

*Hunt Club Grove
Community Development District*

Meeting Agenda

November 4, 2025

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 28, 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, November 4, 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/87483055667>

Call-In Information: 1-305-224-1968

Meeting ID: 874 8305 5667

Following is the advance agenda for the meeting:

Landowner Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners' Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2026-02 Electing Officers
4. Approval of Minutes of the September 9, 2025 Board of Supervisors Meeting
5. Ratification of FY25 Audit Engagement Letter
6. Ratification of Engineer's Scope of Work
7. Ratification of TraceAir Contract for Fiscal Year 2026
8. Consideration of Floralawn Proposal to Add Southern Phase
9. Consideration of AA2 Tract Maintenance Proposals
10. Staff Reports

- A. Attorney
- B. Engineer
- C. Field Manager's Report
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - a) Ratification of Series 2024 AA1 – Requisition #8
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

Landowners' Meeting

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 4, 2025**

TIME: **9:30 AM**

LOCATION: Lake Alfred Public Library
245 N. Seminole Ave,
Lake Alfred, FL 33850

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Board of Supervisors Meeting

SECTION 3

SECTION B

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT CANVASSING AND
CERTIFYING THE RESULTS OF THE
LANDOWNERS' ELECTION OF SUPERVISORS HELD
PURSUANT TO SECTION 190.006(2), FLORIDA
STATUTES, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, and established by ordinance/resolution of the appropriate local governing authority; and

WHEREAS, the District held a Landowners' Election for Supervisors pursuant to Section 190.006(2), Florida Statutes; and

WHEREAS, the votes cast in said election have been canvassed by the Board of Supervisors of the District; and

WHEREAS, the Board of Supervisors, by this Resolution, desires to canvass said votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have received the number of votes as shown and are hereby declared elected as Supervisors of the District, with the terms of office set forth below:

Name	Votes	Term (Years)
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Section 2. Said terms of office shall commence immediately upon adoption of this Resolution and the Oath of Office being administered.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of November, 2025.

ATTEST:

Secretary

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairperson

SECTION D

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>
Assistant Secretary	<u>Tricia Adams</u>

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

PASSED AND ADOPTED this 4th day of November 2025.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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, **September 9, 2025**, at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida, and via Zoom.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Farhan Mamoud <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 took roll call. Four Board members were present in person 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 August 12, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes from the August 12, 2025, Board of Supervisors meeting. She noted that she had reviewed the minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the August 12, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC for Series 2024 AA1 – Arbitrage Rebate Computation

Ms. Adams stated that the Board had talked about the arbitrage rebate calculation proposal. She said that they worked with several firms, but this one was the most cost-effective at \$450 per bond issue each year. The fee schedule in the packet showed \$450 annually for the Series 2024 bond issue.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal from AMTEC for Series 2024 AA1 – Arbitrage Rebate Computation, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated he didn't have anything specific to report. He noted that he continued coordinating with District staff on pending proposals and was helping the District prepare for the next round of bond financing.

B. Engineer

Mr. Watts stated that he didn't think his reports had changed since the last meeting. He said that he had nothing to add but would be happy to answer any questions.

C. Field Manager's Report

Mr. Bailey reported that the overall landscaping was doing well due to the rain, and the ponds continued to show signs of growth. Floralawn had delayed signing the contract for the second pond disking, but the paperwork was now complete and the work would be scheduled. Mr. Bonin asked what the second disking meant, and it was clarified that the Board had previously approved two disking treatments per season, and this was the follow-up. Mr. Bailey also noted a depression on McKenzie Drive that was likely tied to a prior hydrant issue. He added that they had

photographed it and notified Will and Carly the previous week. Mr. Bailey noted the exposed road base and agreed that staff would follow up on the matter without further discussion. Other than those items, Mr. Bailey had no additional concerns to report.

Mr. Bonin discussed Phase One South, located south of Pulse Alter Road, where construction on homes was about to begin. It was inquired whether bids had been issued yet for the turnover, but Mr. Bailey explained that the area was still under development, and no pre-close or close date had been received. For budgeting, rough proposals had been gathered, but nothing was finalized. It was noted that two dry ponds with sod on the banks required mowing, disking, and treatment, and that Floralawn should provide bids now, as homes would be sold soon. It was also mentioned that limited maintenance might be required along Pulse Alter Road during its construction. Mr. Bailey agreed to coordinate with Will and Carly to get maps of the areas and have Floralawn provide a proposal.

D. District Manager

i. Approval of Check Register

Ms. Adams stated that the items for the check register are on page 26. She added that the total amount was \$31,769.52. The check run details included contracted services and maintenance of the District. Ms. Adams added that the Board was familiar with all the services. She said she was happy to answer questions.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register totaling \$31,769.52 was approved.

ii. Balance Sheet & Income Statement

Ms. Adams stated that the Board reviewed the unaudited financials through the end of July. It was noted that the unassigned balance on page 31 indicated the funds available to operate until the next revenues were received. There were no issues to report, and the District was fully collected for the current fiscal year. Ms. Adams noted that the new fiscal year would begin next month.

E. Project Development Update

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Ms. Adams went over the regular development items. Ms. Adams noted that last month, the Board had approved the delegation resolution for Assessment Area 2. She added that the underwriter was still awaiting completion of due diligence items before finalizing the PLOM, and once that was complete, they would be able to set a pre-close date and coordinate with the chair. Ms. Adams noted that Mr. Mark Watts and his team were standing by to handle the conveyance documents once the bond closed.

SIXTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

Ms. Adams 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 5



DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

September 15, 2025

Hunt Club Grove Community Development District
 Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Hunt Club Grove Community Development District, ("the District") for the fiscal year ended September 30, 2025 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Audit Scope and Objectives

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

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

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

Audit Procedures—Internal Control

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

Audit Procedures—Compliance

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

Other Services

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

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

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

Responsibilities of Management for the Financial Statements

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

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

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

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

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

Engagement Administration, Fees, and Other

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

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

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

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

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,700 (\$2,950 plus \$750 for issuance of 2024 debt). The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

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

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

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

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

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

Reporting

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

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

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

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

Signature: Adam Morgan
D8F17F6DF603436...

Title: Chairman

Date: 2025-09-17

SECTION 6



12301 Lake Underhill Rd. Suite 241
Orlando, FL 32828
Phone: (407) 207-9088 • Fax (407) 207-9089

Authorization for Additional Services

To: The Hunt Club Grove CDD
219 East Livingston Street
Orlando, FL 32801

Date: July 10, 2025
Updated: September 26, 2025
Job No.: CBD-7
Task No.: 5104

Attn: Mr. Adam Morgan

Task Description: CDD Establishment Coord.
Project: The Hunt Club Grove Project

Dave Schmitt Engineering Inc. is requesting authorization for additional services for the Hunt Club Grove project located north and south of Grove Ave, east of S. 11th Street, and west of Hunt Brothers Road in Lake Wales, Florida.

