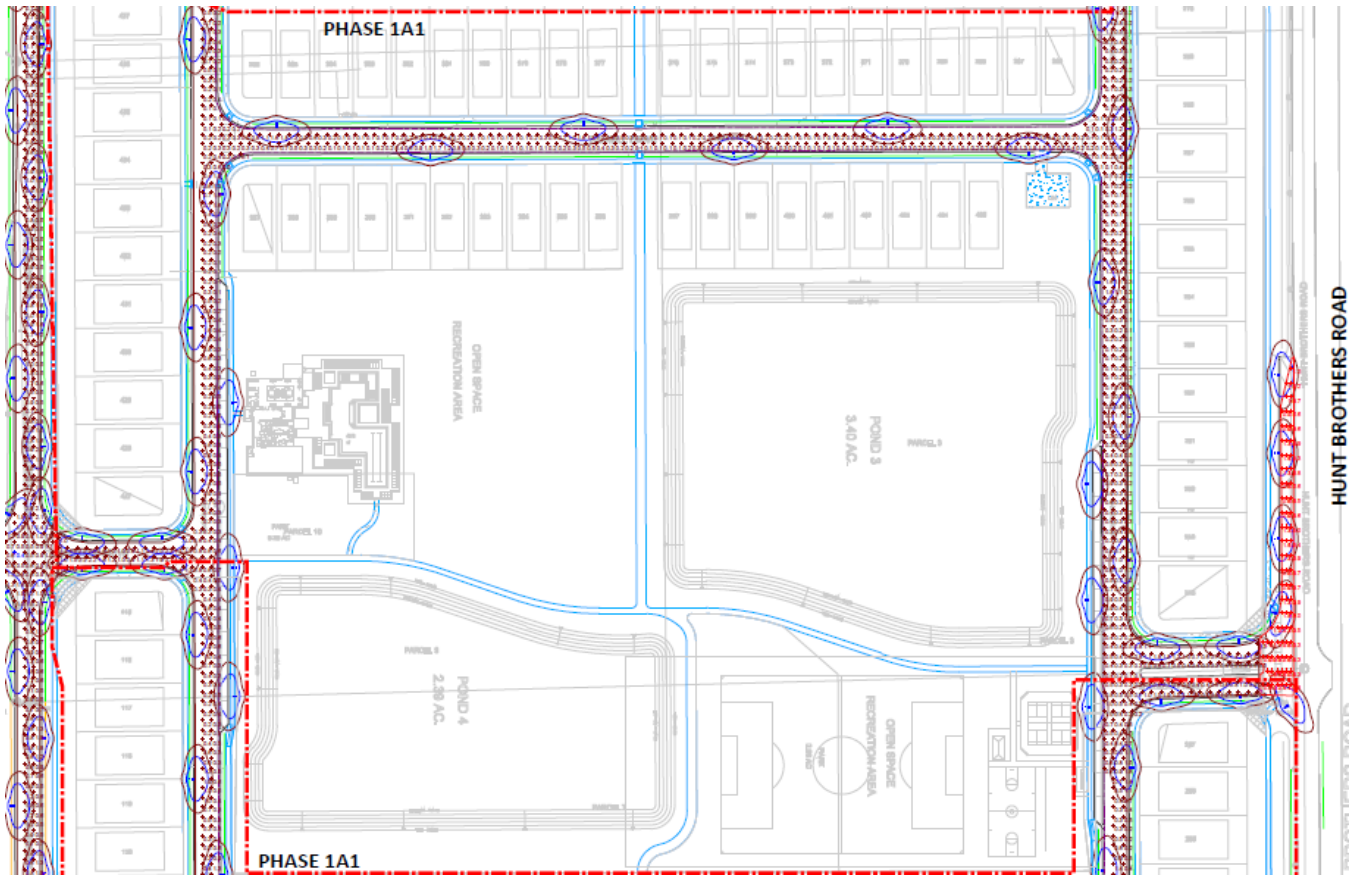
**The above listed services are provided for a monthly rate of \$1,552.50 not including taxes and fees where applicable.**

**Scope of Work and Terms:** Tampa Electric Company (TEC) owns the system and will provide installation services in accordance with plans approved by Hunt Club CDD using standard streetlighting construction methods. Tampa Electric will provide maintenance services for the life of the contract, excluding power. TEC will provide these services for a 20-year primary term in exchange for the monthly rate listed above, followed by successive automatic one-year renewal terms.

