

*Hunt Club Grove
Community Development District*

Meeting Agenda

June 10, 2025

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 3, 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, June 10, 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 April 8, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-03 Authorizing the Opening of an Interest Earning Bank Account
5. 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
 - iii. Presentation of Number of Registered Voters—8
 - iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - a) Ratification of Series 2024 Assessment Area 1 Requisitions #3 through #6
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, April 8, 2025** at 9:35 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>by Zoom</i>	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 9:35 a.m. and called the roll. Four Board members were present in person constituting a quorum. Mr. Bichard joined by Zoom.

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 March 11,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the March 11, 2025 Board of Supervisors meeting. She noted that these meeting minutes have been reviewed by staff. Ms. Adams asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**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**

Ms. Adams stated that Resolution 2025-02 approves the proposed budget which is attached to the resolution as an exhibit. She noted that they are setting a cap on the assessment, once the assessment rate is established today it cannot be increased beyond what is noticed for the proposed budget. Ms. Adams stated there are new areas that will be first time maintenance assessments so assessments will be declared for those newly developed areas. The public hearing will be set for Tuesday July 8, 2025 at Lake Alfred Library at 9:30 a.m. Approval of the resolution also allows for the transmittal of the proposed budget to Polk County and to the City of Lake Wales. The proposed budget will be published on the District's website and published in the newspaper. She reviewed the proposed budget. Ms. Adams stated last year the assessment level for the platted lots was \$817 per lot, this year \$527.48 is proposed per platted lot. The unplatted property is assessed an administration only rate. At the time it is platted, it will be assessed at a different rate. There is a proposed 3% increase in management services fees.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-02 Approving the Proposed Fiscal Year 2025/2026 Budget, 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 for July 8, 2025, was approved

FIFTH ORDER OF BUSINESS**Consideration of Conveyance of Lift Station to City of Lake Wales**

Ms. Adams stated this is going from a landowner to Lennar and then from Lennar to CDD and CDD to City of Lake Wales. The form of the conveyance was prepared by District Counsel.

Mr. Morgan asked if this will be deeded to the city. Mr. Watts stated yes and they will prepare an actual deed of dedication of the tract as well. Mr. Watts stated it was dedicated by plat but that way they have it both ways. Mr. Morgan noted Lennar is now requiring deeding all lift station tracts as well as having it on the plat. Mr. Watts noted the Chair will execute it once it is prepared.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Conveyance of Lift Station to City of Lake Wales, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Street Lighting Agreement with Tampa Electric Company

Ms. Adams noted the street lighting agreement starts on page 35 of the agenda package. It is on McKinley Dr. The total monthly impact to the CDD budget is \$1,552.50. There are some insurance requirements which requires \$5M in liability coverage. Ms. Adams will reach out to the utility provider and explain they are government with sovereign immunity so their current liability package should be suitable for this agreement.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Street Lighting Agreement with Tampa Electric Company, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts had nothing further to report.

B. Engineer

Mr. Schmitt had nothing to report but offered to take any questions.

C. Field Manager's Report

i. Consideration of Landscape Maintenance Services Addendum for Phase 1

- a) Landscaping Map of New Areas Being Proposed to be Added to
Contract**
- b) Complete Landscaping Map with Proposed Areas Added to
Existing Contract**

Mr. Bailey presented a proposal from Floralawn to add the last parts of Phase 1 into the contract. The total to do this would be \$12,677.28. It was noted an additional service for the yards of mulch is \$2,200 which brings it to a total of \$14,877.28. Mr. Morgan asked if this is on top of the contract that Rob negotiated with Floralawn for \$84K. Mr. Bailey noted yes and he has a map of the areas being added. Ms. Adams noted this is budgeted for as well as additional landscaping as areas are improved and turned over to the CDD for maintenance. Mr. Bonin stated P1B on the map was not included and asked if it is now included in the \$1,030 per month. Mr. Bailey noted yes that is the expectation. He stated they are discing that pond but didn't note it in their addendum. Mr. Morgan clarified they will do everything in blue on the map including discing the pond for an additional \$14K including mulch. Mr. Bailey answered yes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Landscape Maintenance Services Addendum for Phase 1, was approved.

D. District Manager

i. Approval of Check Register

Ms. Adams presented the check register from March 4, 2025 through March 31, 2025. The total amount is \$14,233.76. The run summary immediately follows the register.