Task #5104

CDD Interim Coordination

We will assist the developer and attorney with initial CDD efforts & preparation of the initial engineering report.

The fee for this task will be Time & Material not to exceed \$10,000, plus other direct costs.


Please be advised that a late fee of 2% of your invoice balance will be charged after 60 days of unpaid balance.

Please contact us should you have any questions.

This proposal is valid for 6 months from this date.

Approved & Accepted by:


Dave Schmitt Engineering Inc.

By: 
Dave Schmitt

Date: 9-26-25

Approved & Accepted by:

The Hunt Club Grove CDD

By: 
Adam Morgan – Chair of CDD

Date: 2025-09-29



Schedule of Charges

January 1, 2025

LABOR RELATED CHARGES

Principal	\$200/hr
Principal - legal	\$250/hr
Project Manager	\$175/hr
Senior Civil Engineer	\$125/hr
Civil Engineer	\$100/hr
Engineering Technician/Designer 1	\$50/hr
Engineering Technician/Designer 2	\$60/hr
Engineering Technician/Designer 3	\$75/hr
Senior Designer 4	\$85/hr
Senior Designer 5	\$100/hr
Permitting Coordinator	\$75/hr
Construction Site Manager	\$100/hr
Administrative Support	\$75/hr

OTHER DIRECT CHARGES

(Actual Cost, plus 1.5%)
Sub consultant (Billed through DSE)
Travel, Telephone & Fax
Printing, Postage, Shipping & Delivery
Permitting & Recording Fees

12301 Lake Underhill Road, Suite 241, Orlando, FL 32828

• Phone: (407) 207-9088 • FAX: (407) 207-9089

www.dseorl.com

SECTION 7



October 15, 2025
Adam Morgan
Hunt Club CDD
219 East Livingston Street, Orlando, Florida, 32801
~~813-316-3349~~ 407 747 0514
adam.morgan@lennar.com

Subject: Hunt Club
Flight Acreage: 215 +/-

Fee estimate for drone flyovers, data processing, and cloud software subscription (Nov 2025 - Nov 2026).

We are happy to begin providing construction progress tracking service for this project under the following terms. Each project includes software access for 60 days after the final scan date. This 60-day period resets with contract extensions and renewals. Platinum scans include 12 months of software-only access after the last production scan. Read-only software extensions are available. Contact your Account Executive for more details. Start and end dates are approximates. If services are delayed for any reason, this agreement automatically extends in duration to account for the quantities agreed herein.

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

Service (See Descriptions Below)	Frequency	Price	Quantity	Subtotal
Gold Scans Nov 27, 2025 – Nov 27, 2026	Bi-Weekly	\$1,050.00	26	\$27,300.00
Estimated Total Cost: \$27,300.00 USD				

Initials: AM Initials: _____



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

Initials: Initials:

Billing Contact:
Email:
PO/Project Number:



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

Agreed,

Will Johnson
Head of Sales,
TraceAir Technologies



Adam Morgan
Hunt Club CDD

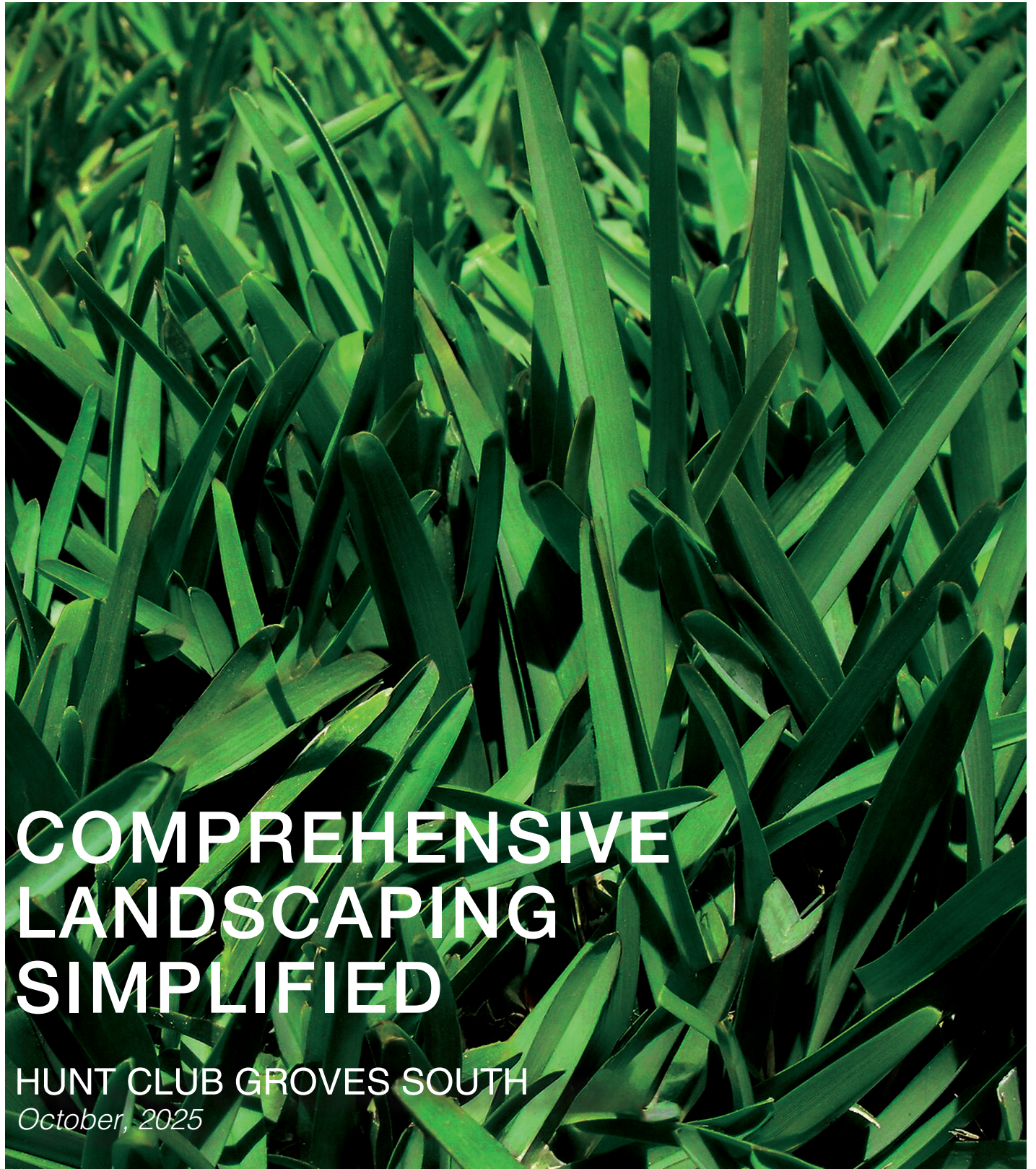
1700 Westlake Ave N, Suite 200, Seattle, WA 98109
209-318-1999
www.traceair.net



Boundary Image

SECTION 8

floralawn



COMPREHENSIVE
LANDSCAPING
SIMPLIFIED

HUNT CLUB GROVES SOUTH
October, 2025



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ABOUT US



DESIGN. MAINTAIN. ENHANCE.