**III. Equipment Description and Quantities**

Material Description & Sku # from Manufacture	Quantity
(SOL), Pole, AL 18FT MGT Height 24 FT OV TSN: <b>2135058</b>	27
(SOL), LED, 25W ATBMIC SOLAR TSN: <b>2135171</b>	27
(SOL), Solar Panel- 80W TSN: <b>2135174</b>	27

### Tampa Electric Company (TEC) Photometric Plan





# SECTION VII

# SECTION C

# Hunt Club Grove CDD

## Field Management Report



April 8<sup>th</sup>, 2025

Allen Bailey – Field Manager

GMS

# Review

## Front landscape




✚ The Landscape at the front of the district is continuing to establish itself.




# Review

## Ponds



✚ The dry ponds look much better than last month with the discing.

## Road Work



✚ The damaged section of road from the fire hydrant has been repaired.

# 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION 1





734 South Combee Road  
Lakeland, FL 33801

863-668-0494 – Phone  
863-668-0495 – Fax

[www.floralawn.com](http://www.floralawn.com)

## Hunt Club Groves CDD

% Allen Bailey  
GMS Central Florida  
219 E. Livingston St.  
Orlando, FL 32801

**March, 14th 2025**

*Proposal valid for 60 days*

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

## Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	\$1,030.07	\$12,360.00
St Augustine Fertilization Program	\$6.00	\$72.00
Shrub Fertilization Program	\$20.44	\$245.28
<b>Total</b>	<b>\$1,056.44</b>	<b>\$12,677.28</b>

## Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Qty	Price	Total
Mulch	40 Yards	\$55	\$2,200.00

