Hunt Club Grove
Community Development District

Meeting Agenda

April 14, 2026

AGENDA

Hunt Club Grove
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 7, 2026

Board of Supervisors Meeting
Hunt Club Grove Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Hunt Club Grove Community Development District** will be held on **Tuesday, April 14, 2026,** 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/88124169489
Call-In Information: 1-305-224-1968 **Meeting ID:** 881 2416 9489

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Approving the Fiscal Year 2027 Budget and Setting a Public Hearing
5. Consideration of Stormwater Infrastructure Access Agreement with HOA
6. Consideration of Bill of Sale and Deed from CDD to HOA for Amenity Parcel
7. Consideration of Conveyance Documents for Right of Way and Lift Station Tracts to City of Lake Wales
    A. Assessment Area 1
        i. Bill of Sale Landbank to Lennar
        ii. Bill of Sale Lennar to CDD
        iii. Bill of Sale CDD to City
        iv. Special Warranty Deed ROW & Lift Station Tracts from Owner to CDD
        v. Special Warranty Deed ROW & Lift Station Tracts from CDD to City
        vi. Special Warranty Deed Tracts A-O from Owner to CDD
        vii. Tract H Bill of Sale Owner to CDD
        viii. Tract H Bill of Sale CDD to City
    B. Assessment Area 2
        i. Bill of Sale Developer to CDD (Tract J Lift Station)
        ii. Bill of Sale CDD to City (Tract J Lift Station)
        iii. Tract K Bill of Sale – Owner to CDD
        iv. Tract K Bill of Sale – CDD to City
        v. Special Warranty Deed Owner to CDD – Tract K & J
        vi. Special Warranty Deed CDD to City – Tract K & J
        vii. Special Warranty Deed to CDD
8. 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 2026 Requisition #1
        b) Ratification of Series 2024 Requisitions #13-14

9. Other Business
10. Supervisors Requests
11. Adjournment

MINUTES

MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held Tuesday, **March 10, 2026,** at 9:33 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
Michelle Dudley	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mark Watts *by Zoom*	District Counsel
Kelsey Hansen Walter *by Zoom*	District Counsel
Timothy Todd *by Zoom*	District Engineer
Allen Bailey	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 9:33 a.m. and took roll call. Five Board members were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present or attending via Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the February 10, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 10, 2026 Board of Supervisors meeting. The Board had no comments, corrections or changes to the minutes.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the February 10, 2026, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Consideration of Stormwater Infrastructure Access Agreement with HOA**

Ms. Adams explained that this item will be deferred to a future meeting. The amenity clubhouse tract was not constructed with CDD bond funds and is proposed to be conveyed to the HOA. The District Engineer reviewed the tract and confirmed that the District requires access to certain stormwater infrastructure for future operation and maintenance. A draft access agreement will be prepared in coordination with District Counsel and the District Engineer. The Board discussed whether access should be limited to specific infrastructure areas or broadly defined to allow adequate equipment access. Staff will circulate the draft agreement for review prior to presentation to the Board.

FIFTH ORDER OF BUSINESS **Conveyance Documents for Right of Way to City of Lake Wales**

Ms. Adams presented conveyance documents related to right-of-way interests intended to be dedicated to the City of Lake Wales for Phase 1 of Assessment Area 1. The plat dedicates the right-of-way to the City, which has been inspecting the roadways. District Counsel prepared a form of special warranty deed to formalize the conveyance. Board discussion included clarification of which roadway phases have previously been dedicated. District Counsel will confirm prior dedications for Phases 1 and 2 and report back to the Board. This item was deferred pending additional confirmation.

SIXTH ORDER OF BUSINESS **Consideration of Bill of Sale and Deed**

Ms. Adams stated this item will be deferred. The bill of sale and deed associated with conveyance of the amenity parcel to the HOA are not yet finalized.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hansen requested the survey exhibit to assist with preparation of the stormwater access agreement. Ms. Adams confirmed the survey will be provided. District Counsel is also

coordinating with the District Engineer regarding Bond Requisition No. 1 for the Series 2026 bonds. Upon receipt of the executed requisition, counsel will prepare the related bill of sale for infrastructure conveyed to the District pursuant to the Engineer's Report.

B. Engineer

Mr. Todd stated he will provide exhibits to District Counsel for legal review related to access considerations for both the park and amenity areas.

C. Field Manager's Report

Mr. Bailey reviewed a proposal and stated a few District signs require reinstallation, specifically a speed limit sign. Landscape and maintenance vendors are performing satisfactorily. The large pond in Phase 1D has been tilled and mowed to address overgrowth. He noted that he would check to see if they have mowed the banks yet.

i. Consideration of Proposal from Floralawn for Plant Replacement

Mr. Bailey presented a proposal from Floralawn for plant replacement from the damage from the freeze. After Floralawn went through all the damaged plant materials throughout the District they have a detailed list of what needs to be replaced. The total came out to be $14,500 along with the irrigation work if required. Ms. Adams noted that a significant amount of landscape replacement was not anticipated in the current fiscal year budget due to the District's relative age and anticipated plant warranty coverage. However, surplus funds remain available within the landscape maintenance line item. Approximately $14,000 remains available, which is sufficient to fund the proposed plant replacement without exceeding the approved budget.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Proposal from Floralawn for Plant Replacement was approved.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for February 1, 2026 through February 28, 2026. The total amount is $20,803.67.

Mr. Morgan asked Mr. Bonin whether the electricity rate for streetlights differs from residential or commercial rates, specifically questioning if streetlights are charged at a much higher

rate. He expressed concern about streetlights costing $3,000 within Hunt Club Grove. Mr. Bonin clarified that the cost for streetlights, whether electric or solar, is set at $35 per pole. For solar streetlights, this fee is considered a maintenance charge rather than an electricity charge, since solar lights do not use traditional electric power.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the Balance Sheet and Income Statement. Financial statements reflect available operating funds pending receipt of additional tax revenues and assessments. Collections for the fiscal year are ongoing, interest income has been recorded, and expenditures remain below budget. A Board member inquired about the construction fund balance of $25,254. Staff clarified that these funds relate to project costs funded through bond proceeds including Trace Air expenses. Ms. Adams reported that updated fund balance information for Assessment Area 2 has been obtained and the District Engineer is preparing the final bond requisition documentation. Supporting documentation has been submitted and the executed requisition is expected shortly. As of the most recent update, the construction fund balance was approximately $3,551,130.13. Upon execution of the requisition by the District Engineer and an authorized officer, the Trustee typically processes the wire transfer within 24 business hours.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams provided a project development update related to infrastructure anticipated for conveyance to the District in connection with the Assessment Area 2 bond requisition. Discussion also included preliminary planning considerations for the Fiscal Year 2027 budget based on current and projected platted units. Staff will confirm anticipated platting timelines with the development team.

EIGHTH ORDER OF BUSINESS Other Business

A resident expressed concern regarding ADA ramps at certain crosswalk locations and potential missing stop signs. The District Engineer previously provided the approved signage plan, and a

site review conducted in January confirmed that required signage was in place at that time. Staff will coordinate with the resident to identify specific locations of concern and will provide this information to the developer for review, as applicable.

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

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

Ms. Adams asked for a motion to adjourn the meeting.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Hunt Club Grove Community Development District ("District") prior to June 15, 2026, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District

Engineer, all of which are on file and available for public inspection at the "District's Office," 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

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

   DATE: Tuesday, July 14, 2026
   HOUR: 9:30 AM
   LOCATION: Lake Alfred Public Library
   245 N Seminole Ave. Lake Alfred, Florida 33850

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

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

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

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

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

PASSED AND ADOPTED THIS 14TH DAY OF APRIL 2026.

ATTEST:

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Budget will be provided under separate cover.

Hunt Club Grove

Community Development District

Proposed Budget

FY2027

Table of Contents

1-2	General Fund
3-6	General Fund Narrative
7	Series 2024 Debt Service Fund
8-9	Series 2024 Amortization Schedule
10	Series 2026 Debt Service Fund
11-12	Series 2026 Amortization Schedule

Hunt Club Grove

Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ 170,163	$ 162,628	$ 7,535	$ 170,163	$ 360,086
Assessments - Direct	$ 272,180	$ 204,136	$ 68,043	$ 272,180	$ 165,620
Interest Income	$ -	$ 3,240	$ 5,600	$ 8,840	$ -
Total Revenues	**$ 442,343**	**$ 370,005**	**$ 81,179**	**$ 451,183**	**$ 525,706**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 2,200	$ 7,000	$ 9,200	$ 12,000
FICA Expenditures	$ 918	$ 168	$ 536	$ 704	$ 918
Engineering	$ 15,000	$ -	$ 5,000	$ 5,000	$ 15,000
Attorney	$ 25,000	$ 5,321	$ 14,583	$ 19,905	$ 25,000
Annual Audit	$ 4,950	$ -	$ 3,700	$ 3,700	$ 4,650
Assessment Administration	$ 5,500	$ 5,500	$ -	$ 5,500	$ 5,665
Arbitrage Rebate	$ 900	$ 450	$ -	$ 450	$ 1,350
Dissemination Agent	$ 6,500	$ 2,292	$ 3,792	$ 6,083	$ 7,695
Disclosure Software	$ 5,000	$ 2,500	$ 2,500	$ 5,000	$ 5,000
Trustee Fees	$ 13,475	$ 3,185	$ 10,290	$ 13,475	$ 16,750
Management Fees	$ 46,750	$ 19,479	$ 27,271	$ 46,750	$ 48,153
Information Technology	$ 1,980	$ 825	$ 1,155	$ 1,980	$ 2,039
Website Maintenance	$ 1,320	$ 550	$ 770	$ 1,320	$ 1,360
Postage & Delivery	$ 1,000	$ 121	$ 583	$ 704	$ 1,000
Insurance	$ 5,750	$ 5,300	$ -	$ 5,300	$ 5,831
Copies	$ 1,000	$ -	$ 583	$ 583	$ 1,000
Legal Advertising	$ 5,000	$ -	$ 4,500	$ 4,500	$ 5,000
Other Current Charges	$ 2,500	$ 139	$ 315	$ 454	$ 2,500
Office Supplies	$ 625	$ 1	$ 365	$ 366	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Subtotal General & Administrative:	**$ 155,343**	**$ 48,207**	**$ 82,943**	**$ 131,150**	**$ 161,711**

Hunt Club Grove

Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 7,500	$ 627	$ -	$ 627	$ 3,000
Field Management	$ 16,500	$ 6,875	$ 9,625	$ 16,500	$ 16,995
Landscape Maintenance	$ 160,000	$ 49,020	$ 68,611	$ 117,631	$ 160,000
Landscape Replacement	$ 2,500	$ -	$ 1,458	$ 1,458	$ 20,000
Irrigation Repairs	$ 5,000	$ 3,624	$ 2,917	$ 6,541	$ 10,000
Streetlights	$ 45,000	$ 8,661	$ 20,209	$ 28,870	$ 45,000
Electric	$ 5,000	$ -	$ 2,917	$ 2,917	$ 2,500
Water & Sewer	$ 10,000	$ 1,952	$ 3,850	$ 5,802	$ 15,000
Lake Maintenance	$ 8,000	$ -	$ 4,667	$ 4,667	$ 8,000
Sidewalk & Asphalt Maintenance	$ 2,500	$ -	$ 1,458	$ 1,458	$ 2,500
General Repairs & Maintenance	$ 10,000	$ 1,720	$ 5,833	$ 7,553	$ 10,000
Janitorial Services	$ -	$ -	$ -	$ -	$ 6,000
Field Contingency	$ 15,000	$ -	$ 8,750	$ 8,750	$ 15,000
Subtotal Field Expenditures:	**$ 287,000**	**$ 72,479**	**$ 130,295**	**$ 202,775**	**$ 313,995**
Other Expenditures					
Transfer Out - Reserves	$ -	$ -	$ -	$ -	$ 50,000
Subtotal Other Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
Total Expenditures	**$ 442,343**	**$ 120,686**	**$ 213,238**	**$ 333,924**	**$ 525,706**
Excess Revenues/(Expenditures)	$ -	$ 249,319	$ (132,059)	$ 117,259	$ -

Net Assessments	$ 525,706
Add: Discounts & Collections 7%	$ 39,569
Gross Assessments	$ 565,275

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Assessments - On Roll [Platted]	557	$ 360,086	$ 646.47	$ 695.13
Assessments - Direct [Platted]	193	$ 124,769	$ 646.47	$ 695.13
Assessments - Direct [Unplatted]	338	$ 40,851	$ 120.86	$ 129.96
	1088	**$ 525,706**		

Product	FY2027	FY2026	Increase/ (Decrease)
Assessments - [Platted]	$ 695.13	$ 547.82	$ 147.31
Assessments - [Unplatted]	$ 129.96	$ 121.19	$ 8.77

Hunt Club Grove
Community Development District
General Fund Narrative

Revenues:

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

Expenditures:

General & Administrative:

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

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

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

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

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

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

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

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

Disclosure Software

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

Hunt Club Grove
Community Development District
General Fund Narrative

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

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

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

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

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

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

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

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

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

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

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

Hunt Club Grove
Community Development District
General Fund Narrative

Operations & Maintenance:

Field Expenditures:

Property Insurance
The District's estimated property insurance coverages.