At Floralawn, we bring together the expertise of irrigation specialists, horticultural maintenance professionals, and landscape designers to provide an integrated approach to outdoor care. By offering all these services under one roof, we streamline the process for our clients, ensuring seamless communication, efficient project management, and consistent quality across every aspect of your landscape.



MAINTENANCE

Our lawn maintenance division specializes in providing comprehensive maintenance solutions designed for residential communities, homeowners' associations, and shared outdoor spaces. We understand the importance of creating a welcoming, well-maintained environment that reflects the pride and values of the community.



FERTILIZATION

Using the latest techniques and high-quality products, we tailor our approach to the unique needs of each property, considering factors such as soil composition and seasonal requirements. Our team's expertise ensures balanced nutrition for healthy, sustainable landscapes that thrive year-round.

OUR DIFFERENCES



IRRIGATION

Our certified Irrigation professionals specialize in troubleshooting, retrofitting outdated systems, and ensuring compliance with water conservation regulations. Whether maintaining existing systems or implementing new designs, we prioritize efficiency, reliability, and long-term savings for our clients. With a high level of expertise and a commitment to innovation, our irrigation team helps property owners and managers achieve healthier landscapes while conserving valuable resources.



COMMUNICATION

Whether it's through regular updates, meetings, or responsive feedback, we ensure that board members and community members have the information they need to make well-informed choices. Our team is always available to address concerns, offer solutions, and collaborate on initiatives, ensuring that every voice is heard.



MORE THAN A VENDOR—WE'RE A TRUSTED COMMUNITY PARTNER.

We take pride in being more than just a service provider—we actively engage with communities to support local events and fundraising efforts. Whether it's sponsoring neighborhood gatherings, providing landscaping for community events, or partnering on initiatives that benefit local causes, we're committed to contributing to the vibrancy of the communities we serve.

FLORALAWN UNIVERSITY

FloraLawn University is designed to provide consistent, recurring training that ensures our team remains highly skilled and adaptable. This program isn't a one-time event; it's an ongoing process that allows our employees to stay updated on the latest techniques, tools, and industry advancements.

Through regular hands-on sessions, team members continually refine their skills in landscaping, irrigation, fertilization, and customer care. To ensure the training is effectively implemented in the field, we conduct internal follow-ups and evaluations, holding our team accountable for maintaining the highest standards.

This ongoing approach ensures consistent service quality across all

aspects of our work, creating a foundation of excellence that clients can rely on. By fostering a culture of continuous learning and improvement, we empower our team to not only meet but consistently exceed client expectations. Our commitment to growth and accountability drives us to deliver exceptional results, reinforcing our dedication to excellence in every service we provide





“HOLDING OUR TEAM
ACCOUNTABLE. MAINTAINING
THE HIGHEST STANDARDS.”

MAINTENANCE DEPARTMENT

Our in-house maintenance crew is equipped with the latest, state-of-the-art tools and machinery to deliver top-tier service. From precision mowing to detailed trimming and expert pruning, our team brings unmatched skill and attention to detail to every project.

With years of experience and a vast knowledge of industry best practices, our crew understands the intricacies of maintaining a healthy, beautiful landscape. Whether it's ensuring the perfect cut, shaping plants to enhance their beauty, or preserving the health of your greenery, our team consistently exceeds expectations with

their expertise and commitment to excellence.

By combining the latest equipment with unparalleled knowledge, we ensure your landscape is always in the best hands, providing results that set us apart as industry leaders.

**YOUR PROPERTY.
OUR PRIORITY.
EVERYTIME.**



CORE SERVICES

MOWING & TURF CARE

- Precision lawn mowing
- Edging along sidewalks and driveways
- String trimming for hard-to-reach areas
- Blowing off debris for a clean finish
- Sod installation and repair

SEASONAL & STORM CLEANUPS

- Leaf and debris removal
- Post-storm cleanup and fallen branch removal
- Seasonal flower bed cleanouts
- Mulching and ground cover refresh

TREE & SHRUB CARE

- Tree trimming and pruning
- Shrub and hedge maintenance
- Removal of dead or hazardous branches
- Shaping for aesthetics and healthy growth
- Seasonal trimming for optimal plant health

LANDSCAPE ENHANCEMENTS

- Mulch and rock installation
- Seasonal flower planting
- Lawn renovation and regrading

FERTILIZATION DEPARTMENT

GREENER.
HEALTHIER.
HAPPIER.



Our fertilization department is the best in the business, delivering unmatched service with an in-house team of experts. We provide precise, high-quality care for every landscape.

By keeping our services in-house, we maintain complete control over quality, consistency, and responsiveness. Our team takes a scientific approach, utilizing water and soil samples to develop tailored solutions that meet the specific needs of your community. This ensures optimal plant health, effective pest management, and superior landscape care.

This combination of in-house expertise, certified specialists, and customized strategies allows us to provide industry-leading results, setting us apart as the trusted partner for exceptional landscape management.

OUR EXPERTISE

TAILORED FERTILIZATION PROGRAMS

- Nutrient plans for each property
- Seasonal fertilization schedules
- Organic and synthetic fertilizer options
- Soil enrichment and health optimization
- Slow-release and liquid application methods

SOIL & TURF HEALTH MANAGEMENT

- Soil testing and analysis
- pH balancing and soil amendments
- Core aeration to improve nutrient absorption
- Overseeding for thicker, healthier turf
- Compost topdressing for natural enrichment

TREE & SHRUB FERTILIZATION

- Deep root fertilization for trees and shrubs
- Micronutrient applications for plant health
- Seasonal feeding for optimal growth
- Protection against disease and environmental stress

WEED CONTROL & PREVENTION

- Pre-emergent herbicide applications
- Post-emergent weed treatments
- Targeted solutions for broadleaf and grassy weeds
- Organic and eco-friendly weed management options
- Integrated weed control with fertilization plans

PEST & DISEASE MANAGEMENT

- Lawn pest identification and treatment
- Fungicide applications for disease prevention
- Grub and insect control treatments
- Nematode suppression for root protection
- Preventative and curative treatment plans



IRRIGATION DEPARTMENT



SMART.
WATERING.
SOLUTIONS.