### Customer Authorized Signature

### FLORALAWN, INC., a Florida Corporation

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Rob Averitt, President

\_\_\_\_\_  
Print Name



# SECTION (a)



D:\4022\_3020\010\02\_CAD\CBD-7 100%\12 OVERALL SITE PLAN.dwg,8/30/2022 11:34:31 PM

**PHASE 1 (1A+1B)**

GROSS PROPERTY AREA	92.88 AC
ROW DEDICATION	13.97 AC
TOTAL DEVELOPABLE AREA	78.91 AC

**PROPERTY USE** RESIDENTIAL (SINGLE FAMILY DETACHED LOTS)

**SINGLE FAMILY DETACHED LOTS PROVIDED**

40'x110'	227 LOTS
50'x110'	107 LOTS
<b>TOTAL LOTS</b>	<b>334 LOTS</b>

**PONDS PROVIDED**

POND 3	3.40 AC
POND 4	2.38 AC
POND 5	4.89 AC
<b>TOTAL</b>	<b>10.67 AC (14.00% OF DEVELOPABLE AREA)</b>

**OPEN SPACE REQUIRED** 20% OF TOTAL DEVELOPABLE AREA, MAX. OF 50% AS PONDS.

**OPEN SPACE/ACTIVE RECI/BUFFERS PROVIDED** 12.64 AC (16.60% OF TOTAL DEVELOPABLE AREA)

**OPEN SPACE / PONDS** 10.67 AC (14.00% OF TOTAL DEVELOPABLE AREA)

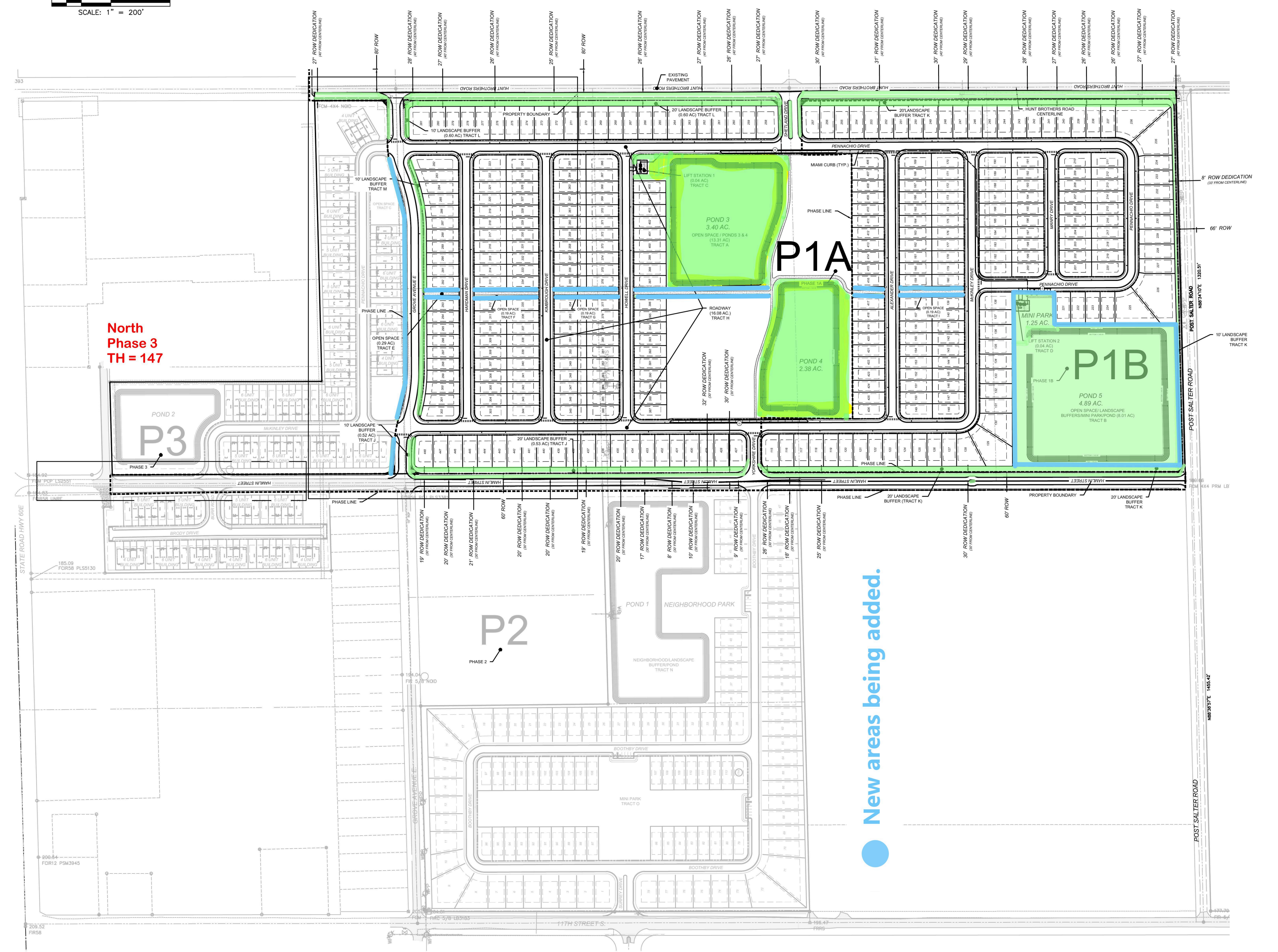
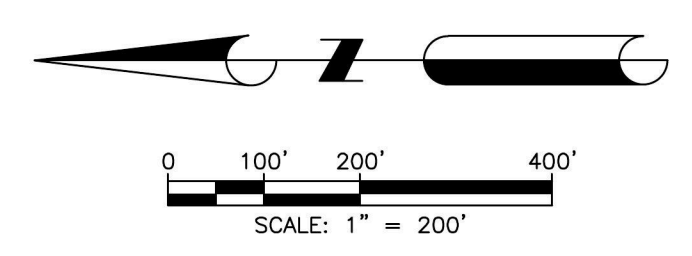
**TOTAL OPEN SPACE PROVIDED** 23.31 AC (30.60% OF TOTAL DEVELOPABLE AREA)

**RECREATION AREA REQUIRED** 1.25 AC (1.5 AC/400)

**RECREATION PROVIDED** 1.61 AC.

**PARKING PROVIDED**

HANDICAP SPACES	2 SPACES
HEAD IN PARKING	4 SPACES
PARALLEL PARKING	35 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>41 SPACES</b>