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

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

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

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

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

Electric
Represents estimated electric charges of common areas throughout the District.

Water & Sewer
Represents estimated costs for water services provided for common areas throughout the District.

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

Sidewalk & Asphalt Maintenance
Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

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

Janitorial Services
Represents estimated costs of having trash cans and dog stations serviced throughout the District.

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

Hunt Club Grove
Community Development District
General Fund Narrative

Other Expenditures:

Transfer Out - Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Hunt Club Grove

Community Development District

Proposed Budget

Series 2024 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 391,793	$ 374,441	$ 17,351	$ 391,793	$ 391,793
Interest	$ 8,015	$ 6,088	$ 7,306	$ 13,394	$ 6,697
Carry Forward Surplus	$ 166,102	$ 169,512	$ -	$ 169,512	$ 179,282
Total Revenues	**$ 565,910**	**$ 550,042**	**$ 24,657**	**$ 574,698**	**$ 577,771**
Expenditures					
Interest - 12/15	$ 153,656	$ 153,656	$ -	$ 153,656	$ 151,595
Principal - 6/15	$ 85,000	$ -	$ 85,000	$ 85,000	$ 90,000
Interest - 6/15	$ 153,656	$ -	$ 153,656	$ 153,656	$ 151,595
Total Expenditures	**$ 392,313**	**$ 153,656**	**$ 238,656**	**$ 392,313**	**$ 393,190**
Other Financing Sources/Uses					
Transfer In/(Out)	$ -	$ (3,104)	$ -	$ (3,104)	$ -
Total Other Financing Sources/Uses	**$ -**	**$ (3,104)**	**$ -**	**$ (3,104)**	**$ -**
Excess Revenues/(Expenditures)	$ 173,598	$ 393,281	$ (213,999)	$ 179,282	$ 184,581
				Interest Expense 12/15/26	$ 149,413

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

Hunt Club Grove

Community Development District

Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

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

Hunt Club Grove

Community Development District

Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/46	$ 2,510,000.00	$ -	$ 70,593.75	$ 387,937.50
06/15/47	$ 2,510,000.00	$ 255,000.00	$ 70,593.75	$ -
12/15/47	$ 2,255,000.00	$ -	$ 63,421.88	$ 389,015.63
06/15/48	$ 2,255,000.00	$ 270,000.00	$ 63,421.88	$ -
12/15/48	$ 1,985,000.00	$ -	$ 55,828.13	$ 389,250.01
06/12/49	$ 1,985,000.00	$ 285,000.00	$ 55,828.13	$ -
12/15/49	$ 1,700,000.00	$ -	$ 47,812.50	$ 388,640.63
06/15/50	$ 1,700,000.00	$ 300,000.00	$ 47,812.50	$ -
12/15/50	$ 1,400,000.00	$ -	$ 39,375.00	$ 387,187.50
06/15/51	$ 1,400,000.00	$ 320,000.00	$ 39,375.00	$ -
12/15/51	$ 1,080,000.00	$ -	$ 30,375.00	$ 389,750.00
06/15/52	$ 1,080,000.00	$ 340,000.00	$ 30,375.00	$ -
12/15/52	$ 740,000.00	$ -	$ 20,812.50	$ 391,187.50
06/12/53	$ 740,000.00	$ 360,000.00	$ 20,812.50	$ -
12/15/53	$ 380,000.00	$ -	$ 10,687.50	$ 391,500.00
06/12/54	$ 380,000.00	$ 380,000.00	$ 10,687.50	$ -
12/15/54	$ -	$ -	$ -	$ 390,687.50
		$ 5,550,000.00	**$ 5,514,742.60**	**$ 11,303,398.85**

Hunt Club Grove

Community Development District

Proposed Budget

Series 2026 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ -	$ -	$ 261,822	$ 261,822	$ 265,625
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 187,013
Total Revenues	**$ -**	**$ -**	**$ 261,822**	**$ 261,822**	**$ 452,638**
Expenditures					
Interest - 12/15	$ -	$ -	$ -	$ -	$ 102,013
Principal - 12/15	$ -	$ -	$ -	$ -	$ 85,000
Interest - 6/15	$ -	$ -	$ 74,809	$ 74,809	$ 100,313
Total Expenditures	**$ -**	**$ -**	**$ 74,809**	**$ 74,809**	**$ 287,325**
Other Financing Sources/Uses					
Bond Proceeds	$ -	$ 66,406	$ -	$ 66,406	$ -
Total Other Financing Sources/Uses	**$ -**	**$ 66,406**	**$ -**	**$ 66,406**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 66,406	$ 187,013	$ 253,419	$ 165,313

Interest Expense 12/15/26	$ 100,313
Principal Expense 12/15/26	$ 65,000
	$ 165,313

Product	Assessable Units	Debt Service	Per Unit	Assessment Per
Single Family 40	136	$ 147,600	$1,085	$1,167
Single Family 50	87	$ 118,025	$1,357	$1,459
	223	$ 265,625		

Hunt Club Grove

Community Development District

Series 2026 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/26	$ 3,890,000.00	$ 85,000.00	$ 102,012.50	$ 261,821.67
06/15/27	$ 3,805,000.00	$ -	$ 100,312.50	$ -
12/15/27	$ 3,805,000.00	$ 65,000.00	$ 100,312.50	$ 265,625.00
06/15/28	$ 3,740,000.00	$ -	$ 99,012.50	$ -
12/15/28	$ 3,740,000.00	$ 65,000.00	$ 99,012.50	$ 263,025.00
06/15/29	$ 3,675,000.00	$ -	$ 97,712.50	$ -
12/15/29	$ 3,675,000.00	$ 70,000.00	$ 97,712.50	$ 265,425.00
06/15/30	$ 3,605,000.00	$ -	$ 96,312.50	$ -
12/15/30	$ 3,605,000.00	$ 70,000.00	$ 96,312.50	$ 262,625.00
06/15/31	$ 3,535,000.00	$ -	$ 94,912.50	$ -
12/15/31	$ 3,305,000.00	$ 75,000.00	$ 94,912.50	$ 264,825.00
06/15/32	$ 3,305,000.00	$ -	$ 93,412.50	$ -
12/15/32	$ 3,305,000.00	$ 75,000.00	$ 93,412.50	$ 261,825.00
06/15/33	$ 3,305,000.00	$ -	$ 91,912.50	$ -
12/15/33	$ 3,305,000.00	$ 80,000.00	$ 91,912.50	$ 263,825.00
06/15/34	$ 3,305,000.00	$ -	$ 90,312.50	$ -
12/15/34	$ 3,305,000.00	$ 85,000.00	$ 90,312.50	$ 265,625.00
06/15/35	$ 3,220,000.00	$ -	$ 88,060.00	$ -
12/15/35	$ 3,220,000.00	$ 85,000.00	$ 88,060.00	$ 261,120.00
06/15/36	$ 3,135,000.00	$ -	$ 85,807.50	$ -
12/15/36	$ 3,135,000.00	$ 90,000.00	$ 85,807.50	$ 261,615.00
06/15/37	$ 3,045,000.00	$ -	$ 83,422.50	$ -
12/15/37	$ 3,045,000.00	$ 95,000.00	$ 83,422.50	$ 261,845.00
06/15/38	$ 2,950,000.00	$ -	$ 80,905.00	$ -
12/15/38	$ 2,950,000.00	$ 100,000.00	$ 80,905.00	$ 261,810.00
06/15/39	$ 2,850,000.00	$ -	$ 78,255.00	$ -
12/15/39	$ 2,850,000.00	$ 105,000.00	$ 78,255.00	$ 261,510.00
06/15/40	$ 2,745,000.00	$ -	$ 75,472.50	$ -
12/15/40	$ 2,745,000.00	$ 110,000.00	$ 75,472.50	$ 260,945.00
06/15/41	$ 2,635,000.00	$ -	$ 72,557.50	$ -
12/15/41	$ 2,635,000.00	$ 120,000.00	$ 72,557.50	$ 265,115.00
06/15/42	$ 2,515,000.00	$ -	$ 69,377.50	$ -
12/15/42	$ 2,515,000.00	$ 125,000.00	$ 69,377.50	$ 263,755.00
06/15/43	$ 2,390,000.00	$ -	$ 66,065.00	$ -
12/15/43	$ 2,390,000.00	$ 130,000.00	$ 66,065.00	$ 262,130.00
06/15/44	$ 2,260,000.00	$ -	$ 62,620.00	$ -
12/15/44	$ 2,260,000.00	$ 140,000.00	$ 62,620.00	$ 265,240.00
06/15/45	$ 2,120,000.00	$ -	$ 58,910.00	$ -
12/15/45	$ 2,120,000.00	$ 145,000.00	$ 58,910.00	$ 262,820.00
06/15/46	$ 1,975,000.00	$ -	$ 55,067.50	$ -
12/15/46	$ 1,975,000.00	$ 155,000.00	$ 55,067.50	$ 265,135.00
06/15/47	$ 1,820,000.00	$ -	$ 50,960.00	$ -

Hunt Club Grove

Community Development District

Series 2026 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/47	$ 1,820,000.00	$ 160,000.00	$ 50,960.00	$ 261,920.00
06/15/48	$ 1,660,000.00	$ -	$ 46,480.00	$ -
12/15/48	$ 1,660,000.00	$ 170,000.00	$ 46,480.00	$ 262,960.00
06/15/49	$ 1,490,000.00	$ -	$ 41,720.00	$ -
12/15/49	$ 1,490,000.00	$ 180,000.00	$ 41,720.00	$ 263,440.00
06/15/50	$ 1,310,000.00	$ -	$ 36,680.00	$ -
12/15/50	$ 1,310,000.00	$ 190,000.00	$ 36,680.00	$ 263,360.00
06/15/51	$ 1,120,000.00	$ -	$ 31,360.00	$ -
12/15/51	$ 1,120,000.00	$ 200,000.00	$ 31,360.00	$ 262,720.00
06/15/52	$ 920,000.00	$ -	$ 25,760.00	$ -
12/15/52	$ 920,000.00	$ 210,000.00	$ 25,760.00	$ 261,520.00
06/15/53	$ 710,000.00	$ -	$ 19,880.00	$ -
12/15/53	$ 710,000.00	$ 225,000.00	$ 19,880.00	$ 264,760.00
06/15/54	$ 485,000.00	$ -	$ 13,580.00	$ -
12/15/55	$ 485,000.00	$ 235,000.00	$ 13,580.00	$ 262,160.00
06/15/55	$ 250,000.00	$ -	$ 7,000.00	$ -
12/15/55	$ 250,000.00	$ 250,000.00	$ 7,000.00	$ 264,000.00
		$ 3,890,000	**$ 4,004,502**	**$ 7,894,502**

SECTION 5

This Instrument Prepared By:
Mark A. Watts, Esq.
Cobb Cole
231 North Woodland Blvd.
DeLand, Florida 32720

ACCESS EASEMENT

THIS DECLARATION OF ACCESS EASEMENT (this "Declaration") is entered into and effective as of this ___ day of _____, 2026, by HUNT CLUB GROVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Grantor"), for HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "Grantee").