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

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financial report through February 28, 2025. This is for informational purposes only. Mr. Morgan asked if the \$45K in the fund balance is construction funds, Ms. Adams stated yes. Mr. Morgan noted there are items they could requisition for that \$45K. Ms. Adams will follow up.

E. Project Development Update

i. Status of Property Conveyance

Ms. Adams stated the the bill of sale for the lift station as well as the lift station tract conveyance to the City of Lake Wales was discussed earlier in the meeting.

ii. Status of Permit Transfers

Ms. Adams asked for any updates on permit transfers or questions for the engineer. Mr. Bonin asked if the water management district permit had been transferred into the District's name yet. Mr. Schmitt noted they have been trying but there are issues with the ownership entity because of the land bank. Mr. Bonin and Mr. Kewley requested to be copied on any correspondence regarding this. Mr. Bonin also requested a water management district inspection.

i. Status of Construction Funds & Requisitions

Ms. Adams stated the Series 2024 requisitions have already been discussed. She will review any receipts and communicate with the Chair on that issue.

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 Ms. Word, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION; AND REPEALING RESOLUTION 2022-16.

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

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- b. Securities and Exchange Commission registered money market funds with the highest quality rating from nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.
- d. Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c. and d. shall be invested to provide sufficient liquidity to pay obligations as they come due.

SECTION 2. That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to

act as the administrator(s) for the invested funds, including funds held at the State Board of Administration.

SECTION 3. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District, withdraw funds from or transmit funds to said account(s), establish funds transfer instructions, name designee(s), and initiate changes to this information, as required and approved by the Board or Chairperson of the Board, as applicable.

SECTION 4. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

SECTION 5. Resolution 2024-16, which was previously adopted by the District Board of Supervisors on October 10, 2023, is hereby repealed.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of June 2025.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

SECTION C

Hunt Club Grove CDD

Field Management Report



June 10th, 2025

Allen Bailey – Field Manager

GMS

Review

District Landscape



✚ The Landscape through the district is vibrant from the rainfall.



Review

District Landscape Cont



Review

Ponds



✚ The dry ponds at the north and south of phase 1 are hold water longer than the middle pond.

✚ This is resulting in high vegetation growth.

✚ The vendor recommends adding addition discing of the ponds.



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

April 1, 2025 to June 1, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	4/8/25	43	\$ 7,004.17
	4/15/25	44-45	\$ 6,038.29
	4/25/25	46	\$ 353.00
	5/13/25	47-48	\$ 6,637.52
	5/22/25	49-50	\$ 192,004.17
			<hr/>
			\$ 212,037.15
Supervisor Fees - April 2025			
	Barry Bichard	50044	\$ 184.70
	Patrick Bonin	50045	\$ 184.70
	Brent Kewley	50046	\$ 184.70
	Kayla Word	50047	\$ 184.70
	Adam Morgan	50048	\$ 184.70
			<hr/>
			\$ 923.50
Total Amount			<hr/>
			\$ 212,960.65

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/08/25	00015	4/01/25 31246	202504 320-53800-46200	LANDSCAPE MAINT APR25	FLORALAWN 2 LLC	*	7,004.17	7,004.17	000043
4/15/25	00007	4/03/25 64005	202503 310-51300-31500	GENERAL COUNSEL MAR25	COBB & COLE PA	*	576.00	576.00	000044
4/15/25	00002	4/01/25 23	202504 310-51300-34000	MANAGEMENT FEES APR25		*	3,541.67		
		4/01/25 23	202504 310-51300-35200	WEBSITE ADMIN APR25		*	100.00		
		4/01/25 23	202504 310-51300-35100	INFORMATION TECH APR25		*	150.00		
		4/01/25 23	202504 310-51300-31300	DISSEMINATION SVCS APR25		*	416.67		
		4/01/25 23	202504 310-51300-51000	OFFICE SUPPLIES APR25		*	2.56		
		4/01/25 23	202504 310-51300-42000	POSTAGE APR25		*	1.39		
		4/01/25 24	202504 320-53800-34000	FIELD MANAGEMENT APR25	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,250.00	5,462.29	000045
4/25/25	00004	4/02/25 27272	202504 320-53800-45000	GEN LIAB-ADDED MONUMENTS	EGIS INSURANCE ADVISORS, LLC	*	353.00	353.00	000046
5/13/25	00007	5/02/25 65240	202504 310-51300-31500	GENERAL COUNSEL APR25	COBB & COLE PA	*	1,147.00	1,147.00	000047
5/13/25	00002	5/01/25 25	202505 310-51300-34000	MANAGEMENT FEES MAY25		*	3,541.67		
		5/01/25 25	202505 310-51300-35200	WEBSITE ADMIN MAY25		*	100.00		
		5/01/25 25	202505 310-51300-35100	INFO TECH MAY25		*	150.00		
		5/01/25 25	202505 310-51300-31300	DISSEM. AGNT SVCS MAY25		*	416.67		
		5/01/25 25	202505 310-51300-51000	OFFICE SUPPLIES MAY25		*	2.56		
		5/01/25 25	202505 310-51300-42000	POSTAGE MAY25		*	29.62		
		5/01/25 26	202505 320-53800-34000	FIELD MANAGEMENT MAY25	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,250.00	5,490.52	000048