TRACT	DESCRIPTION	OWNERSHIP / MAINTAINED
A	OPEN SPACE/PONDS	HOA
B	LANDSCAPE BUFFER	HOA
C	LIFT STATION	CITY OF LAKE WALES
D	LIFT STATION	CITY OF LAKE WALES
E	OPEN SPACE/LANDSCAPE BUFFER	HOA
F	OPEN SPACE	HOA
G	OPEN SPACE	HOA
H	ROADWAY	CITY OF LAKE WALES
I	OPEN SPACE	HOA
J	LANDSCAPE BUFFER	HOA
K	LANDSCAPE BUFFER	HOA
L	LANDSCAPE BUFFER	HOA
M	OPEN SPACE/LANDSCAPE BUFFER	HOA

**RECREATION AREAS / OPEN SPACES / PONDS**

TRACT	RECREATION AREA	OPEN SPACE / L.A. BUFFER	POND
A		7.53 AC.	5.78 AC.
E		0.30 AC.	
F		0.19 AC.	
G		0.19 AC.	
I		0.19 AC.	
J		0.53 AC.	
K	1.61 AC.	1.61 AC.	4.89 AC.
L		0.60 AC.	
<b>TOTAL</b>	<b>1.61 AC.</b>	<b>11.04 AC.</b>	<b>9.67 AC.</b>

NOTE 1:  
THESE PLANS ARE FOR PHASES 1A & 1B CONSTRUCTION ONLY.  
PHASES 2 & 3 ARE SHOWN FOR INFORMATIONAL PURPOSES.

NOTE 2:  
USE RECORD PLAT FOR ALL CONSTRUCTION LAYOUT.

PHASE LINE -----

**DSE**

**DAVE SCHMITT ENGINEERING, INC.**  
12301 Lake Underhill Road Suite 241  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

**OVERALL SITE PLAN**  
**THE HUNT CLUB GROVE AT LAKE WALES-NORTH**  
**LAKE WALES, FLORIDA**

DATE: AUGUST 2022  
PROJECT NO.: CBD-7  
DRAWN BY: BC  
CHECKED BY: DMS  
SCALE: 1"=200'  
SHEET: 12 OF 51



**SECTION (b)**



D:\4022\_3020\010\02\_CAD\CBD-7 100%\12 OVERALL SITE PLAN.dwg,8/30/2022 11:34:31 PM

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<b>TOTAL</b>	<b>10.67 AC (14.00% OF DEVELOPABLE AREA)</b>