Our in-house irrigation team is a recognized leader in the industry, known for its expertise, precision, and commitment to excellence. As a preferred vendor and installer for Baseline systems and Weathermatic Smart Link. We offer advanced, water-efficient irrigation solutions that are tailored to the specific needs of each property.

By managing all irrigation services internally, we maintain complete control over every step—design, installation, and maintenance—ensuring the highest quality results. Our deep knowledge of the irrigation industry enables us to provide efficient, sustainable solutions that maximize water conservation and promote healthy, thriving landscapes.

With our combination of advanced technology, skilled professionals, and attention to detail, we're the trusted choice for reliable irrigation solutions that provide long-term benefits.

PROFESSIONAL SOLUTIONS

HAVE AN OUTDATED IRRIGATION SYSTEM?

We modernize outdated irrigation systems with advanced solutions, improving water efficiency, performance, and reliability. Our updates reduce waste, lower costs, and support healthier landscapes. Trust FloraLawn for smarter, sustainable irrigation.

■ PUMP, WATER SYSTEMS, & ACCESSORIES

Jet pumps, centrifugal pumps, submersible pumps, motors, control boxes, VFD instillation and programming

■ FILTERS, VALVES, & BACK FLOW PREVENTION

Check valves, foot valves, dual check valves, brass gate valves, brass ball valves, filtration systems, pressure vacuum breakers, filters, chemical feed pumps

■ IRRIGATION SYSTEM, PARTS, & ACCESSORIES

All irrigation products from every major manufacturer

■ PIPE, FITTINGS, LANDSCAPE ACCESSORIES

Pipe & fittings, poly tubing, water features, fountains

■ CULVERT, YARD DRAINAGE SYSTEMS

All sizes of culverts, drainage pipe & accessories

■ TANKS, POLYETHYLENE, BULK, STORAGE

Vertical, cone bottom, free standing

■ WELLS

Residential, commercial, agricultural, & industrial

GENERAL HOUSEHOLD PEST



At FloraLawn, we offer comprehensive household pest control services designed to protect your home from a variety of common pests, including ants, spiders, rodents, and termites. Our team is trained to identify potential problem areas and apply safe, effective treatments to eliminate pests while preventing future infestations.

Using eco-friendly products and cutting-edge techniques, we ensure that your home remains a safe, pest-free

environment for you and your family. Whether it's a one-time treatment or ongoing maintenance, our tailored pest control plans are designed to meet the specific needs of your home and provide long-lasting results.

Trust FloraLawn to handle your pest problems with professionalism, care, and an unwavering commitment to your home's well-being.

TREE MAINTENANCE



At FloraLawn, our in-house tree maintenance division is dedicated to maintaining the health, safety, and beauty of your trees. Our experienced arborists use the latest tools and techniques to provide precise trimming and pruning that promotes healthy growth and enhances the overall aesthetics of your landscape.

We handle everything from shaping trees for aesthetic appeal to removing dead or dangerous branches that could

pose a hazard to your property. Our team understands the unique needs of various tree species and customizes each service to ensure long-term tree health and safety.

By keeping tree trimming in-house, we ensure consistency, high-quality results, and attention to detail, making FloraLawn the trusted choice for all your tree care needs.



734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

The Hunt Club Groves At Lakes Wales South

% Lennar

October, 15th 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:

One Time Clean Up

Service	Total
One Time Clean Up	\$3,500.00
Total	\$3,500.00

Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	\$2,730.00	\$32,760.00
Shrub Fertilization Program	\$324.55	\$3,894.60
Monthly Irrigation Inspection	\$420.00	\$5,040.00
Pond Discing (17x Per Year)	\$4,675.00	\$56,100.00
Total	\$8,149.55	\$97,794.60

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
Pine Bark Mulch	284 Yards	\$65.00	\$18,460.00
Palm Pruning	12 Palms	\$60.00	\$720.00
Annuals	Per 4" plants	\$2.50	\$2.50

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **40 times** per calendar year (Floritam) and **40 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Bahia lake and pond banks will be mowed **28 times per year** consistent with **3 times per month May through October** and **2 times per month or as needed November through April**.

Trimming

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

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**40 times** per year). A soft edge of all bed areas will be performed every other mowing (**20 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

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

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Weed, Insect, & Disease Control

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

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

Tree, Shrub, and Groundcover Care

Pruning

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

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

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Mechanical or chemical herbicides will be used as control methods. Mechanical weed removal **will only** be used when chemical applications are not applicable.

Fertilization

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

Insect, & Disease Control

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

Irrigation

Overview

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

Inspections

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

Repairs

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

Miscellaneous

Clean-Up

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

Optional Items & Additional Services

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

CERTIFICATIONS



DESIGN

- Landscape Design & Planning
- Tree and Shrub Placement for Aesthetic and Health
- Soil & Drainage Solutions
- Native Plant Design & Xeriscaping
- Landscape Renovations &
- Reimagining Existing Spaces
- Lighting Design



PEST CONTROL

- General Household Pest Control
- Rodent Control & Exclusion
- Termite Control & Prevention
- Mosquito Control
- Flea & Tick Treatment
- Lawn & Garden Pest Control
- Organic & Non-Toxic Pest Treatments
- Emergency Pest Control Services



MAINTENANCE

- Lawn Mowing & Edging
- Tree Trimming & Pruning
- Shrub & Plant Care
- Weeding & Mulching
- Leaf Removal & Debris Management
- Sod Installation & Lawn Repair
- Seasonal Color



WATER MANAGEMENT

- Florida Waterstar Certified
- Baseline Preferred Vendor/Installer
- Maxicom Software
- Certified Irrigation Designer
- Certified Irrigation Contractor
- Certified Landscape Irrigation Auditor
- Landscape Irrigation Design
- Stormwater Management Practices

CERTIFICATIONS

REFERENCE

QUALIFIER

Stormwater Management Inspector	#16795	FL Dept of Environmental Protection
Maxicom Software		Rain Bird
Best Management Practices	#13188, 9797, 8588	FL Dept of Environmental Protection
Irrigation Contractor License	#CSIR0123	Polk County Building Division
Certified Specialty Contractor	#SCC 131153009	FL Dept of Business & Pro Reg
Landscape Irrigation Design		College of Irrigation Knowledge
Certified Irrigation Designer - Residential	#004041	The Irrigation Association
Certified Irrigation Designer - Commercial	#004041	The Irrigation Association
Certified Irrigation Contractor	#004041	The Irrigation Association
Certified Landscape Irrigation Auditor	#40183	The Irrigation Association
Certified Landscape Water Manager	#004041	The Irrigation Association