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/22/25	00015	5/01/25 31827	202505 320-53800-46200	LANDSCAPE MAINT MAY25	*	7,004.17	
				FLORALAWN 2 LLC			7,004.17 000049
5/22/25	00016	5/13/25 05132025	202505 300-15100-10000	EXCESS FUNDS TSFR TO SBA	*	185,000.00	
				STATE BOARD OF ADMINISTRATION C/O			185,000.00 000050
TOTAL FOR BANK A						212,037.15	
TOTAL FOR REGISTER						212,037.15	

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SECTION 2

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
April 30, 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
April 30, 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	\$ 277,110	\$ -	\$ -	\$ 277,110
<u>Investments:</u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 42,139	\$ 42,139
Interest	\$ -	\$ 3	\$ -	\$ 3
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 399,016	\$ -	\$ 399,016
Total Assets	\$ 277,110	\$ 594,915	\$ 42,139	\$ 914,164
Liabilities:				
Accounts Payable	\$ 1,147	\$ -	\$ -	\$ 1,147
Total Liabilites	\$ 1,147	\$ -	\$ -	\$ 1,147
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 42,139	\$ 42,139
Series 2024 Debt Service Fund	\$ -	\$ 594,915	\$ -	\$ 594,915
Unassigned	\$ 275,963	\$ -	\$ -	\$ 275,963
Total Fund Balances	\$ 275,963	\$ 594,915	\$ 42,139	\$ 913,017
Total Liabilities & Fund Balance	\$ 277,110	\$ 594,915	\$ 42,139	\$ 914,164

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 253,662	\$ 253,662	\$ 254,276	\$ 614
Assessments - Direct	\$ 91,106	\$ 68,331	\$ 68,331	\$ -
Developer Contributions	\$ -	\$ -	\$ 14,384	\$ 14,384
Total Revenues	\$ 344,768	\$ 321,993	\$ 336,991	\$ 14,998
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,000	\$ 3,000
FICA Expenditures	\$ 918	\$ 536	\$ 306	\$ 230
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 4,140	\$ 10,443
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,917	\$ 5,417	\$ (2,500)
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 24,792	\$ 24,792	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Postage & Delivery	\$ 1,000	\$ 583	\$ 196	\$ 388
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 583	\$ -	\$ 583
Legal Advertising	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Other Current Charges	\$ 5,000	\$ 2,917	\$ 277	\$ 2,639
Office Supplies	\$ 625	\$ 365	\$ 8	\$ 357
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,268	\$ 80,783	\$ 51,060	\$ 29,723

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<i>Operations & Maintenance</i>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 353	\$ 7,147
Field Management	\$ 15,000	\$ 8,750	\$ 3,750	\$ 5,000
Landscape Maintenance	\$ 90,000	\$ 52,500	\$ 14,008	\$ 38,492
Landscape Replacement	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Streetlights	\$ 45,000	\$ 26,250	\$ -	\$ 26,250
Electric	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Lake Maintenance	\$ 8,000	\$ 4,667	\$ -	\$ 4,667
General Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Field Contingency	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Water & Sewer	\$ 5,000	\$ 2,917	\$ 1,332	\$ 1,585
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Total Operations & Maintenance	\$ 205,500	\$ 123,000	\$ 19,443	\$ 103,557
Total Expenditures	\$ 344,768	\$ 203,783	\$ 70,503	\$ 133,280
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 266,488	
Fund Balance - Beginning	\$ -		\$ 9,475	
Fund Balance - Ending	\$ -		\$ 275,963	