RECITALS:

WHEREAS, Grantor is the owner of that certain real property located in Polk County, Florida, commonly referred to as the "Amenity Tract," and more particularly described in Exhibit "A" attached hereto (the "Property"), which Property was previously conveyed to the Grantor by the Grantee; and

WHEREAS, the Property contains two drainage structures that serve the community stormwater management system for Hunt Club Grove; and

WHEREAS, Grantee is responsible for the operation, maintenance, repair, and replacement of the drainage structures located on the Property; and

WHEREAS, in order to fulfill these responsibilities, Grantee requires periodic access to the Property for purposes of inspecting, maintaining, repairing, and replacing the drainage structures; and

WHEREAS, Grantor desires to grant to Grantee a perpetual, non-exclusive easement over, across, and under portions of the Property, as more particularly described in Exhibit "B" attached hereto (the "Easement"), for the purposes set forth above; and

WHEREAS, the Easement shall inure to the benefit of Grantee and its successors and assigns, shall run with the land, and shall be binding upon Grantor and its successors and assigns.

NOW, THEREFORE, Grantor hereby grants and imposes the Easement upon the Property as more particularly described herein.

1. Recitals. The above recitals are true and correct and incorporated herein by reference.

2. Access Easement. Grantor hereby grants, bargains, sells, and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement over, under, across, and upon the Easement Area for the use and benefit of Grantee for purposes of ingress and egress, and for access

to inspect, operate, maintain, repair, replace, reconstruct, and improve the drainage structures and related stormwater management facilities located on the Property.

3. Maintenance and Restoration. The Grantee shall be solely responsible for the inspection, maintenance, repair, and replacement of the drainage structures located within the Amenity Tract and shall have the right to enter the Easement Area with vehicles, equipment, and personnel reasonably necessary to perform such work. Following completion of any such activities, the Grantee shall restore any disturbed portions of the Amenity Tract to substantially the same condition as existed prior to the work, including restoration of landscaping, sod, and other surface improvements to the extent reasonably practicable.

4. Easement Runs with the Land. The Easement granted herein shall be appurtenant to and run with the land for the benefit of the Grantee and its successors and assigns. The Easement Area shall be burdened by and subject to the rights granted herein for purposes of access, inspection, maintenance, repair, replacement, and operation of the drainage structures and related stormwater management facilities. The provisions of this Declaration shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

5. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida.

6. Modification. The Easement cannot be amended, modified, released or terminated except by written agreement executed by Grantor and Grantee, and recorded in the Public Records of Polk County, Florida.

[remainder of page intentionally left blank]

[signatures appear on following pages]

IN WITNESS WHEREOF, the parties have caused these presents to be executed this ____ day of _____, 2026

HUNT CLUB GROVE HOMEOWNERS ASSOCIATION

By:_____
Name:

_____
First Witness Signature Above

_____
Printed Name

_____
Second Witness Signature Above:

_____
Printed Name

STATE OF FLORIDA
COUNTY OF POLK

The foregoing Contract was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____, 2026, by _____. He/She is personally known to me.

Notary Public_____
Printed Name: _____
Commission No. _____

EXHIBIT "A"

The Amenity Tract Property

Tract A (Amenity Tract) of Hunt Club at Lake Wales Phase 1, according to the plat thereof, as recorded in Plat Book 206, Page 1, of the Public Records of Polk County, Florida.

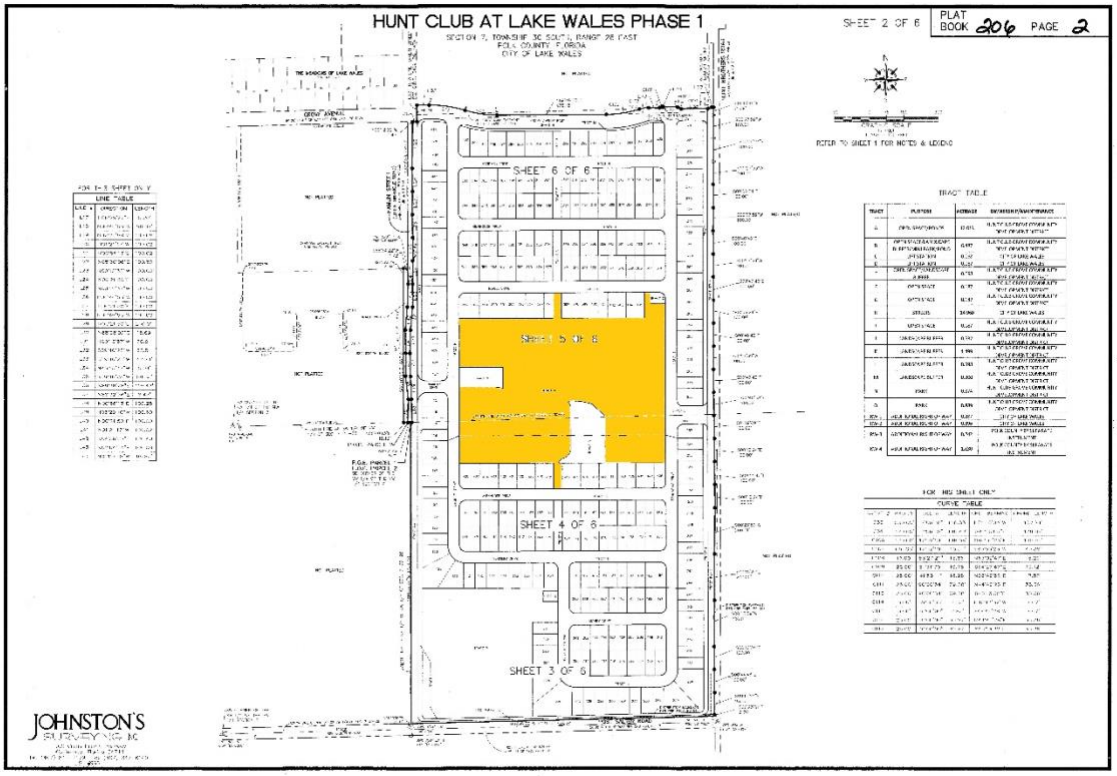
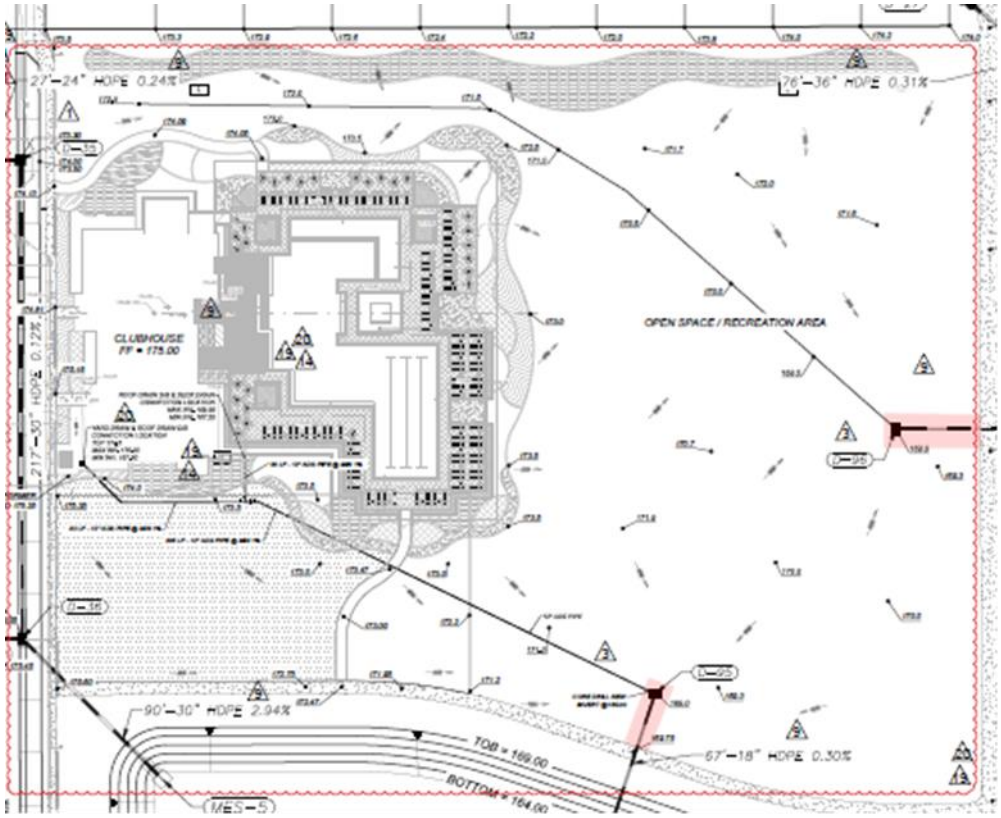


Exhibit B

The Easement



SECTION 6

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") does hereby sell, convey, and transfer to the **HUNT CLUB GROVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation** (hereinafter referred to as the "HOA") all its right, title, and interest in and to public improvements identified on Exhibit "A", to have and to hold by the City, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The District covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

The District represents that the Public Improvements transferred to the District have a cost of at least $_____.

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

IN WITNESS WHEREOF, District has executed these presents this _____ day of _____, 2026.

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

Witnesses:

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of **HUNT CLUB GROVES COMMUNITY DEVELOPMENT DISTRICT**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS
(Amenity Center)

THIS INSTRUMENT PREPARED BY:
Mark A. Watts, Esq.
Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ of _____, 2026, between HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190 of the Florida Statutes (hereinafter referred to as "Grantor"), and the HUNT CLUB GROVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Brevard, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name:
Title:

Witnesses:

_____

Print Name:_____

_____

Print Name: _____

State of: _____
County of: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this ___ day of _____, 2026 by _____, as _____ of HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, on behalf of said entity. He/She ___ is personally known to me or ___ has produced _____ as identification.

_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

EXHIBIT "A"

The Land referred to herein below is situated in the County of Polk, State of Florida, and is described as follows:

Tract A (Amenity Tract) of Hunt Club at Lake Wales Phase 1, according to the plat thereof, as recorded in Plat Book 206, Page 1, of the Public Records of Polk County, Florida.

SECTION 7

SECTION A

SECTION i

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **AG EHC II (LEN) MULTISTATE 4, LLC**, a Delaware limited liability company, mailing address: 245 Park Avenue, 26th Floor, New York, NY 1016 (hereinafter referred to as the "Dedicator") does hereby sell, convey, and transfer to the **LENNAR HOMES, LLC, a Florida limited liability company**, mailing address: 5505 Waterford District Drive, Miami, FL 33126 (hereinafter referred to as the "Developer") all its right, title, and interest in and to public improvements, to have and to hold by the Developer, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

Dedicator represents that the Public Improvements transferred to the Developer have a cost of at least $1,188,938.56.