INSURANCE



LEASED/RENTED EQUIPMENT

- AGCS Marine Insurance Co
- Policy: #MZ193091427
- Limit: \$100,000



UMBRELLA LIABILITY

- Hartford Casualty Ins Co
- Policy: #21HHUSR2G4R
- Each Occurrence \$2,000,000
- Aggregate \$2,000,000



COMMERICAL GENERAL LIABILITY

- Twin City Fire Insurance
- Policy: #21UENSR2G35
- Each Occurrence \$1,000,000
- Damage to Rented Premises \$300,000
- Med Exp \$5,000
- Personal & Adv Injury \$1,000,000
- General Aggregate \$2,000,000
- Product-Comp/Op AGG \$2,000,000



AUTOMOBILE LIABILITY

- Hartford Insurance Company #916
- Policy: #21UENOL4791
- Combined Single Limit: \$1,000,000
- PIP: \$10,000



GENERAL LICENSURE

- Commercial General Liability
- Automobile Liability
- Umbrella Liability
- Best Management Practices
- Business Tax Receipt
- Polk County
- License: #118675
- Agriculture Product Dealer #699156
- State of Florida Dept of Agriculture
- License: #699156
- Pest Control Operator
- State of Florida Dept of Agriculture
- License: #JB192451



WORKERS COMPENSATION

- Bridgefield Casualty Insurance Company
- Policy: #0196-62488
- Each Accident \$1,000,000
- Disease - EA Employee \$1,000,000
- Disease - Policy Limit \$1,000,000



floralawn

COMMUNICATION

Equipped with state-of-the-art technology, our teams approach each visit to your property as an opportunity to enhance its appearance, thereby significantly boosting curb appeal. The meticulous finishing touches we provide distinguish us from typical "mow, blow, and go" services.

LANDSCAPE
MAINTENANCE
CREW



MAINTENANCE
DIRECTOR



YOUR
COMMUNITY



ACCOUNT
MANAGER



The Account Manager oversees the Total Property Maintenance plan, ensuring effective communication between the client and maintenance crew. They identify each property's unique needs and guarantee high-quality service that consistently exceeds expectations.

Our irrigation technicians excel at identifying system issues and examining potential problem areas. Given the critical role of water in maintaining your landscape, it is essential that we execute our tasks with precision every time. Furthermore, all employees are trained to monitor for any failed irrigation components, ensuring comprehensive oversight and maintenance.

IRRIGATION
TECHNICIANS



FERTILIZATION &
PESTICIDE CREW



WATER
MANAGEMENT
DIRECTOR



FERT & PEST
MANAGER



Lush, emerald-green turf results from a tailored fertilization and pest management program for each property. Our trained technicians specialize in Florida's landscapes and deliver expert care at every visit.

ENHANCEMENTS &
BEAUTIFICATION



PUMP & WELL
TECHNICIAN



INDOOR PEST
TECHNICIAN

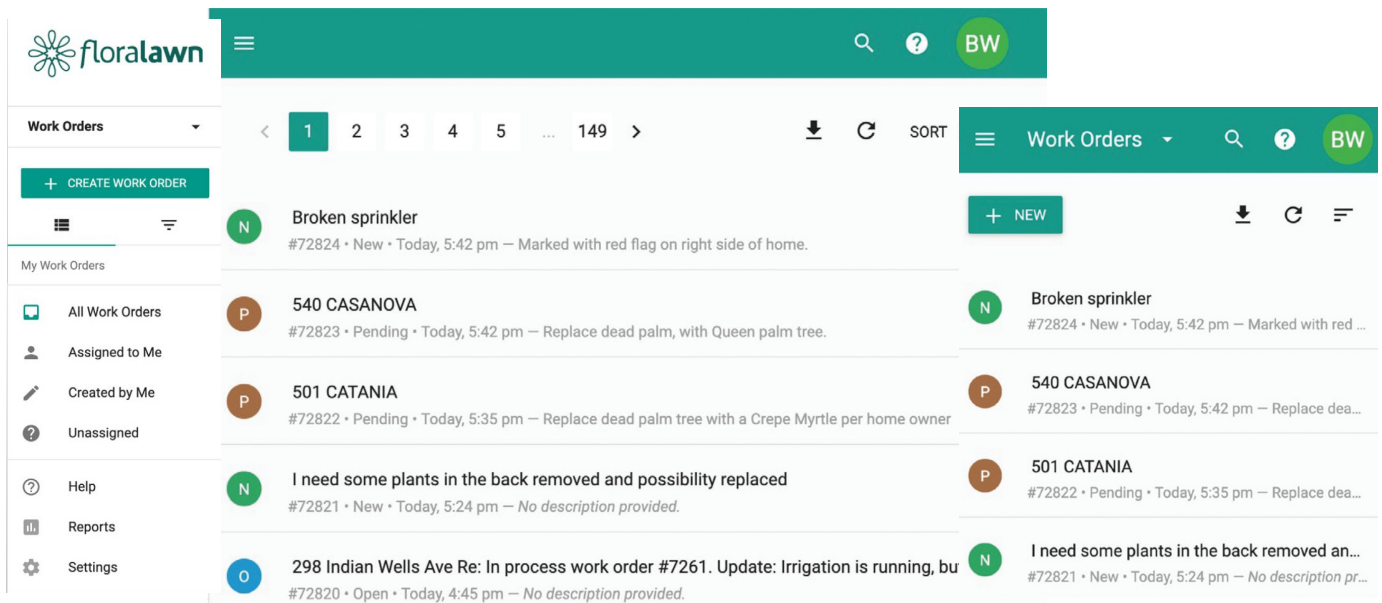


Clear internal communication is essential for promptly addressing concerns, sharing important updates, and ensuring that all members are aligned with community goals and initiatives. It fosters trust, promotes collaboration, and cultivates a sense of unity among all participants.

Total Property Maintenance encompasses numerous components,

with your Account Manager acting as the pivotal element in this system, dedicated to ensuring your complete satisfaction. The Account Manager conducts thorough quality assurance checks, guaranteeing that your property is consistently monitored with care. Should you have any questions or concerns, a single phone call is all that is needed to receive assistance.