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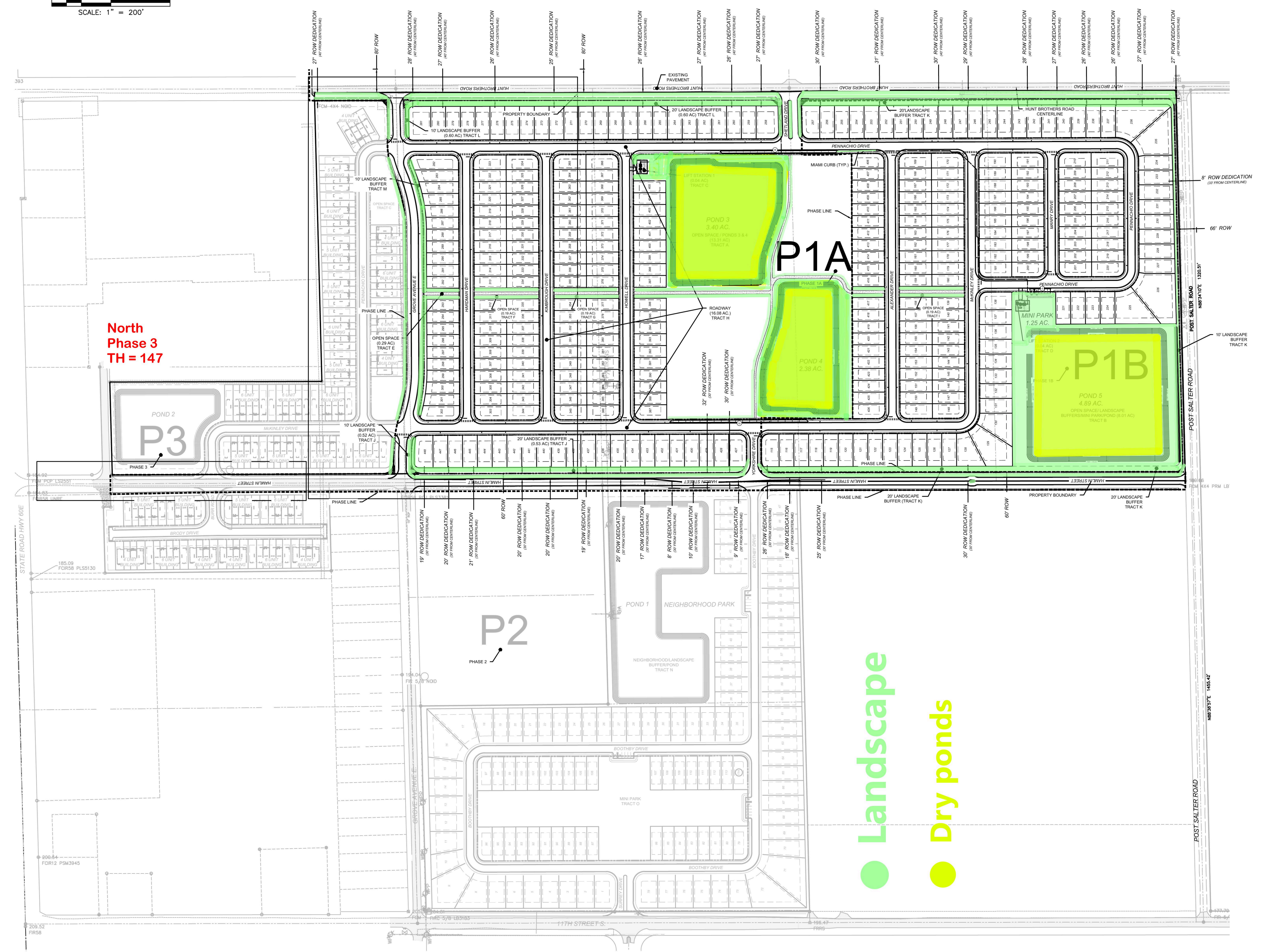
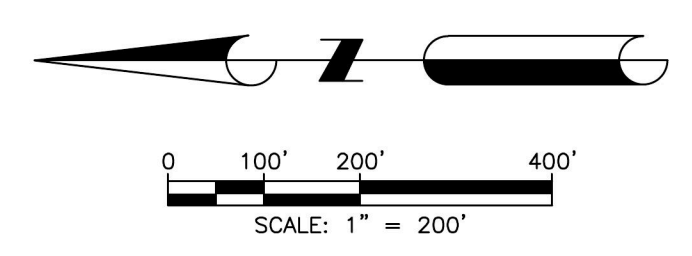
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G	OPEN SPACE	HOA
H	ROADWAY	CITY OF LAKE WALES
I	OPEN SPACE	HOA
J	LANDSCAPE BUFFER	HOA
K	LANDSCAPE BUFFER	HOA
L	LANDSCAPE BUFFER	HOA
M	OPEN SPACE/LANDSCAPE BUFFER	HOA

**RECREATION AREAS / OPEN SPACES / PONDS**

TRACT	RECREATION AREA	OPEN SPACE / LA BUFFER	POND
A		7.53 AC	5.78 AC
E		0.30 AC	
F		0.19 AC	
G		0.19 AC	
I		0.19 AC	
J		0.53 AC	
K	1.61 AC	1.61 AC	4.89 AC
L		0.60 AC	
<b>TOTAL</b>	<b>1.61 AC</b>	<b>11.04 AC</b>	<b>9.67 AC</b>

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LAKE WALES, FLORIDA

DATE: AUGUST 2022
PROJECT NO.: CBD-7
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=200'
SHEET: 12 OF 51