Hunt Club Grove
Community Development District
Series 2024 - Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments	\$ 391,793	\$ 391,793	\$ 392,742	\$ 949
Interest	\$ -	\$ -	\$ 9,947	\$ 9,947
Total Revenues	\$ 391,793	\$ 391,793	\$ 402,689	\$ 10,896
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		\$ 255,737	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,107)	\$ (5,107)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,107)	\$ (5,107)
Net Change in Fund Balance	\$ 9,244		\$ 250,630	
Fund Balance - Beginning	\$ 146,952		\$ 344,285	
Fund Balance - Ending	\$ 156,196		\$ 594,915	

Hunt Club Grove
Community Development District
Series 2024 - Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 79,027	\$ 79,027
Total Revenues	\$ -	\$ -	\$ 79,027	\$ 79,027
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 5,121,304	\$ (5,121,304)
Total Expenditures	\$ -	\$ -	\$ 5,121,304	\$ (5,121,304)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,042,278)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,107	\$ 5,107
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,107	\$ 5,107
Net Change in Fund Balance	\$ -		\$ (5,037,171)	
Fund Balance - Beginning	\$ -		\$ 5,079,310	
Fund Balance - Ending	\$ -		\$ 42,139	

Hunt Club Grove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 253,879	\$ -	\$ 397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,276
Assessments - Direct	\$ -	\$ -	\$ 45,554	\$ -	\$ 22,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,331
Developer Contributions	\$ 14,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,384
Total Revenues	\$ 14,384	\$ -	\$ 299,433	\$ -	\$ 23,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336,991
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expenditures	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,288	\$ 203	\$ 37	\$ 132	\$ 758	\$ 576	\$ 1,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,140
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,417
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,792
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Postage & Delivery	\$ 1	\$ 0	\$ -	\$ 102	\$ 4	\$ 87	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 41	\$ 41	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Adminstrative	\$ 18,210	\$ 5,526	\$ 4,286	\$ 4,480	\$ 6,088	\$ 5,992	\$ 6,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,060
Operations & Maintenance													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,004	\$ 7,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,008
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ 320	\$ 528	\$ -	\$ 483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,332
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ 320	\$ 1,778	\$ 8,254	\$ 9,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,443
Total Expenditures	\$ 18,210	\$ 5,526	\$ 4,286	\$ 4,800	\$ 7,867	\$ 14,246	\$ 15,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,503
Excess Revenues (Expenditures)	\$ (3,826)	\$ (5,526)	\$ 295,147	\$ (4,800)	\$ 15,307	\$ (14,246)	\$ (15,568)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266,488

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)
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
TOTAL		\$ 687,096.83	\$ (27,762.68)	\$ (13,325.49)	\$ 1,009.04	\$ 647,017.70	\$ 254,275.91	\$ 392,741.79	\$ 647,017.70

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Hunt Club Grove North at Lake Wales LLC 2025-01			Net Assessments	\$91,108.16
Date Received	Due Date	Check Number	Net Assessed	Amount Received
12/4/24	12/1/24	2346073	\$45,554.08	\$45,554.08
2/12/25	2/1/25	2383705	\$22,777.04	\$22,777.04
	5/1/25		\$22,777.04	
			\$ 91,108.16	\$ 68,331.12

SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary
Hunt Club Grove CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Hunt Club Grove Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **8** voters within the Hunt Club Grove Community Development District as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

SECTION E

SECTION 3

SECTION (a)

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

(Acquisition and Construction)

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

- (A) Requisition Number: 3
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$4,920.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 16552 & 18848 & 19695 - Advanced Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