WORK ORDER SYSTEM



We emphasize the importance of open and responsive communication among our team, community residents, and board members. Our customized work order system is designed to facilitate effective service delivery while ensuring that feedback and requests from residents and board members are clearly communicated and promptly addressed.

RESIDENT ACCOUNTS

Residents have the ability to create an account and manage their work orders from initiation to completion, depending on various factors.

TRACKABLE RESULTS

Our portal-based work-order system offers residents a streamlined method to report issues requiring attention from Floralawn. This system ensures trackable progress and delivers comprehensive reporting.

COMMUNICATION

Our team members maintain continuous communication through work order status updates and direct messaging.

RESIDENT TRAINING

We conduct regular training sessions for residents on the effective use of the work order system.



“YOUR COMMUNITY’S
WELL-BEING AND SUCCESS
ARE MY TOP PRIORITIES”

MY PROMISE



ROB AVERITT
PRESIDENT

I promise to care for your community with the same dedication and attention I would give to my own home. Every detail, from maintenance to enhancements, will be handled with pride and respect, ensuring your property remains a place of beauty and comfort. Your community's well-being and success are my top priorities, and I am committed to delivering the highest level of service and care every step of the way.



floralawn

P.O. BOX 91597
LAKELAND, FL 33804

863-668-0494
WWW.FLORALAWN.COM

DESIGNED BY: LUXE ART CREATIVE



No 2

283007

No 1

002700

002720

002710

042000

044020

044030

RAILROAD

POST SALTER RD

DIANA DR

DALI DR

BROTHERS RD

17TH ST

SECTION 9

*This item will be provided under
separate cover*

SECTION 10

SECTION C

Hunt Club Grove CDD

Field Management Report



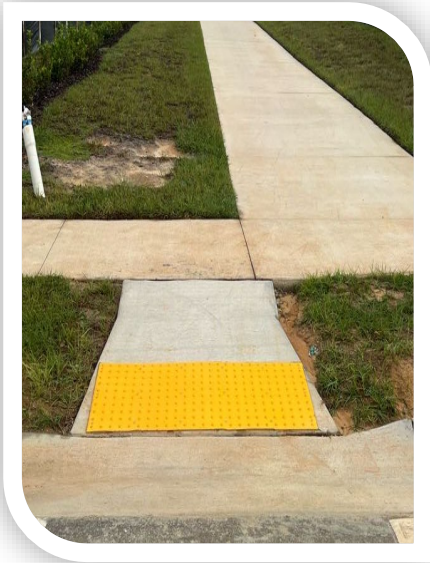
November 4th, 2025

Allen Bailey – Field Manager

GMS

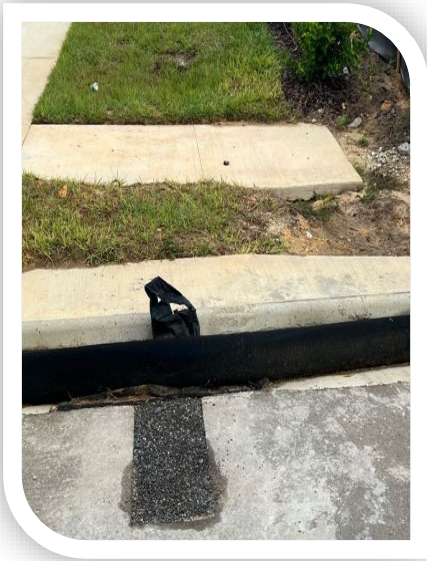
Review

ADA Mat



✚ The ADA mat and sidewalk transition has been installed going into Mckinley Dr.

Pothole



✚ The pothole on Mckinley Dr has been repaired.

Review

District Landscape



✚ The Landscape throughout the district is continuing to do well from the rain.



Review

Ponds



✚ The dry ponds over the district are showing better results with the higher frequency of Discing.



Review

Southern Phase Pond

- ✚ The dry pond in the southern phase needs the west bank repaired and the bottom fixed. This has been reported and is being repaired by the developer.



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 i

Hunt Club Grove Community Development District

Summary of Check Register

August 23, 2025 to October 27, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/16/25	64-66	\$ 6,496.61
	10/3/25	67-68	\$ 15,820.66
	10/14/25	69-71	\$ 7,493.75
	10/24/25	72-75	\$ 23,206.78
			<u>\$ 53,017.80</u>
	<u>Supervisor Fees - September 2025</u>		
	Barry Bichard	50063	\$ 184.70
	Patrick Bonin	50064	\$ 184.70
	Brent Kewley	50065	\$ 164.70
	Kayla Word	50066	\$ 184.70
	Adam Morgan	50067	\$ 184.70
			<u>\$ 903.50</u>
Total Amount			\$ 53,921.30

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/29/25		PAGE 1		
*** CHECK DATES 08/23/2025 - 10/27/2025 ***		HUNT CLUB GROVE-GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #		
9/16/25	00007	9/05/25 71541 GENERAL COUNSEL AUG25	202508 310-51300-31500	COBB & COLE PA		*	690.00	690.00 000064			
9/16/25	00003	8/31/25 00073035 BOS MEETING DATES FY26	202508 310-51300-48000	GANNETT MEDIA CORP		*	342.09	342.09 000065			
9/16/25	00002	9/01/25 33 FIELD MANAGEMENT SEPT25	202509 320-53800-34000			*	1,250.00				
		9/01/25 34 MANAGEMENT FEES SEPT25	202509 310-51300-34000			*	3,541.67				
		9/01/25 34 WEBSITE ADMIN SEPT25	202509 310-51300-35200			*	100.00				
		9/01/25 34 INFORMATION TECH SEPT25	202509 310-51300-35100			*	150.00				
		9/01/25 34 DISSEM AGENT SVCS SEPT25	202509 310-51300-31300			*	416.67				
		9/01/25 34 OFFICE SUPPLIES SEPT25	202509 310-51300-51000			*	.24				
		9/01/25 34 POSTAGE SEPT25	202509 310-51300-42000			*	5.94				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,464.52	000066			
10/03/25	00004	9/18/25 29517 FY26 INSURANCE POLICY	202510 310-51300-45000			*	5,300.00				
		9/18/25 29517 FY26 PROPERTY INSURANCE	202510 320-53800-45000			*	627.00				
				EGIS INSURANCE ADVISORS, LLC			5,927.00	000067			
10/03/25	00015	5/16/25 32169 LANDSCAPE MAINT MAY25	202505 320-53800-46200			*	1,586.99				
		9/01/25 34299 LANDSCAPE MAINT SEPT25	202509 320-53800-46200			*	8,060.61				
		9/08/25 34489 RPRS FROM AUG INSPECTION	202508 320-53800-47300			*	246.06				
				FLORALAWN 2 LLC			9,893.66	000068			
10/14/25	00008	10/01/25 13414 ENGINEERING SVCS SEPT25	202509 310-51300-31100			*	1,818.75				
				DAVE SCHMITT ENGINEERING, INC.			1,818.75	000069			
10/14/25	00009	10/01/25 93696 SPECIAL DISTRICT FEE FY26	202510 310-51300-54000			*	175.00				
				FLORIDA DEPARTMENT OF COMMERCE			175.00	000070			
HNTC HUNT CLUB GROV BOH											