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

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

AG EHC II (LEN) MULTISTATE 4, LLC, a Delaware Limited Liability Company

Witnesses:

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its authorized agent.

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025 by _____ as _____ of **AG EHC II (LEN) MULTISTATE 4, LLC**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION						
DAVE SCHMITT ENGINEERING, INC.						
PROJECT NAME: The Hunt Club Grove at Lake Wales-North						
Subject:	CDD Cost Estimate Phase 1 North					
Project No.:	CBD-7				**Created:**	2/20/2025
Prep. By:	JV				**Updated:**	
Chkd. By:	CJS					
ACCOUNT CODE	**ITEM NO.**	**ITEM DESCRIPTION**	**UNIT**	**UNIT COST**	**EST QTY**	**CONST. COST**
		Sanitary System				
	1	8' DIA Wet Well (LS-1) 15 HP	LS	$601,845.79	1	$601,845.79
	2	8' DIA Wet Well (LS-2) 15 HP	LS	$587,092.77	1	$587,092.77
		Subtotal Sanitary System				**$1,188,938.56**
		TOTAL LIFTSTATION COST				**$1,188,938.56**

DAVE SCHMITT
LICENSE
No. 48274
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SECTION ii

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **LENNAR HOMES, LLC,** a Florida limited liability company, mailing address: 5505 Waterford District Drive, Miami, FL 33126, (hereinafter referred to as the "Dedicator") does hereby sell, convey, and transfer to the **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") all its right, title, and interest in and to public improvements, to have and to hold by the District, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

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

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

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

LENNAR HOMES, LLC, a Florida Limited Liability Company

Witnesses:

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

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

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION						
DAVE SCHMITT ENGINEERING, INC.						
PROJECT NAME: The Hunt Club Grove at Lake Wales-North						
Subject:	CDD Cost Estimate Phase 1 North					
Project No.:	CBD-7				**Created:**	2/20/2025
Prep. By:	JV				**Updated:**	
Chkd. By:	CJS					
ACCOUNT CODE	**ITEM NO.**	**ITEM DESCRIPTION**	**UNIT**	**UNIT COST**	**EST QTY**	**CONST. COST**
		Sanitary System				
	1	8' DIA Wet Well (LS-1) 15 HP	LS	$601,845.79	1	$601,845.79
	2	8' DIA Wet Well (LS-2) 15 HP	LS	$587,092.77	1	$587,092.77
		Subtotal Sanitary System				**$1,188,938.56**
		TOTAL LIFTSTATION COST				**$1,188,938.56**

DAVE SCHMITT
LICENSE
No. 48274
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SECTION iii

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") does hereby sell, convey, and transfer to the **CITY OF LAKE WALES,** a Florida municipal corporation (hereinafter referred to as the "City") all its right, title, and interest in and to public improvements identified on Exhibit "A", to have and to hold by the City, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The District covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

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

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

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

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

Witnesses:

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

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

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

ENGINEER'S FINAL ESTIMATED COST OF CONSTRUCTION						
DAVE SCHMITT ENGINEERING, INC.						
PROJECT NAME: The Hunt Club Grove at Lake Wales-North						
Subject:	CDD Cost Estimate Phase 1 North					
Project No.:	CBD-7				**Created:**	2/20/2025
Prep. By:	JV				**Updated:**	
Chkd. By:	CJS					
ACCOUNT CODE	**ITEM NO.**	**ITEM DESCRIPTION**	**UNIT**	**UNIT COST**	**EST QTY**	**CONST. COST**
		Sanitary System				
	1	8' DIA Wet Well (LS-1) 15 HP	LS	$601,845.79	1	$601,845.79
	2	8' DIA Wet Well (LS-2) 15 HP	LS	$587,092.77	1	$587,092.77
		Subtotal Sanitary System				**$1,188,938.56**
		TOTAL LIFTSTATION COST				**$1,188,938.56**

DAVE SCHMITT
LICENSE
No. 48274
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SECTION iv

THIS INSTRUMENT PREPARED BY:
Mark A. Watts, Esq.
Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ of _____, 2026, between AG EHC II (LEN) MULTISTATE 4, LLC, a Delaware limited liability company, whose address is 245 Park Avenue, 26th Floor, New York, NY 10167 (hereinafter referred to as "Grantor"), and HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190 of the Florida Statutes, whose address is c/o District Manager, Governmental Management Services, 219 E. Livingston St, Orlando, FL 32801 (hereinafter referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Polk, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

AG EHC II (LEN) MULTISTATE 4, LLC

By: AG EHC II SPV 4, L.P., its authorized agent.

Name:
Title:

_____

Print Name:_____

_____

Print Name: _____

State of: _____
County of: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this ___ day of _____, 2026 by AG EHC II SPV 4, L.P. of AG EHC II (LEN) MULTISTATE 4, LLC, a Delaware limited liability company, on behalf of the limited liability company. He/She ___ is personally known to me or ___ has produced _____ as identification.

_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

EXHIBIT "A"

Legal Description

TRACTS RW-1 AND RW-2, TRACT H (STREETS), AND TRACTS C AND D (LIFT STATIONS) PER THE PLAT FOR HUNT CLUB AT LAKE WALES I, AS RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT BOOK 206 PAGES 1-6.

SECTION V

THIS INSTRUMENT PREPARED BY:
Mark A. Watts, Esq.
Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ of _____, 2026, between HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190 of the Florida Statutes, whose address is c/o District Manager, Governmental Management Services, 219 E. Livingston St, Orlando, FL 32801 (hereinafter referred to as "Grantor"), and CITY OF LAKE WALES, a Florida municipal corporation, whose address is 201 W. Central Avenue, Lake Wales, Florida 33853 (herein after referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Polk, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name:
Title:

_____

Print Name:_____

_____

Print Name: _____

State of: _____
County of: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this ___ day of _____, 2026 by _____ as _____ of HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, for and on behalf of the entity. He/She ___ is personally known to me or ___ has produced _____ as identification.

_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

EXHIBIT "A"

Legal Description

TRACTS RW-1 AND RW-2, TRACT H (STREETS), AND TRACTS C AND D (LIFT STATIONS) PER THE PLAT FOR HUNT CLUB AT LAKE WALES I, AS RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT BOOK 206 PAGES 1-6.

SECTION vi

THIS INSTRUMENT PREPARED BY:
Mark A. Watts, Esq.
Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ of _____, 2025, between LENNAR HOMES, LLC, a Florida limited liability company, whose address is 5505 Waterford District Drive, 5th Floor, Miami, FL 33126 (hereinafter referred to as "Grantor"), and HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190 of the Florida Statutes, whose address is c/o District Manager, Governmental Management Services, 219 E. Livingston St, Orlando, FL 32801 (hereinafter referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Polk, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

LENNAR HOMES, LLC
A Florida limited liability company

By: _____
Name:
Title:

_____

Print Name:_____

_____

Print Name: _____

State of: _____
County of: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this ___ day of _____, 2026 by _____, as _____ of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She ___ is personally known to me or ___ has produced _____ as identification.

_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

EXHIBIT "A"

LEGAL DESCRIPTION

Tracts A, B, E, F, G, I, J, K, L, M, N, AND O of Hunt Club at Lake Wales Phase 1, according to the plat thereof, as recorded in Plat Book 206, Page 1, of the Public Records of Polk County, Florida.

Parcel ID Nos.: 283007940856004490 (Tracts A, N and O); 283007940856004500 (Tracts B and K); 283007940856004580 (Tract L); 283007940856004570 (Tract J); 283007940856004530 (Tracts E and M); 283007940856004540 (Tract F); 283007940856004550 (Tract G); and 283007940856004560 (Tract I).

SECTION vii

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), does hereby sell, convey, and transfer to **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District") all its right, title, and interest in and to public improvements identified on Exhibit "A", to have and to hold by the District, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

The Dedicator represents that the Public Improvements transferred to the District have a cost of at least $2,195,971.00.

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

IN WITNESS WHEREOF, Dedicator has executed these presents this _____ day of _____, 2026.

LENNAR HOMES, LLC

Witnesses:

By: _____, its authorized agent.

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____, of **LENNAR HOMES, LLC**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

Tract H (All Streets, Roads, Drives, Rights-Of-Ways, Avenues, Boulevards, Ways, Lanes), Tract RW-1 and Tract RW-2 (Additional Right-Of-Way for Hamlin Road) of HUNTT CLUB LAKE WALES PHASE 1, according to the plat thereof as recorded in Plat Book 206, Pages 1 through 6, inclusive of the Public Records of Polk County, Florida.

TABLE 2
HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Assessment Area One Project ("AA1 Project") (1)	Total Cost Estimate	
Stormwater Management Systems	$	1,192,388
Utilities (Lift Stations, Water, & Sewer)	$	3,038,073
Site Preparation/Internal Roadway & Hamlin St (Off-Site)	$	2,195,971
Hardscapes, Landscapes, and Irrigation	$	667,300
Open Space, Ponds, and Amenities	$	662,843
Profesional Services and Permitting	$	134,500
10% Contingency	$	722,378
Total	**$**	**8,613,453**

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated May 14, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION viii

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") does hereby sell, convey, and transfer to the **CITY OF LAKE WALES,** a Florida municipal corporation (hereinafter referred to as the "City") all its right, title, and interest in and to public improvements identified on Exhibit "A", to have and to hold by the City, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The District covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

The District represents that the Public Improvements transferred to the City have a cost of at least $2,195,971.00.

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

IN WITNESS WHEREOF, District has executed these presents this _____ day of _____, 2026.

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

Witnesses:

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of **HUNT CLUB GROVES COMMUNITY DEVELOPMENT DISTRICT**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

Tract H (All Streets, Roads, Drives, Rights-Of-Ways, Avenues, Boulevards, Ways, Lanes), Tract RW-1 and Tract RW-2 (Additional Right-Of-Way for Hamlin Road) of HUNTT CLUB LAKE WALES PHASE 1, according to the plat thereof as recorded in Plat Book 206, Pages 1 through 6, inclusive of the Public Records of Polk County, Florida.

TABLE 2
HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Assessment Area One Project ("AA1 Project") (1)	Total Cost Estimate	
Stormwater Management Systems	$	1,192,388
Utilities (Lift Stations, Water, & Sewer)	$	3,038,073
Site Preparation/Internal Roadway & Hamlin St (Off-Site)	$	2,195,971
Hardscapes, Landscapes, and Irrigation	$	667,300
Open Space, Ponds, and Amenities	$	662,843
Profesional Services and Permitting	$	134,500
10% Contingency	$	722,378
Total	**$**	**8,613,453**

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated May 14, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION B

SECTION i

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **LENNAR HOMES, LLC,** a Florida limited liability company, mailing address: 5505 Waterford District Drive, Miami, FL 33126, (hereinafter referred to as the "Dedicator") does hereby sell, convey, and transfer to the **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") all its right, title, and interest in and to public improvements, to have and to hold by the District, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

Dedicator represents that the Public Improvements transferred to the District have a cost of at least $540,462.00.

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

IN WITNESS WHEREOF, Dedicator has executed these presents this _____ day of _____, 2026.

LENNAR HOMES, LLC, a Florida Limited Liability Company

Witnesses:

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of **LENNAR HOMES, LLC**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

Tract J (Lift Station), of HUNT CLUB AT LAKE WALES SOUTH PHASE 1, according to the plat thereof as recorded in Plat Book 215, Pages 35 through 40, inclusive, of the Public Records of Polk County, Florida.