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

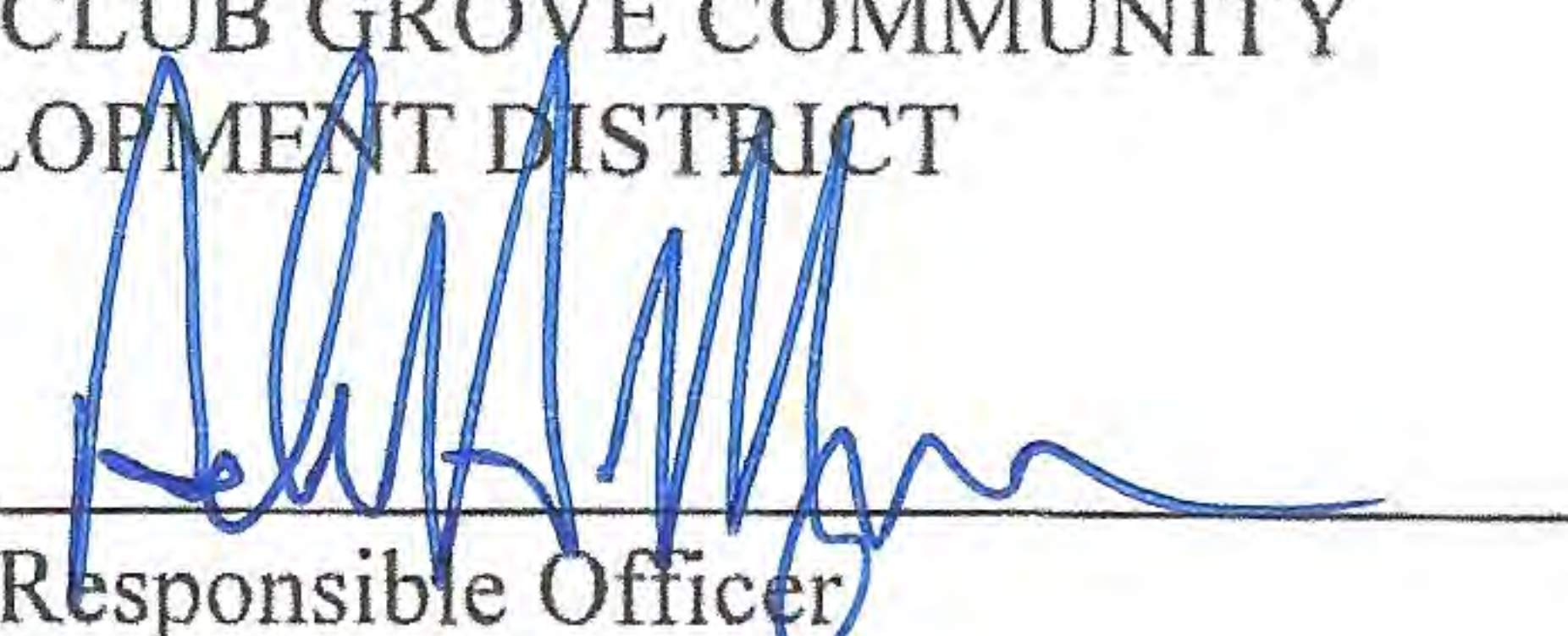
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

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

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

HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

By:



Responsible Officer

Date:

3/13/25

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

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



Consulting Engineer

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

(Acquisition and Construction)

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

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$1,990.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 21199 - Advanced Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