HNTC HUNT CLUB GROV BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/14/25	00002	9/15/25 35	202510 310-51300-31700	ASSESSMENT ROLL FY26	*	5,500.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,500.00 000071
10/24/25	00007	10/16/25 73216	202509 310-51300-31500	GENERAL COUNSEL SEPT25	*	237.00	
COBB & COLE PA							237.00 000072
10/24/25	00015	4/11/25 31491	202503 320-53800-47300	IRRI RPRS FROM INSPECTION	*	774.37	
		9/30/25 35130	202509 320-53800-47300	IRRI RPRS FROM INSPECTION	*	339.52	
		10/01/25 34935	202510 320-53800-46200	LANDSCAPE MAINT OCT25	*	9,804.54	
FLORALAWN 2 LLC							10,918.43 000073
10/24/25	00002	10/01/25 36	202510 310-51300-34000	MANAGEMENT FEES OCT25	*	3,895.83	
		10/01/25 36	202510 310-51300-35200	WEBSITE ADMIN OCT25	*	110.00	
		10/01/25 36	202510 310-51300-35100	INFORMATION TECH OCT25	*	165.00	
		10/01/25 36	202510 310-51300-31300	DISSEM AGENT SVCS OCT25	*	458.33	
		10/01/25 36	202510 310-51300-51000	OFFICE SUPPLIES OCT25	*	.18	
		10/01/25 36	202510 310-51300-42000	POSTAGE OCT25	*	4.46	
		10/01/25 37	202510 320-53800-34000	FIELD MANAGEMENT OCT25	*	1,375.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF							6,008.80 000074
10/24/25	00011	10/13/25 4652346	202510 300-15500-10000	1% ADMIN FEE-DEBT	*	4,212.83	
		10/13/25 4652347	202510 300-15500-10000	1% ADMIN FEE-MAINT	*	1,829.72	
POLK COUNTY PROPERTY APPRAISER							6,042.55 000075
TOTAL FOR BANK A						53,017.80	
TOTAL FOR REGISTER						53,017.80	

HNTC HUNT CLUB GROV BOH

SECTION ii

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
September 30, 2025



Table of Contents

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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
September 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	\$ 62,030	\$ -	\$ -	\$ 62,030
State Board of Administration	\$ 157,640	\$ -	\$ -	\$ 157,640
<u>Investments:</u>				
Series 2024				
Construction	\$ -	\$ -	\$ 31,384	\$ 31,384
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 168,457	\$ -	\$ 168,457
Prepaid Expenditures	\$ 3,185	\$ -	\$ -	\$ 3,185
Total Assets	\$ 222,854	\$ 364,353	\$ 31,384	\$ 618,592
Liabilities:				
Accounts Payable	\$ 13,063	\$ -	\$ -	\$ 13,063
Due to Developer	\$ 14,384	\$ -	\$ -	\$ 14,384
Total Liabilites	\$ 27,447	\$ -	\$ -	\$ 27,447
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 3,185	\$ -	\$ -	\$ 3,185
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 31,384	\$ 31,384
Series 2024 Debt Service Fund	\$ -	\$ 364,353	\$ -	\$ 364,353
Unassigned	\$ 192,222	\$ -	\$ -	\$ 192,222
Total Fund Balances	\$ 195,407	\$ 364,353	\$ 31,384	\$ 591,145
Total Liabilities & Fund Balance	\$ 222,854	\$ 364,353	\$ 31,384	\$ 618,592

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Revenues:

Assessments - Tax Roll	\$	253,662	\$	253,662	\$	254,276	\$	614
Assessments - Direct	\$	91,106	\$	91,106	\$	91,108	\$	2
Interest Income	\$	-	\$	-	\$	2,640	\$	2,640
Total Revenues	\$	344,768	\$	344,768	\$	348,024	\$	3,256

Expenditures:

General & Administrative:

Supervisor Fees	\$	12,000	\$	12,000	\$	7,800	\$	4,200
FICA Expenditures	\$	918	\$	918	\$	597	\$	321
Engineering	\$	15,000	\$	15,000	\$	1,819	\$	13,181
Attorney	\$	25,000	\$	25,000	\$	7,397	\$	17,603
Annual Audit	\$	4,000	\$	4,000	\$	3,600	\$	400
Assessment Administration	\$	5,000	\$	5,000	\$	5,000	\$	-
Arbitrage	\$	450	\$	450	\$	-	\$	450
Dissemination	\$	5,000	\$	5,000	\$	7,500	\$	(2,500)
Trustee Fees	\$	3,600	\$	3,600	\$	1,062	\$	2,538
Management Fees	\$	42,500	\$	42,500	\$	42,500	\$	-
Information Technology	\$	1,800	\$	1,800	\$	1,800	\$	-
Website Maintenance	\$	1,200	\$	1,200	\$	1,200	\$	-
Postage & Delivery	\$	1,000	\$	1,000	\$	285	\$	715
Insurance	\$	5,000	\$	5,000	\$	5,000	\$	-
Copies	\$	1,000	\$	1,000	\$	-	\$	1,000
Legal Advertising	\$	10,000	\$	10,000	\$	3,536	\$	6,464
Other Current Charges	\$	5,000	\$	5,000	\$	379	\$	4,621
Office Supplies	\$	625	\$	625	\$	16	\$	609
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-
Total General & Administrative	\$	139,268	\$	139,268	\$	89,665	\$	49,603