Docusign Envelope ID: 65F0BBCD-FF05-4D04-9688-94D8EFECCCCF

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32797194

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED	COMPLETED THIS INVOICE	COMPLETED TO DATE	RETENTION	NET DUE	REMAINING ON CONTRACT
No.	Description	Amount	Cost Code	Amount	Amount	Amount			Amount
Application For Payment Summary									
	Survey Staking	$ 70,350.00	2120	$ 70,350.00	$ -	$ 70,350.00			0.00
	Clear and Grubb	$ 5,500.00	2655	$ 5,500.00	$ -	$ 5,500.00			0.00
	Mobilization	$ 50,000.00	2745	$ 50,000.00	$ -	$ 50,000.00			0.00
	Sanitary Sewer	$ 909,326.15	2751	$ 909,326.15	$ (0.00)	$ 909,326.15			0.00
	Liftstation	$ 540,462.00	2838	$ 540,462.00	$ -	$ 540,462.00			0.00
	Storms Drains	$ 801,441.05	3001	$ 801,441.05	$ 0.00	$ 801,441.05			0.00
	Change Order # 1	$ 28,441.10	3001	$ 28,441.10	$ -	$ 28,441.10			0.00
	Change Order # 2	$ 3,000.00	2120	$ 3,000.00	$ -	$ 3,000.00			0.00
	Change Order # 3	$ 2,400.00	2851	$ 2,400.00	$ -	$ 2,400.00			0.00
	Change Order # 4	$ 2,795.00	3735	$ 2,795.00	$ -	$ 2,795.00			0.00
TOTAL		$ 2,413,715.30		2,413,715.30	0.00	2,413,715.30	0.00	0.00	0.00

VENDOR: 18352821 CONTRACT # 32797194
Martin Paving
INV.DATE: 2/25/2026 INV.# MCI22526HC1 APPL # 10
(Retainage #1)
DESCRIPTION: **Hunt Club Groves South Ph 1 Sanitary Sewer, Liftstation, Storms**

ACCT# 1116003 ACCT. DATE: 2/25/26

Field Approval	Checked By	Office Approval	Entered By		
			Bridget O'Leary	Deduction of 5% Retention	$ 120,685.77
				Total Due To-Date	$ 2,293,029.54
				Previous Application	$ 2,172,343.76
Date:	Date:	Date:	Date: 2/24/2026	Balance Due This Application	$ 120,685.78

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOIC		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	Hunt Club Groves												
	Survey Staking												
2120.	Survey	1	LS	$70,350.00	$ 70,350.00	1.00	70,350.00	0.00	0.00	1.00	70,350.00	0	0.00
	Total Survey				**$ 70,350.00**		**70,350.00**		**0.00**		**70,350.00**		**0.00**
	Clear & Grubb												
2655.	Construction Entrance	1	LS	$5,500.00	$ 5,500.00	1.00	5,500.00		0.00	1.00	5,500.00	0	0.00
	Total Clear & Grubb				**$ 5,500.00**		**5,500.00**		**0.00**		**5,500.00**		**0.00**
	Mobilization												
2745.	Mobilization	1	LS	$50,000.00	$ 50,000.00	1.00	50,000.00	0.00	0.00	1.00	50,000.00	0	0.00
	Total Mobilization				**$ 50,000.00**		**50,000.00**		**0.00**		**50,000.00**		**0.00**
	Sanitary Sewer												
2751.	Manhole, 0-6	3	EA	$6,225.00	$ 18,675.00	3.00	18,675.00	0.00	0.00	3.00	18,675.00	0	0.00
2751.	Manhole, 6-8	4	EA	$7,885.00	$ 31,540.00	4.00	31,540.00	0.00	0.00	4.00	31,540.00	0	0.00
2751.	Manhole, 8-10	8	EA	$8,830.00	$ 70,640.00	8.00	70,640.00	0.00	0.00	8.00	70,640.00	0	0.00
2751.	Manhole, 10-12	4	EA	$10,190.00	$ 40,760.00	4.00	40,760.00	0.00	0.00	4.00	40,760.00	0	0.00
2751.	Manhole, 12-14	3	EA	$16,100.00	$ 48,300.00	3.00	48,300.00	0.00	0.00	3.00	48,300.00	0	0.00
2751.	Manhole, 14-16	3	EA	$16,455.00	$ 49,365.00	3.00	49,365.00	0.00	0.00	3.00	49,365.00	0	0.00
2751.	Manhole, 16-18	3	EA	$17,950.00	$ 53,850.00	3.00	53,850.00	0.00	0.00	3.00	53,850.00	0	0.00
2751.	Manhole, 20-22	1	EA	$21,235.00	$ 21,235.00	1.00	21,235.00	0.00	0.00	1.00	21,235.00	0	0.00
2751.	Manhole, 24-26	1	EA	$24,500.00	$ 24,500.00	1.00	24,500.00	0.00	0.00	1.00	24,500.00	0	0.00

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2751.	Double Services	97	EA	$2,050.00	$ 198,850.00	97.00	198,850.00	0.00	0.00	97.00	198,850.00	0	0.00
2751.	Single Services	29	EA	$1,300.00	$ 37,700.00	29.00	37,700.00	0.00	0.00	29.00	37,700.00	0	0.00
2751.	8" SDR 26, 6-8	1201	LF	$29.65	$ 35,609.65	1,201.00	35,609.65	0.00	0.00	1,201.00	35,609.65	0	0.00
2751.	8" SDR 26, 8-10	1737	LF	$31.65	$ 54,976.05	1,737.00	54,976.05	0.00	0.00	1,737.00	54,976.05	0	0.00
2751.	8" SDR 26, 10-12	1509	LF	$33.65	$ 50,777.85	1,509.00	50,777.85	0.00	0.00	1,509.00	50,777.85	0	0.00
2751.	8" SDR 26, 12-14	61	LF	$35.65	$ 2,174.65	61.00	2,174.65	0.00	0.00	61.00	2,174.65	0	0.00
2751.	8" SDR 26, 14-16	1484	LF	$39.65	$ 58,840.60	1,484.00	58,840.60	0.00	0.00	1,484.00	58,840.60	0	0.00
2751.	8" SDR 26, 16-18	441	LF	$44.65	$ 19,690.65	441.00	19,690.65	0.00	0.00	441.00	19,690.65	0	0.00
2751.	8" SDR 26, 20-22	538	LF	$54.65	$ 29,401.70	538.00	29,401.70	0.00	0.00	538.00	29,401.70	0	0.00
2751.	8" SDR 26, 22-24	176	LF	$65.00	$ 11,440.00	176.00	11,440.00	0.00	0.00	176.00	11,440.00	0	0.00
2751.	TV Inspection	1	LS	$36,000.00	$ 36,000.00	1.00	36,000.00	0.00	0.00	1.00	36,000.00	0	0.00
2751.	Air Testing	1	LS	$15,000.00	$ 15,000.00	1.00	15,000.00	0.00	0.00	1.00	15,000.00	0	0.00
	Total Sanitary Sewer				**$ 909,326.15**		**909,326.15**		**0.00**		**909,326.15**		**0.00**
	Liftstation												
2836.	Lift station	1	LS	$426,850.00	$ 426,850.00	1.00	426,850.00	0.00	0.00	1.00	426,850.00	0	0.00
2836.	6" DR18 PVC	2163	LF	$24.00	$ 51,912.00	2,163.00	51,912.00	0.00	0.00	2,163.00	51,912.00	0	0.00
2836.	6" Bell Restraints	98	EA	$105.00	$ 10,290.00	98.00	10,290.00	0.00	0.00	98.00	10,290.00	0	0.00
2836.	6" 45 Bend	38	EA	$950.00	$ 36,100.00	38.00	36,100.00	0.00	0.00	38.00	36,100.00	0	0.00
2836.	6" 22.5 Bend	3	EA	$950.00	$ 2,850.00	3.00	2,850.00	0.00	0.00	3.00	2,850.00	0	0.00
2836.	6" Gate Valve	2	EA	$2,230.00	$ 4,460.00	2.00	4,460.00	0.00	0.00	2.00	4,460.00	0	0.00
2836.	Pressure Testing	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
2836.	Pigging	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
	Total Liftstation				**$ 540,462.00**		**540,462.00**		**0.00**		**540,462.00**		**0.00**
	Storm Drains												
3001.	18" HP, 0-6	1205	LF	$42.00	$ 50,610.00	1,205.00	50,610.00	0.00	0.00	1,205.00	50,610.00	0	0.00
3001.	18" HP, 6-8	235	LF	$42.00	$ 9,870.00	235.00	9,870.00	0.00	0.00	235.00	9,870.00	0	0.00
3001.	18" HP, 8-10	440	LF	$45.00	$ 19,800.00	440.00	19,800.00	0.00	0.00	440.00	19,800.00	0	0.00
3001.	24" HP, 0-6	248	LF	$56.45	$ 13,999.60	248.00	13,999.60	0.00	0.00	248.00	13,999.60	0	0.00
3001.	24" HP, 6-8	843	LF	$56.45	$ 47,587.35	843.00	47,587.35	0.00	0.00	843.00	47,587.35	0	0.00
3001.	24" HP, 10-12	177	LF	$61.45	$ 10,876.65	177.00	10,876.65	0.00	0.00	177.00	10,876.65	0	0.00
3001.	30" HP, 0-6	84	LF	$83.15	$ 6,984.60	84.00	6,984.60	0.00	0.00	84.00	6,984.60	0	0.00
3001.	30" HP, 6-8	1013	LF	$83.15	$ 84,230.95	1,013.00	84,230.95	0.00	0.00	1,013.00	84,230.95	0	0.00
3001.	30" HP, 8-10	462	LF	$86.15	$ 39,801.30	462.00	39,801.30	0.00	0.00	462.00	39,801.30	0	0.00
3001.	36" HP, 6-8	746	LF	$92.20	$ 68,781.20	746.00	68,781.20	0.00	0.00	746.00	68,781.20	0	0.00
3001.	36" HP, 8-10	252	LF	$95.20	$ 23,990.40	252.00	23,990.40	0.00	0.00	252.00	23,990.40	0	0.00
3001.	42" HP,6-8	331	LF	$114.00	$ 37,734.00	331.00	37,734.00	0.00	0.00	331.00	37,734.00	0	0.00
3001.	TV Inspection	1	LS	$35,000.00	$ 35,000.00	1.00	35,000.00	0.00	0.00	1.00	35,000.00	0	0.00
3001.	Type P-3 Inlet, 0-6	21	EA	$6,330.00	$ 132,930.00	21.00	132,930.00	0.00	0.00	21.00	132,930.00	0	0.00
3001.	Type P-3 Inlet, 6-8	6	EA	$8,075.00	$ 48,450.00	6.00	48,450.00	0.00	0.00	6.00	48,450.00	0	0.00
3001.	Type P-3 Inlet, 8-10	2	EA	$7,565.00	$ 15,130.00	2.00	15,130.00	0.00	0.00	2.00	15,130.00	0	0.00
3001.	Type P-4 Inlet, 0-6	11	EA	$6,850.00	$ 75,350.00	11.00	75,350.00	0.00	0.00	11.00	75,350.00	0	0.00
3001.	Manhole, 0-6	4	EA	$5,780.00	$ 23,120.00	4.00	23,119.99	0.00	0.01	4.00	23,120.00	0	0.00
3001.	Manhole, 6-8	1	EA	$5,980.00	$ 5,980.00	1.00	5,980.00	0.00	0.00	1.00	5,980.00	0	0.00
3001.	Manhole, 8-10	1	EA	$8,465.00	$ 8,465.00	1.00	8,465.00	0.00	0.00	1.00	8,465.00	0	0.00
3001.	Manhole, 10-12	3	EA	$6,580.00	$ 19,740.00	3.00	19,740.00	0.00	0.00	3.00	19,740.00	0	0.00
3001.	5' Bubble Box	2	EA	$6,200.00	$ 12,400.00	2.00	12,400.00	0.00	0.00	2.00	12,400.00	0	0.00
3001.	Type V Inlet, 6-8	1	EA	$10,610.00	$ 10,610.00	1.00	10,610.00	0.00	0.00	1.00	10,610.00	0	0.00
	Total Storms Drains				**$ 801,441.05**		**801,441.05**		**0.00**		**801,441.05**		**0.00**
	Change Order # 1												
3001.	Modify Sewer Structure 61	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3001.	Modify Storm Structure 58	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Modify Storm Structure 100	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Modify Storm Structure 10	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Brick Up Storm Structure 58	1	LS	$750.00	$ 750.00	1.00	750.00	0.00	0.00	1.00	750.00	0	0.00
3001.	18" ADS	207	LF	$42.00	$ 8,694.00	207.00	8,694.00	0.00	0.00	207.00	8,694.00	0	0.00
3001.	24" ADS	130	LF	$56.45	$ 7,338.50	130.00	7,338.50	0.00	0.00	130.00	7,338.50	0	0.00
3001.	30" ADS	44	LF	$83.15	$ 3,658.60	44.00	3,658.60	0.00	0.00	44.00	3,658.60	0	0.00
	Total Change Order # 1				**$ 28,441.10**		**28,441.10**		**0.00**		**28,441.10**		**0.00**
	Change Order # 2												
2120.	Surveyor, locating reuse line on	40	HR	$75.00	$ 3,000.00	40.00	3,000.00	0.00	0.00	40.00	3,000.00	0	0.00
	Total Change Order # 2				**$ 3,000.00**		**3,000.00**		**0.00**		**3,000.00**		**0.00**
	Change Order # 3												
2851.	Reuse Services at Lift Station	1	EA	$2,400.00	$ 2,400.00	1.00	2,400.00	0.00	0.00	1.00	2,400.00	0	0.00
	Total Change Order # 3				**$ 2,400.00**		**2,400.00**		**0.00**		**2,400.00**		**0.00**
	Change Order # 4												
3735.	2" Reuse Services	1	EA	$2,795.00	$ 2,795.00	1.00	2,795.00	0.00	0.00	1.00	2,795.00	0	0.00
	Total Change Order # 4				**$ 2,795.00**		**2,795.00**		**0.00**		**2,795.00**		**0.00**
TOTAL					**2,413,715.30**		**2,413,715.30**		**0.00**		**2,413,715.30**		**0.00**