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

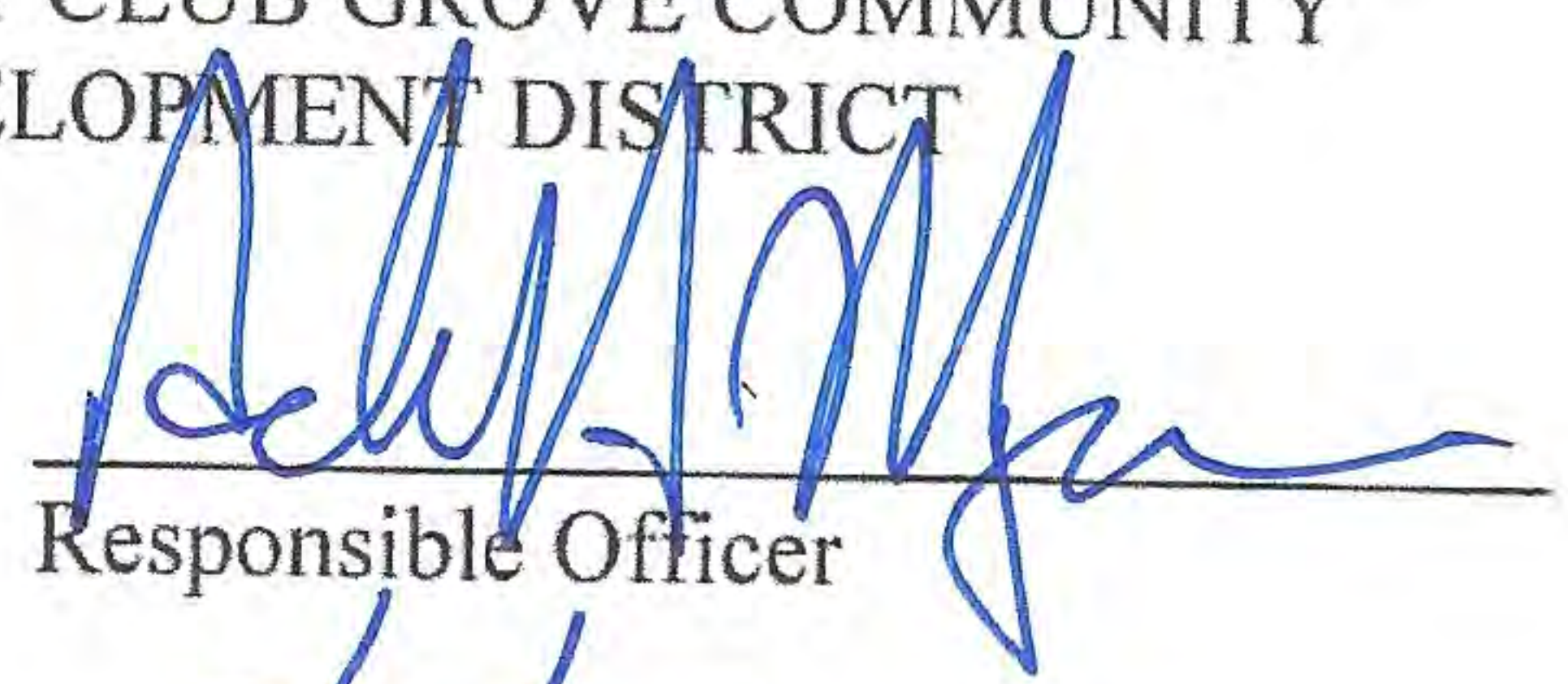
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

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

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

HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

By:

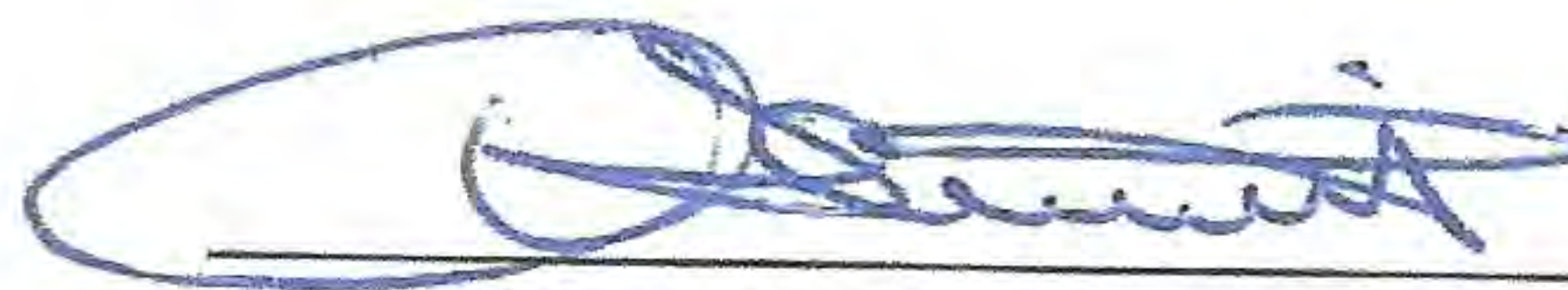

Responsible Officer

Date:

5/28/25

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

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



Consulting Engineer

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

(Acquisition and Construction)

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

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$1,990.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 20422 - Advanced Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