# SECTION D

# SECTION 1

# Hunt Club Grove Community Development District

## Summary of Check Register

March 4, 2025 to March 31, 2025

Fund	Date	Check No.'s	Amount
General Fund	3/13/25	40-41	\$ 6,306.09
	3/20/25	42	\$ 7,004.17
			\$ 13,310.26
Supervisor Fees - March 2025			
	Barry Bichard	50039	\$ 184.70
	Patrick Bonin	50040	\$ 184.70
	Brent Kewley	50041	\$ 184.70
	Kayla Word	50042	\$ 184.70
	Adam Morgan	50043	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 14,233.76</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/25	00007	3/06/25	63539	202502	310	51300	31500		GENERAL COUNSEL FEB25	*	758.00		
												758.00	000040
												COBB & COLE PA	
3/13/25	00002	3/01/25	21	202503	310	51300	34000		MANAGEMENT FEES MAR25	*	3,541.67		
		3/01/25	21	202503	310	51300	35200		WEBSITE ADMIN MAR25	*	100.00		
		3/01/25	21	202503	310	51300	35100		INFORMATION TECH MAR25	*	150.00		
		3/01/25	21	202503	310	51300	31300		DISSEMINATION SVCS MAR25	*	416.67		
		3/01/25	21	202503	310	51300	51000		OFFICE SUPPLIES MAR25	*	2.56		
		3/01/25	21	202503	310	51300	42000		POSTAGE MAR25	*	87.19		
		3/01/25	22	202503	320	53800	34000		FIELD MANAGEMENT MAR25	*	1,250.00		
												5,548.09	000041
												GOVERNMENTAL MANAGEMENT SERVICES-CF	
3/20/25	00015	3/06/25	30981	202503	320	53800	46200		LANDSCAPE MAINT MAR25	*	7,004.17		
												7,004.17	000042
												FLORALAWN 2 LLC	
											TOTAL FOR BANK A	13,310.26	
											TOTAL FOR REGISTER	13,310.26	

HNTC HUNT CLUB GROV BOH



# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2025***



# Table of Contents

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

**Hunt Club Grove**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Cash - 5374	\$ 306,688	\$ -	\$ -	\$ 306,688
<b>Investments:</b>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 45,412	\$ 45,412
Interest	\$ -	\$ 3	\$ -	\$ 3
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 396,291	\$ -	\$ 396,291
<b>Total Assets</b>	<b>\$ 306,688</b>	<b>\$ 592,190</b>	<b>\$ 45,412</b>	<b>\$ 944,289</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 911	\$ -	\$ -	\$ 911
<b>Total Liabilites</b>	<b>\$ 911</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 911</b>
<b>Fund Balance:</b>				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 45,412	\$ 45,412
Series 2024 Debt Service Fund	\$ -	\$ 592,190	\$ -	\$ 592,190
Unassigned	\$ 305,777	\$ -	\$ -	\$ 305,777
<b>Total Fund Balances</b>	<b>\$ 305,777</b>	<b>\$ 592,190</b>	<b>\$ 45,412</b>	<b>\$ 943,378</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 306,688</b>	<b>\$ 592,190</b>	<b>\$ 45,412</b>	<b>\$ 944,289</b>

# Hunt Club Grove

## Community Development District

### General Fund

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

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 253,662	\$ 253,662	\$ 254,276	\$ 614
Assessments - Direct	\$ 91,106	\$ 68,331	\$ 68,331	\$ -
Developer Contributions	\$ -	\$ -	\$ 14,384	\$ 14,384
<b>Total Revenues</b>	<b>\$ 344,768</b>	<b>\$ 321,993</b>	<b>\$ 336,991</b>	<b>\$ 14,998</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
FICA Expenditures	\$ 918	\$ 383	\$ 153	\$ 230
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 2,417	\$ 8,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 4,583	\$ (2,500)
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 17,708	\$ 17,708	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 107	\$ 310
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Other Current Charges	\$ 5,000	\$ 2,083	\$ 194	\$ 1,889
Office Supplies	\$ 625	\$ 260	\$ 3	\$ 258
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 139,268</b>	<b>\$ 60,610</b>	<b>\$ 38,591</b>	<b>\$ 22,019</b>