Contractor's Certificate and Application for Retainage

Contract For:
To Owner:
Lennar - Orlando Division
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821

Project Location:
Hunt Club

Lake Wales, FL

Contract #: 32797194
Application #: Retainage #1
Billing Period Ending: 02/24/2026
Contract Date: 10/02/2024
State Project #:
Architect Project #: Contract #32797194

From Contractor:
863-439-4655
Martin Construction Inc. dba Martin Paving
PO Box 332
Lake Hamilton, FL 33851-0332

Architect:
David Schmitt Engineering, Inc.
12301 Lake Underhill Road
Suite 241
Orlando, FL 32828

Copies Distributed To:
☒ Owner
☐ Contractor
☐ Architect

CONTRACTOR'S CERTIFICATE AND APPLICATION FOR PAYMENT
This application is made for payment, as requested below, in connection with the above contracct for work. See Schedule of Work attached as Exhibit A.

1. INITIAL CONTRACT AMOUNT: $ 2,377,079.20
2. APPROVED CHANGE ORDERS (impacting initial contract amount): $36,636.10
3. CURRENT CONTRACT VALUE (Line 1 PLUS Line 2): $ 2,413,715.30
4. TOTAL COMPLETED WORK & STORED MATERIALS TO DATE: $ 2,413,715.30
   (Total from Column G, Exhibit A)
5. CONTRACT RETAINAGE/RETENTION:
   a. 5 % of Work Completed $ 120,685.77
   (Total of Columns D PLUS E from Exhibit A)
   b. 5 % of Stored Material(s) $ -
   (Total of Column F from Exhibit A)
   Total Retainage/Retention (Line 5a PLUS 5b) or
   c. Total of Column I from Exhibit A (if variable) $ 120,685.77
6. TOTAL EARNED MINUS RETAINAGE/RETENTION: $ 2,293,029.53
   (Total of Line 4 MINUS Line 5)
7. MINUS PREVIOUS APPLICATION FOR PAYMENT: $ 2,172,343.76
   (Line 6 from prior Certificate and Application for Payment)
8. **CURRENT PAYMENT AMOUNT REQUESTED:** $ 120,685.77
9. BALANCE OF CONTRACT TO FINISH, INCLUDING RETAINAGE/RETENTION:
   (Line 3 MINUS Line 6) $ 120,685.77

SUMMARY OF APPROVED CHANGE ORDERS:	ADDITIONS	DEDUCTIONS
Change orders previously approved	$36,636.10	$0.00
Change orders approved this billing period	$0.00	$0.00
Total approved to date	$36,636.10	$0.00
Net	$36,636.10	

CONTRACTOR'S CERTIFICATION:
Contractor hereby certifies that, to the best of contractor's knowledge, (1) the Work, as set forth in the Schedule of Work attached hereto as EXHIBIT A, has been completed in accordance with the contract, (2) Contractor has or will pay amounts due to contractors, material and/or equipment suppliers, and other parties who have provided work, labor, materials or services for Work under previous Applications for Payment, and (3) unless otherwise specified in the Architects' Certification, the Current Payment Amount is now due and payable.

Contractor: Martin Construction Inc. dba Martin Paving
By: _____ Date: 2/24/2026
(Duly Authorized Agent)
State of: **Florida**
County of: **Polk**

Subscribed and sworn to before me this

Twenty-fourth day of February, 2026

Notary Public: **Ryan O'Leary**
My Commission expires: **3/4/2028**

Notary Public State of Florida
Ryan O'Leary
My Commission HH 499209
Expires 3/4/2028

ARCHITECT'S CERTIFICATION:
Architect hereby certifies that Architect has reviewed this Certificate and Application for Payment and the data comprising said Application, including the Contract, and has conducted an on-site assessment of the Work, and that, to the best of Architect's knowledge, Contractor's representations herein regarding the status and quality of the Work are true and accurate, unless otherwise described in a document attachment hereto. Architect further certifies that, in accordance with this Application and the contract, contractor is entitled to the following payment.

AMOUNT CERTIFIED _____
(An explanation will be attached if the amount certified is different from the amount applied for. All amounts on this application and on Exhibit A - Shchedule of Work will be changed and initialed to conform to the revised amount certified.
ARCHITECT: _____

By: _____ _____
(Duly Authorized Agent)

Contractor is only entitled to the Certified Amount, which is payable only to the contractor.

SECTION ii

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") does hereby sell, convey, and transfer to the **CITY OF LAKE WALES,** a Florida municipal corporation (hereinafter referred to as the "City") all its right, title, and interest in and to public improvements identified on Exhibit "A", to have and to hold by the City, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The District covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

The District represents that the Public Improvements transferred to the District have a cost of at least $540,462.00.

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

IN WITNESS WHEREOF, District has executed these presents this _____ day of _____, 2026.

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

Witnesses:

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of **HUNT CLUB GROVES COMMUNITY DEVELOPMENT DISTRICT**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

Tract J (Lift Station), of HUNT CLUB AT LAKE WALES SOUTH PHASE 1, according to the plat thereof as recorded in Plat Book 215, Pages 35 through 40, inclusive, of the Public Records of Polk County, Florida.

Docusign Envelope ID: 65F0BBCD-FF05-4D04-9688-94D6EFECCCCF

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32797194

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE	RETENTION	NET DUE	REMAINING ON CONTRACT
No.	Description	Amount	Cost Code		Amount		Amount	Amount			Amount
Application For Payment Summary											
	Survey Staking	$ 70,350.00	2120		$ 70,350.00		$ -	$ 70,350.00			0.00
	Clear and Grubb	$ 5,500.00	2655		$ 5,500.00		$ -	$ 5,500.00			0.00
	Mobilization	$ 50,000.00	2745		$ 50,000.00		$ -	$ 50,000.00			0.00
	Sanitary Sewer	$ 909,326.15	2751		$ 909,326.15		$ (0.00)	$ 909,326.15			0.00
	Liftstation	$ 540,462.00	2836		$ 540,462.00		$ -	$ 540,462.00			0.00
	Storms Drains	$ 801,441.05	3001		$ 801,441.05		$ 0.00	$ 801,441.05			0.00
	Change Order # 1	$ 28,441.10	3001		$ 28,441.10		$ -	$ 28,441.10			0.00
	Change Order # 2	$ 3,000.00	2120		$ 3,000.00		$ -	$ 3,000.00			0.00
	Change Order # 3	$ 2,400.00	2851		$ 2,400.00		$ -	$ 2,400.00			0.00
	Change Order # 4	$ 2,795.00	3735		$ 2,795.00		$ -	$ 2,795.00			0.00
TOTAL		$ 2,413,715.30			2,413,715.30		0.00	2,413,715.30	0.00	0.00	0.00

VENDOR: 18352821 CONTRACT # 32797194
Martin Paving
INV.DATE: 2/25/2026 INV.# MCI22526HC1 APPL # 10
(Relainage #1)
DESCRIPTION: **Hunt Club Groves South Ph 1 Sanitary Sewer, Liftstation, Storms**

ACCT# 1116003 ACCT. DATE: 2/25/26

Field Approval	Checked By	Office Approval	Entered By	Deduction of 5% Retention	$ 120,685.77
			Bridget O'Leary	Total Due To-Date	$ 2,293,029.54
				Previous Application	$ 2,172,343.76
Date:	Date:	Date:	Date: 2/24/2026	Balance Due This Application	$ 120,685.78

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	Hunt Club Groves												
	Survey Staking												
2120.	Survey	1	LS	$70,350.00	$ 70,350.00	1.00	70,350.00	0.00	0.00	1.00	70,350.00	0	0.00
	Total Survey				**$ 70,350.00**		**70,350.00**		**0.00**		**70,350.00**		**0.00**
	Clear & Grubb												
2655.	Construction Entrance	1	LS	$5,500.00	$ 5,500.00	1.00	5,500.00		0.00	1.00	5,500.00	0	0.00
	Total Clear & Grubb				**$ 5,500.00**		**5,500.00**		**0.00**		**5,500.00**		**0.00**
	Mobilization												
2745.	Mobilization	1	LS	$50,000.00	$ 50,000.00	1.00	50,000.00	0.00	0.00	1.00	50,000.00	0	0.00
	Total Mobilization				**$ 50,000.00**		**50,000.00**		**0.00**		**50,000.00**		**0.00**
	Sanitary Sewer												
2751.	Manhole, 0-6	3	EA	$6,225.00	$ 18,675.00	3.00	18,675.00	0.00	0.00	3.00	18,675.00	0	0.00
2751.	Manhole, 6-8	4	EA	$7,885.00	$ 31,540.00	4.00	31,540.00	0.00	0.00	4.00	31,540.00	0	0.00
2751.	Manhole, 8-10	8	EA	$8,830.00	$ 70,640.00	8.00	70,640.00	0.00	0.00	8.00	70,640.00	0	0.00
2751.	Manhole, 10-12	4	EA	$10,190.00	$ 40,760.00	4.00	40,760.00	0.00	0.00	4.00	40,760.00	0	0.00
2751.	Manhole, 12-14	3	EA	$16,100.00	$ 48,300.00	3.00	48,300.00	0.00	0.00	3.00	48,300.00	0	0.00
2751.	Manhole, 14-16	3	EA	$16,455.00	$ 49,365.00	3.00	49,365.00	0.00	0.00	3.00	49,365.00	0	0.00
2751.	Manhole, 16-18	3	EA	$17,950.00	$ 53,850.00	3.00	53,850.00	0.00	0.00	3.00	53,850.00	0	0.00
2751.	Manhole, 20-22	1	EA	$21,235.00	$ 21,235.00	1.00	21,235.00	0.00	0.00	1.00	21,235.00	0	0.00
2751.	Manhole, 24-26	1	EA	$24,500.00	$ 24,500.00	1.00	24,500.00	0.00	0.00	1.00	24,500.00	0	0.00