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

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

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

HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

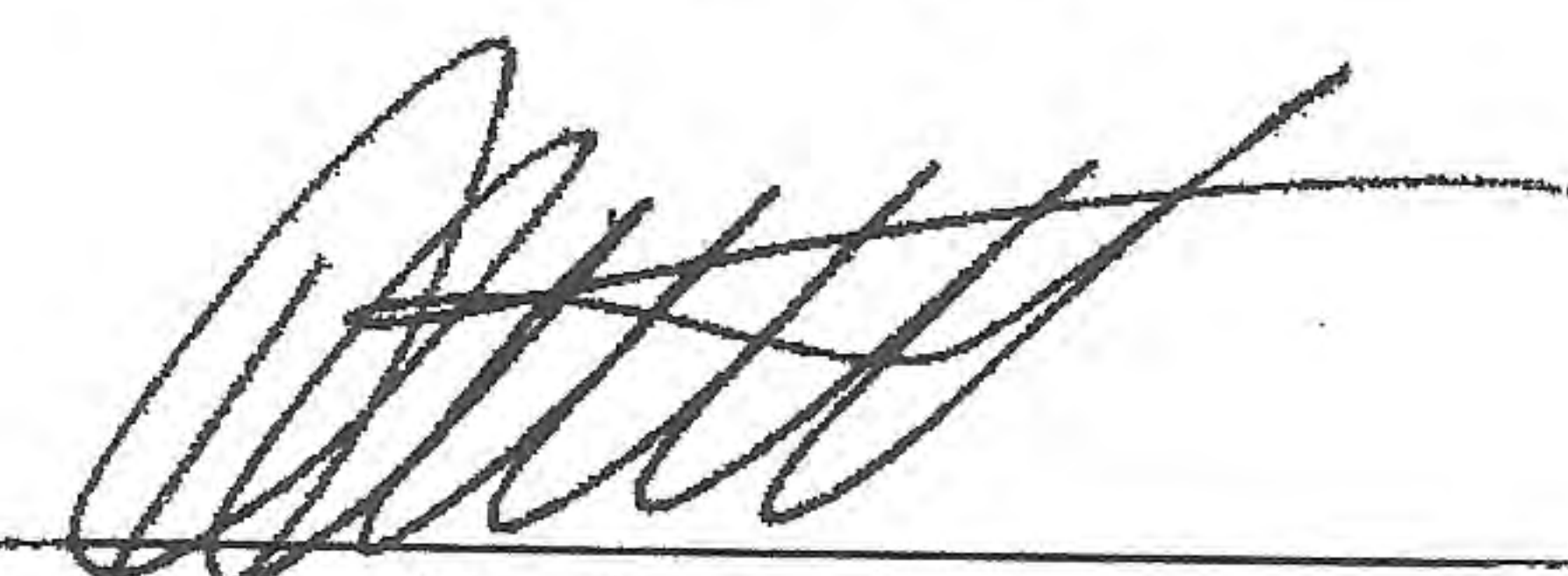
By: 

Responsible Officer

Date: 5/28/25

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

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



Consulting Engineer

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

(Acquisition and Construction)

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

- (A) Requisition Number: 6
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$2,985.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 22037 - Advanced Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