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<i>Operations & Maintenance</i>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 353	\$ 7,147
Field Management	\$ 15,000	\$ 15,000	\$ 10,000	\$ 5,000
Landscape Maintenance	\$ 90,000	\$ 90,000	\$ 54,842	\$ 35,158
Landscape Replacement	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 2,684	\$ 2,317
Streetlights	\$ 45,000	\$ 45,000	\$ -	\$ 45,000
Electric	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Lake Maintenance	\$ 8,000	\$ 8,000	\$ -	\$ 8,000
General Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Contingency	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Water & Sewer	\$ 5,000	\$ 5,000	\$ 4,548	\$ 452
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Total Operations & Maintenance	\$ 205,500	\$ 205,500	\$ 72,427	\$ 133,073
Total Expenditures	\$ 344,768	\$ 344,768	\$ 162,092	\$ 182,676
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 185,932	
Fund Balance - Beginning	\$ -		\$ 9,475	
Fund Balance - Ending	\$ -		\$ 195,407	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments	\$ 391,793	\$ 391,793	\$ 392,742	\$ 949
Interest	\$ -	\$ -	\$ 18,468	\$ 18,468
Total Revenues	\$ 391,793	\$ 391,793	\$ 411,210	\$ 19,418
Expenditures:				
Interest - 12/15	\$ 146,952	\$ 146,952	\$ 146,952	\$ -
Principal - 6/15	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest - 6/15	\$ 155,596	\$ 155,596	\$ 155,596	\$ -
Total Expenditures	\$ 382,548	\$ 382,548	\$ 382,548	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,244		\$ 28,662	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (8,593)	\$ (8,593)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (8,593)	\$ (8,593)
Net Change in Fund Balance	\$ 9,244		\$ 20,069	
Fund Balance - Beginning	\$ 146,952		\$ 344,285	
Fund Balance - Ending	\$ 156,196		\$ 364,353	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 9,608,036	\$ 9,608,036
Interest	\$ -	\$ -	\$ 79,710	\$ 79,710
Total Revenues	\$ -	\$ -	\$ 9,687,746	\$ 9,687,746
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 14,744,265	\$ (14,744,265)
Total Expenditures	\$ -	\$ -	\$ 14,744,265	\$ (14,744,265)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,056,519)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 8,593	\$ 8,593
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,593	\$ 8,593
Net Change in Fund Balance	\$ -		\$ (5,047,926)	
Fund Balance - Beginning	\$ -		\$ 5,079,310	
Fund Balance - Ending	\$ -		\$ 31,384	

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	\$ -	\$ -	\$ 22,777	\$ -	\$ -	\$ -	\$ -	\$ 91,108
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566	\$ 703	\$ 703	\$ 668	\$ 2,640
Total Revenues	\$ -	\$ -	\$ 299,433	\$ -	\$ 23,174	\$ -	\$ -	\$ 22,777	\$ 566	\$ 703	\$ 703	\$ 668	\$ 348,024
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 7,800
FICA Expenditures	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ 77	\$ 77	\$ 61	\$ 77	\$ 597
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,819	\$ 1,819
Attorney	\$ 1,288	\$ 203	\$ 37	\$ 132	\$ 758	\$ 576	\$ 1,147	\$ 1,290	\$ 758	\$ 282	\$ 690	\$ 237	\$ 7,397
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ 3,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 7,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,062	\$ -	\$ -	\$ 1,062
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 42,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 1	\$ 0	\$ -	\$ 102	\$ 4	\$ 87	\$ 1	\$ 30	\$ 32	\$ 5	\$ 17	\$ 6	\$ 285
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,194	\$ -	\$ 342	\$ -	\$ 3,536
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 41	\$ 41	\$ 42	\$ 41	\$ 41	\$ -	\$ 2	\$ 17	\$ 379
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ 0	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ 0	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Adminstrative	\$ 18,210	\$ 5,526	\$ 4,286	\$ 4,480	\$ 6,088	\$ 5,992	\$ 6,478	\$ 5,572	\$ 9,310	\$ 6,636	\$ 9,723	\$ 7,364	\$ 89,665
Operations & Maintenance													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 10,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,004	\$ 7,004	\$ 8,591	\$ 8,061	\$ 8,061	\$ 8,061	\$ 8,061	\$ 54,842
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 774	\$ -	\$ 788	\$ -	\$ 535	\$ 246	\$ 340	\$ 2,684
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ 320	\$ 528	\$ -	\$ 483	\$ 852	\$ 495	\$ 575	\$ 761	\$ 535	\$ 4,548
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ 320	\$ 1,778	\$ 9,029	\$ 9,090	\$ 11,481	\$ 9,805	\$ 10,420	\$ 10,317	\$ 10,185	\$ 72,427
Total Expenditures	\$ 18,210	\$ 5,526	\$ 4,286	\$ 4,800	\$ 7,867	\$ 15,020	\$ 15,568	\$ 17,053	\$ 19,116	\$ 17,056	\$ 20,040	\$ 17,549	\$ 162,092
Excess Revenues (Expenditures)	\$ (18,210)	\$ (5,526)	\$ 295,147	\$ (4,800)	\$ 15,307	\$ (15,020)	\$ (15,568)	\$ 5,724	\$ (18,550)	\$ (16,353)	\$ (19,337)	\$ (16,881)	\$ 185,932

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
Less: Principal Payment - 6/15/25		(\$80,000)
Current Bonds Outstanding		\$5,635,000

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%

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)
2/3/25	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		
5/21/25	5/1/25	2436409	\$22,777.04	\$22,777.04		
			\$ 91,108.16	\$ 91,108.16		

SECTION E

SECTION iii

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: 8
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$3,980.00
- (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 # 25490 & 24615 - Advances Scan for July & Aug 2025
- (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: _____

9/29/25

**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

INVOICE

TraceAir Technologies, Inc

1700 Westlake Ave N Ste 200 PMB

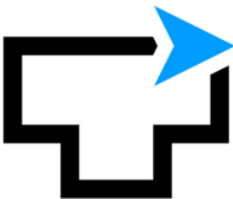
2001

Seattle, WA 98109

billing@traceair.net

+1 (206) 437-4290

traceair.net



Lennar Homes:Governmental Management Services - Central Florida, LLC

Bill to
Governmental Management Services -
Central Florida, LLC
219 East Livingston St
Orlando, FL 32801 USA

Invoice details

Project: Hunt Club

Invoice no.: 24615

Terms: Net 30

Invoice date: 07/31/2025

Due date: 08/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	7/11/2025, 7/25/2025	2	\$995.00	\$1,990.00

Total

\$1,990.00

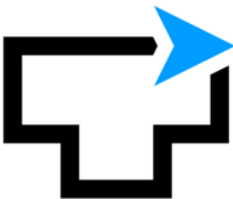
Overdue

08/30/2025

INVOICE

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2001
Seattle, WA 98109

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Lennar Homes:Governmental Management Services - Central Florida, LLC

Bill to
Governmental Management Services -
Central Florida, LLC
219 East Livingston St
Orlando, FL 32801 USA

Invoice details

Project: Hunt Club

Invoice no.: 25490
Terms: Net 30
Invoice date: 08/31/2025
Due date: 09/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	8/06/2025, 8/20/2025	2	\$995.00	\$1,990.00
Total						\$1,990.00