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2751.	Double Services	97	EA	$2,050.00	$ 198,850.00	97.00	198,850.00	0.00	0.00	97.00	198,850.00	0	0.00
2751.	Single Services	29	EA	$1,300.00	$ 37,700.00	29.00	37,700.00	0.00	0.00	29.00	37,700.00	0	0.00
2751.	8" SDR 26, 6-8	1201	LF	$29.65	$ 35,609.65	1,201.00	35,609.65	0.00	0.00	1,201.00	35,609.65	0	0.00
2751.	8" SDR 26, 8-10	1737	LF	$31.65	$ 54,976.05	1,737.00	54,976.05	0.00	0.00	1,737.00	54,976.05	0	0.00
2751.	8" SDR 26, 10-12	1509	LF	$33.65	$ 50,777.85	1,509.00	50,777.85	0.00	0.00	1,509.00	50,777.85	0	0.00
2751.	8" SDR 26, 12-14	61	LF	$35.65	$ 2,174.65	61.00	2,174.65	0.00	0.00	61.00	2,174.65	0	0.00
2751.	8" SDR 26, 14-16	1484	LF	$39.65	$ 58,840.60	1,484.00	58,840.60	0.00	0.00	1,484.00	58,840.60	0	0.00
2751.	8" SDR 26, 16-18	441	LF	$44.65	$ 19,690.65	441.00	19,690.65	0.00	0.00	441.00	19,690.65	0	0.00
2751.	8" SDR 26, 20-22	538	LF	$54.65	$ 29,401.70	538.00	29,401.70	0.00	0.00	538.00	29,401.70	0	0.00
2751.	8" SDR 26, 22-24	176	LF	$65.00	$ 11,440.00	176.00	11,440.00	0.00	0.00	176.00	11,440.00	0	0.00
2751.	TV Inspection	1	LS	$36,000.00	$ 36,000.00	1.00	36,000.00	0.00	0.00	1.00	36,000.00	0	0.00
2751.	Air Testing	1	LS	$15,000.00	$ 15,000.00	1.00	15,000.00	0.00	0.00	1.00	15,000.00	0	0.00
	Total Sanitary Sewer				**$ 909,326.15**		**909,326.15**		**0.00**		**909,326.15**		**0.00**
	Liftstation												
2836.	Lift station	1	LS	$426,850.00	$ 426,850.00	1.00	426,850.00	0.00	0.00	1.00	426,850.00	0	0.00
2836.	6" DR18 PVC	2163	LF	$24.00	$ 51,912.00	2,163.00	51,912.00	0.00	0.00	2,163.00	51,912.00	0	0.00
2836.	6" Bell Restraints	98	EA	$105.00	$ 10,290.00	98.00	10,290.00	0.00	0.00	98.00	10,290.00	0	0.00
2836.	6" 45 Bend	38	EA	$950.00	$ 36,100.00	38.00	36,100.00	0.00	0.00	38.00	36,100.00	0	0.00
2836.	6" 22.5 Bend	3	EA	$950.00	$ 2,850.00	3.00	2,850.00	0.00	0.00	3.00	2,850.00	0	0.00
2836.	6" Gate Valve	2	EA	$2,230.00	$ 4,460.00	2.00	4,460.00	0.00	0.00	2.00	4,460.00	0	0.00
2836.	Pressure Testing	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
2836.	Pigging	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
	Total Liftstation				**$ 540,462.00**		**540,462.00**		**0.00**		**540,462.00**		**0.00**
	Storm Drains												
3001.	18" HP, 0-6	1205	LF	$42.00	$ 50,610.00	1,205.00	50,610.00	0.00	0.00	1,205.00	50,610.00	0	0.00
3001.	18" HP, 6-8	235	LF	$42.00	$ 9,870.00	235.00	9,870.00	0.00	0.00	235.00	9,870.00	0	0.00
3001.	18" HP, 8-10	440	LF	$45.00	$ 19,800.00	440.00	19,800.00	0.00	0.00	440.00	19,800.00	0	0.00
3001.	24" HP, 0-6	248	LF	$56.45	$ 13,999.60	248.00	13,999.60	0.00	0.00	248.00	13,999.60	0	0.00
3001.	24" HP, 6-8	843	LF	$56.45	$ 47,587.35	843.00	47,587.35	0.00	0.00	843.00	47,587.35	0	0.00
3001.	24" HP, 10-12	177	LF	$61.45	$ 10,876.65	177.00	10,876.65	0.00	0.00	177.00	10,876.65	0	0.00
3001.	30" HP, 0-6	84	LF	$83.15	$ 6,984.60	84.00	6,984.60	0.00	0.00	84.00	6,984.60	0	0.00
3001.	30" HP, 6-8	1013	LF	$83.15	$ 84,230.95	1,013.00	84,230.95	0.00	0.00	1,013.00	84,230.95	0	0.00
3001.	30" HP, 8-10	462	LF	$86.15	$ 39,801.30	462.00	39,801.30	0.00	0.00	462.00	39,801.30	0	0.00
3001.	36" HP, 6-8	746	LF	$92.20	$ 68,781.20	746.00	68,781.20	0.00	0.00	746.00	68,781.20	0	0.00
3001.	36" HP, 8-10	252	LF	$95.20	$ 23,990.40	252.00	23,990.40	0.00	0.00	252.00	23,990.40	0	0.00
3001.	42" HP,6-8	331	LF	$114.00	$ 37,734.00	331.00	37,734.00	0.00	0.00	331.00	37,734.00	0	0.00
3001.	TV Inspection	1	LS	$35,000.00	$ 35,000.00	1.00	35,000.00	0.00	0.00	1.00	35,000.00	0	0.00
3001.	Type P-3 Inlet, 0-6	21	EA	$6,330.00	$ 132,930.00	21.00	132,930.00	0.00	0.00	21.00	132,930.00	0	0.00
3001.	Type P-3 Inlet, 6-8	6	EA	$8,075.00	$ 48,450.00	6.00	48,450.00	0.00	0.00	6.00	48,450.00	0	0.00
3001.	Type P-3 Inlet, 8-10	2	EA	$7,565.00	$ 15,130.00	2.00	15,130.00	0.00	0.00	2.00	15,130.00	0	0.00
3001.	Type P-4 Inlet, 0-6	11	EA	$6,850.00	$ 75,350.00	11.00	75,350.00	0.00	0.00	11.00	75,350.00	0	0.00
3001.	Manhole, 0-6	4	EA	$5,780.00	$ 23,120.00	4.00	23,119.99	0.00	0.01	4.00	23,120.00	0	0.00
3001.	Manhole, 6-8	1	EA	$5,980.00	$ 5,980.00	1.00	5,980.00	0.00	0.00	1.00	5,980.00	0	0.00
3001.	Manhole, 8-10	1	EA	$8,465.00	$ 8,465.00	1.00	8,465.00	0.00	0.00	1.00	8,465.00	0	0.00
3001.	Manhole, 10-12	3	EA	$6,580.00	$ 19,740.00	3.00	19,740.00	0.00	0.00	3.00	19,740.00	0	0.00
3001.	5' Bubble Box	2	EA	$6,200.00	$ 12,400.00	2.00	12,400.00	0.00	0.00	2.00	12,400.00	0	0.00
3001.	Type V Inlet, 6-8	1	EA	$10,610.00	$ 10,610.00	1.00	10,610.00	0.00	0.00	1.00	10,610.00	0	0.00
	Total Storms Drains				**$ 801,441.05**		**801,441.05**		**0.00**		**801,441.05**		**0.00**
	Change Order # 1												
3001.	Modify Sewer Structure 61	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3001.	Modify Storm Structure 58	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Modify Storm Structure 100	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Modify Storm Structure 10	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Brick Up Storm Structure 58	1	LS	$750.00	$ 750.00	1.00	750.00	0.00	0.00	1.00	750.00	0	0.00
3001.	18" ADS	207	LF	$42.00	$ 8,694.00	207.00	8,694.00	0.00	0.00	207.00	8,694.00	0	0.00
3001.	24" ADS	130	LF	$56.45	$ 7,338.50	130.00	7,338.50	0.00	0.00	130.00	7,338.50	0	0.00
3001.	30" ADS	44	LF	$83.15	$ 3,658.60	44.00	3,658.60	0.00	0.00	44.00	3,658.60	0	0.00
	Total Change Order # 1				**$ 28,441.10**		**28,441.10**		**0.00**		**28,441.10**		**0.00**
	Change Order # 2												
2120.	Surveyor, locating reuse line on	40	HR	$75.00	$ 3,000.00	40.00	3,000.00	0.00	0.00	40.00	3,000.00	0	0.00
	Total Change Order # 2				**$ 3,000.00**		**3,000.00**		**0.00**		**3,000.00**		**0.00**
	Change Order # 3												
2851.	Reuse Services at Lift Station	1	EA	$2,400.00	$ 2,400.00	1.00	2,400.00	0.00	0.00	1.00	2,400.00	0	0.00
	Total Change Order # 3				**$ 2,400.00**		**2,400.00**		**0.00**		**2,400.00**		**0.00**
	Change Order # 4												
3735.	2" Reuse Services	1	EA	$2,795.00	$ 2,795.00	1.00	2,795.00	0.00	0.00	1.00	2,795.00	0	0.00
	Total Change Order # 4				**$ 2,795.00**		**2,795.00**		**0.00**		**2,795.00**		**0.00**
TOTAL					**2,413,715.30**		**2,413,715.30**		**0.00**		**2,413,715.30**		**0.00**

Contractor's Certificate and Application for Retainage

Contract For:
To Owner:
Lennar - Orlando Division
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821

Project Location:
Hunt Club

Lake Wales, FL

Contract #: 32797194
Application #: Retainage #1
Billing Period Ending: 02/24/2026
Contract Date: 10/02/2024
State Project #:
Architect Project #: Contract #32797194

From Contractor:
863-439-4655
Martin Construction Inc. dba Martin Paving
PO Box 332
Lake Hamilton, FL 33851-0332

Architect:
David Schmitt Engineering, Inc.
12301 Lake Underhill Road
Suite 241
Orlando, FL 32828

Copies Distributed To:
☒ Owner
☐ Contractor
☐ Architect

CONTRACTOR'S CERTIFICATE AND APPLICATION FOR PAYMENT
This application is made for payment, as requested below, in connection with the above contracct for work. See Schedule of Work attached as Exhibit A.