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

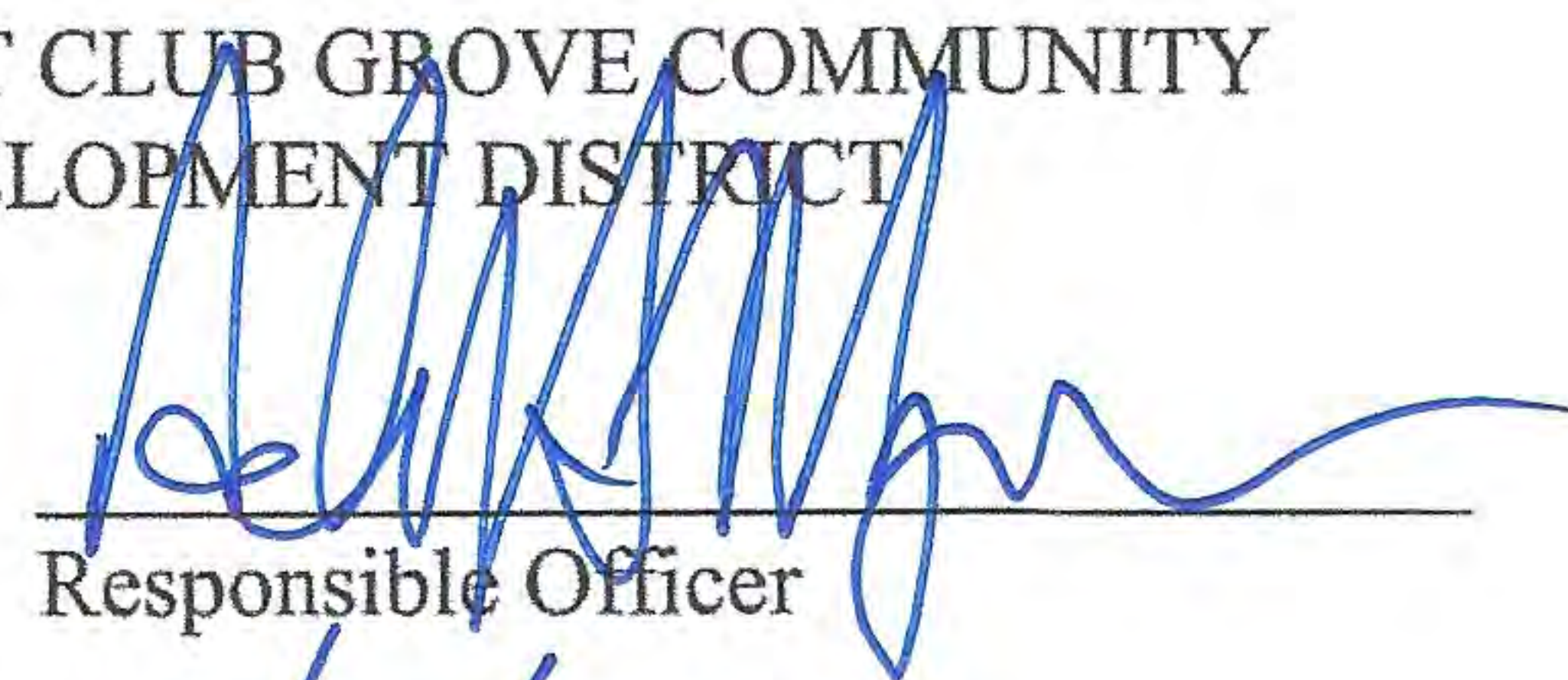
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

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HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

By:

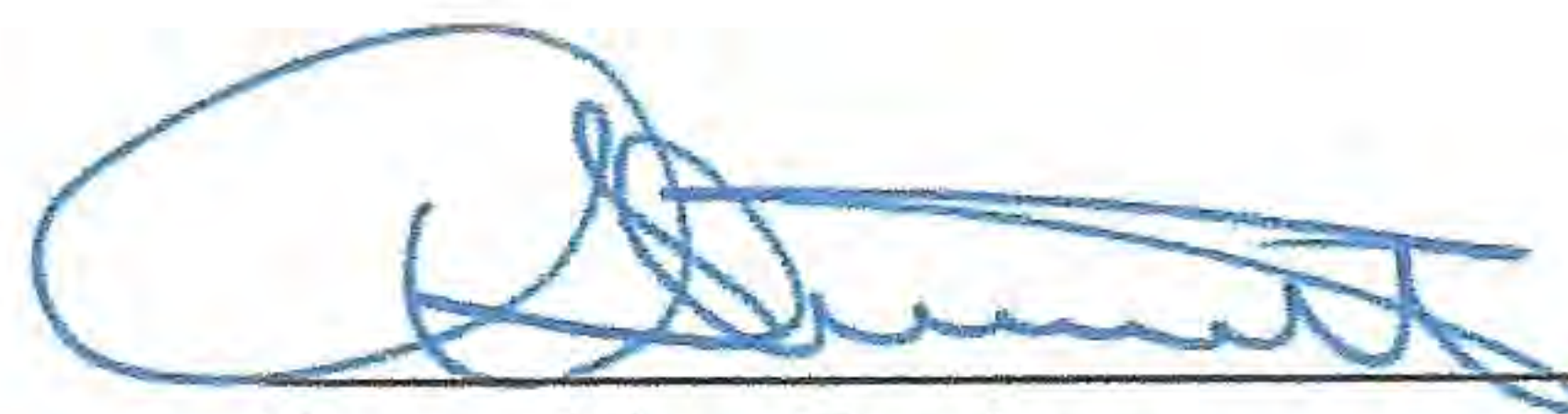

Responsible Officer

Date:

3/28/25

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

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



Consulting Engineer