# Hunt Club Grove

## Community Development District

### General Fund

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

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Property Insurance	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ 6,250	\$ 1,250	\$ 5,000
Landscape Maintenance	\$ 90,000	\$ 37,500	\$ -	\$ 37,500
Landscape Replacement	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Streetlights	\$ 45,000	\$ 18,750	\$ -	\$ 18,750
Electric	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Lake Maintenance	\$ 8,000	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Field Contingency	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Water & Sewer	\$ 5,000	\$ 2,083	\$ 848	\$ 1,235
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
<b>Total Operations &amp; Maintenance</b>	<b>\$ 205,500</b>	<b>\$ 90,000</b>	<b>\$ 2,098</b>	<b>\$ 87,902</b>
<b>Total Expenditures</b>	<b>\$ 344,768</b>	<b>\$ 150,610</b>	<b>\$ 40,689</b>	<b>\$ 109,920</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 296,302</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 9,475</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 305,777</b>	

**Hunt Club Grove**  
**Community Development District**  
**Series 2024 - Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments	\$ 391,793	\$ 391,793	\$ 392,742	\$ 949
Interest	\$ -	\$ -	\$ 5,877	\$ 5,877
<b>Total Revenues</b>	<b>\$ 391,793</b>	<b>\$ 391,793</b>	<b>\$ 398,619</b>	<b>\$ 6,826</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 146,952	\$ 146,952	\$ 146,952	\$ -
Principal - 6/15	\$ 80,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 155,596	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 382,548</b>	<b>\$ 146,952</b>	<b>\$ 146,952</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,244</b>		<b>\$ 251,667</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,762)	\$ (3,762)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,762)</b>	<b>\$ (3,762)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 9,244</b>		<b>\$ 247,905</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 146,952</b>		<b>\$ 344,285</b>	
<b>Fund Balance - Ending</b>	<b>\$ 156,196</b>		<b>\$ 592,190</b>	

**Hunt Club Grove**  
**Community Development District**  
**Series 2024 - Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 78,723	\$ 78,723
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 78,723</b>	<b>\$ 78,723</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 5,116,384	\$ (5,116,384)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,116,384</b>	<b>\$ (5,116,384)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,037,661)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,762	\$ 3,762
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,762</b>	<b>\$ 3,762</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,033,899)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,079,310</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,412</b>	



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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ -	\$ 253,879	\$ -	\$ 397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,276
Assessments - Direct	\$ -	\$ -	\$ 45,554	\$ -	\$ 22,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,331
Developer Contributions	\$ 14,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,384
<b>Total Revenues</b>	<b>\$ 14,384</b>	<b>\$ -</b>	<b>\$ 299,433</b>	<b>\$ -</b>	<b>\$ 23,174</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 336,991</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expenditures	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,288	\$ 203	\$ 37	\$ 132	\$ 758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,417
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,583
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,708
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 1	\$ 0	\$ -	\$ 102	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 18,210</b>	<b>\$ 5,526</b>	<b>\$ 4,286</b>	<b>\$ 4,480</b>	<b>\$ 6,088</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,591</b>
<b>Operations &amp; Maintenance</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ 320	\$ 528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 848
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 320</b>	<b>\$ 1,778</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,098</b>
<b>Total Expenditures</b>	<b>\$ 18,210</b>	<b>\$ 5,526</b>	<b>\$ 4,286</b>	<b>\$ 4,800</b>	<b>\$ 7,867</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,689</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (3,826)</b>	<b>\$ (5,526)</b>	<b>\$ 295,147</b>	<b>\$ (4,800)</b>	<b>\$ 15,307</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 296,302</b>

# Hunt Club Grove

## Community Development District

### Long Term Debt Report

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

**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%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	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
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)
02/03/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$1,009.04	\$1,009.04	\$396.55	\$612.49	\$1,009.04
<b>TOTAL</b>		<b>\$ 687,096.83</b>	<b>\$ (27,762.68)</b>	<b>\$ (13,325.49)</b>	<b>\$ 1,009.04</b>	<b>\$ 647,017.70</b>	<b>\$ 254,275.91</b>	<b>\$ 392,741.79</b>	<b>\$ 647,017.70</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**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		
2/12/25	2/1/25	2383705	\$22,777.04	\$22,777.04		
	5/1/25		\$22,777.04			
			<b>\$ 91,108.16</b>	<b>\$ 68,331.12</b>		