1. INITIAL CONTRACT AMOUNT:		$ 2,377,079.20
2. APPROVED CHANGE ORDERS (impacting initial contract amount):		$36,636.10
3. CURRENT CONTRACT VALUE (Line 1 PLUS Line 2):		$ 2,413,715.30
4. TOTAL COMPLETED WORK & STORED MATERIALS TO DATE: (Total from Column G, Exhibit A)		$ 2,413,715.30
5. CONTRACT RETAINAGE/RETENTION:		
a. 5 % of Work Completed (Total of Columns D PLUS E from Exhibit A)	$ 120,685.77	
b. 5 % of Stored Material(s) (Total of Column F from Exhibit A)	$ -	
Total Retainage/Retention (Line 5a PLUS 5b) or c. Total of Column I from Exhibit A (if variable)		$ 120,685.77
6. TOTAL EARNED MINUS RETAINAGE/RETENTION: (Total of Line 4 MINUS Line 5)		$ 2,293,029.53
7. MINUS PREVIOUS APPLICATION FOR PAYMENT: (Line 6 from prior Certificate and Application for Payment)		$ 2,172,343.76
8. CURRENT PAYMENT AMOUNT REQUESTED:		**$ 120,685.77**
9. BALANCE OF CONTRACT TO FINISH, INCLUDING RETAINAGE/RETENTION: (Line 3 MINUS Line 6)	$ 120,685.77	

SUMMARY OF APPROVED CHANGE ORDERS:	ADDITIONS	DEDUCTIONS
Change orders previously approved	$36,636.10	$0.00
Change orders approved this billing period	$0.00	$0.00
Total approved to date	$36,636.10	$0.00
Net	$36,636.10	

CONTRACTOR'S CERTIFICATION:
Contractor hereby certifies that, to the best of contractor's knowledge, (1) the Work, as set forth in the Schedule of Work attached hereto as EXHIBIT A, has been completed in accordance with the contract, (2) Contractor has or will pay amounts due to contractors, material and/or equipment suppliers, and other parties who have provided work, labor, materials or services for Work under previous Applications for Payment, and (3) unless otherwise specified in the Architects' Certification, the Current Payment Amount is now due and payable.

Contractor: Martin Construction Inc. dba Martin Paving
By: _____ Date: 2/24/2026
(Duly Authorized Agent)
State of: **Florida**
County of: **Polk**

Subscribed and sworn to before me this
Twenty-fourth day of February, 2026
Notary Public: **Ryan O'Leary**
My Commission expires: **3/4/2028**

Notary Public State of Florida
Ryan O'Leary
My Commission HH 499209
Expires 3/4/2028

ARCHITECT'S CERTIFICATION:
Architect hereby certifies that Architect has reviewed this Certificate and Application for Payment and the data comprising said Application, including the Contract, and has conducted an on-site assessment of the Work, and that, to the best of Architect's knowledge, Contractor's representations herein regarding the status and quality of the Work are true and accurate, unless otherwise described in a document attachment hereto. Architect further certifies that, in accordance with this Application and the contract, contractor is entitled to the following payment.

AMOUNT CERTIFIED _____
(An explanation will be attached if the amount certified is different from the amount applied for. All amounts on this application and on Exhibit A - Shchedule of Work will be changed and initialed to conform to the revised amount certified.
ARCHITECT: _____
By: _____ _____
(Duly Authorized Agent)

Contractor is only entitled to the Certified Amount, which is payable only to the contractor.

SECTION iii

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), does hereby sell, convey, and transfer to **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District") all its right, title, and interest in and to public improvements identified on Exhibit "A", to have and to hold by the District, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

The Dedicator represents that the Public Improvements transferred to the District have a cost of at least $2,093,315.25.

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

IN WITNESS WHEREOF, Dedicator has executed these presents this _____ day of _____, 2026.

LENNAR HOMES LLC

Witnesses:

By: _____, its authorized agent.

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of _____, of **LENNAR HOMES, LLC**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

Tract K (Right of Way) of HUNT CLUB AT LAKE WALES SOUTH PHASE 1, according to the plat thereof as recorded in Plat Book 215, Pages 35 through 40, inclusive, of the Public Records of Polk County, Florida.

Docusign Envelope ID: 65F0BBCD-FF05-4D04-9688-94D6EFECCCCF

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32800186

No.	Description	CONTRACT AMOUNT Amount	Cost Code	PREVIOUSLY COMPLETED Amount	COMPLETED THIS INVOICE Amount	COMPLETED TO DATE Amount	RETENTION	NET DUE	REMAINING ON CONTRACT Amount
Application For Payment Summary									
	Grading	$ 262,260.00	2653	$ 262,260.00	$ -	$ 262,260.00			0.00
	Asphalt	$ 1,448,150.50	3279	$ 1,284,700.50	$ -	$ 1,284,700.50			163,450.00
	Off Tract	$ 491,353.50	3750	$ 491,353.50	$ -	$ 491,353.50			0.00
	Turf	$ 55,001.25	3554	$ 55,001.25	$ -	$ 55,001.25			0.00
TOTAL		$ 2,256,765.25		2,093,315.25	0.00	2,093,315.25	0.00	0.00	163,450.00

VENDOR: 18352821 CONTRACT # 32800186
Martin Paving
INV.DATE: 2/25/2026 INV.# MCI22526HC3 APPL.# 10
Retainage #1
DESCRIPTION: **Hunt Club Groves South Ph 1 Grading, Asphalt, off tract**

ACCT# 1116003 ACCT. DATE: 2/25/2026

Field Approval	Checked By	Office Approval	Entered By		
			Bridget O'Leary	Deduction of 5% Retention	$ 104,665.76
				Total Due To-Date	$ 1,988,649.49
				Previous Application	$ 1,776,576.81
Date:	Date:	Date:	Date: 2/24/2026	Balance Due This Application	$ 212,072.68

No.	Description	CONTRACT AMOUNT Qty	Unit	Price	Amount	PREVIOUSLY COMPLETED Qty	Amount	COMPLETED THIS INVOICE Qty	Amount	COMPLETED TO DATE Qty	Amount	REMAINING ON CONTRACT Qty	Amount
	Hunt Club Groves												
	Grading												
2655.	Grading	1	LS	$250,000.00	$ 250,000.00	1.00	250,000.00	0.00	0.00	1.00	250,000.00	0	0.00
2655.	Pull Well Shaft Bowels and Demo Well Building	1	LS	$12,260.00	$ 12,260.00	1.00	12,260.00	0.00	0.00	1.00	12,260.00	0	0.00
	Total Grading				**$ 262,260.00**		**262,260.00**		**0.00**		**262,260.00**		**0.00**
	Generic Asphalt												
3279.	1.5" Asphalt	21845	SY	$14.80	$ 323,306.00	21,845.00	323,306.00	0.00	0.00	21,845.00	323,306.00	0	0.00
3279.	8" Base	21965	SY	$17.40	$ 382,191.00	21,965.00	382,191.00	0.00	0.00	21,965.00	382,191.00	0	0.00
3279.	Stabilized	26430	SY	$7.95	$ 210,118.50	26,430.00	210,118.50	0.00	0.00	26,430.00	210,118.50	0	0.00
3279.	Miami Curb	13400	LF	$17.10	$ 229,140.00	13,400.00	229,140.00	0.00	0.00	13,400.00	229,140.00	0	0.00
3279.	Valley Curb	900	LF	$29.00	$ 26,100.00	900.00	26,100.00	0.00	0.00	900.00	26,100.00	0	0.00
3279.	D Curb	915	LF	$23.00	$ 21,045.00	915.00	21,045.00	0.00	0.00	915.00	21,045.00	0	0.00
3279.	Common Area Sidewalk	23350	SF	$7.00	$ 163,450.00		0.00	0.00	0.00	0.00	0.00	23,350	163,450.00
3279.	Handicap Ramps	29	EA	$1,200.00	$ 34,800.00	29.00	34,800.00	0.00	0.00	29.00	34,800.00	0	0.00
3279.	Striping	1	LS	$58,000.00	$ 58,000.00	1.00	58,000.00	0.00	0.00	1.00	58,000.00	0	0.00
	Total Asphalt Paving				**$ 1,448,150.50**		**1,284,700.50**		**0.00**		**1,284,700.50**		**163,450.00**
	Off Tract												
3750.	6" DR18	3400	LF	$24.00	$ 81,600.00	3,400.00	81,600.00	0.00	0.00	3,400.00	81,600.00	0	0.00
3750.	12"x6" Wet Tap	1	EA	$6,675.00	$ 6,675.00	1.00	6,675.00	0.00	0.00	1.00	6,675.00	0	0.00
3750.	6" Bell Restraints	56	EA	$105.00	$ 5,880.00	56.00	5,880.00	0.00	0.00	56.00	5,880.00	0	0.00
3750.	6" Gate Valve	9	EA	$2,230.00	$ 20,070.00	9.00	20,070.00	0.00	0.00	9.00	20,070.00	0	0.00
3750.	6" Tee	2	EA	$1,300.00	$ 2,600.00	2.00	2,600.00	0.00	0.00	2.00	2,600.00	0	0.00
3750.	6" 45 Bend	4	EA	$950.00	$ 3,800.00	4.00	3,800.00	0.00	0.00	4.00	3,800.00	0	0.00
3750.	Paved Driveway Crossing	2	EA	$6,500.00	$ 13,000.00	2.00	13,000.00	0.00	0.00	2.00	13,000.00	0	0.00
3750.	Dirt Road Crossing	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Sod, 11th St Only	5333	SY	$3.75	$ 19,998.75	5,333.00	19,998.75	0.00	0.00	5,333.00	19,998.75	0	0.00
3750.	Pressure Testing	1	LS	$7,000.00	$ 7,000.00	1.00	7,000.00	0.00	0.00	1.00	7,000.00	0	0.00
3750.	Pigging	1	LS	$7,000.00	$ 7,000.00	1.00	7,000.00	0.00	0.00	1.00	7,000.00	0	0.00
3750.	Maintenance of Traffic	1	LS	$8,500.00	$ 8,500.00	1.00	8,500.00	0.00	0.00	1.00	8,500.00	0	0.00

Docusign Envelope ID: 65F0BBCD-FF05-4D04-9688-94D6EFECCCCF

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32800186

No.	Description	CONTRACT AMOUNT Qty	Unit	Price	Amount	PREVIOUSLY COMPLETED Qty	Amount	COMPLETED THIS INVOICE Qty	Amount	COMPLETED TO DATE Qty	Amount	REMAINING ON CONTRACT Qty	Amount
3750.	10" Tie Into Existing Gate Valve	1	EA	$1,100.00	$ 1,100.00	1.00	1,100.00	0.00	0.00	1.00	1,100.00	0	0.00
3750.	10"x10" Wet Tap	1	EA	$9,400.00	$ 9,400.00	1.00	9,400.00	0.00	0.00	1.00	9,400.00	0	0.00
3750.	10"x8" Wet Tap	1	EA	$8,775.00	$ 8,775.00	1.00	8,775.00	0.00	0.00	1.00	8,775.00	0	0.00
3750.	10" DR18 PVC	2890	LF	$45.40	$ 131,206.00	2,890.00	131,206.00	0.00	0.00	2,890.00	131,206.00	0	0.00
3750.	10" Restraints	50	EA	$285.00	$ 14,250.00	50.00	14,250.00	0.00	0.00	50.00	14,250.00	0	0.00
3750.	10" 45 Bend	2	EA	$1,100.00	$ 2,200.00	2.00	2,200.00	0.00	0.00	2.00	2,200.00	0	0.00
3750.	10" Tee	1	EA	$2,010.00	$ 2,010.00	1.00	2,010.00	0.00	0.00	1.00	2,010.00	0	0.00
3750.	10" Gate Valve	6	EA	$4,660.00	$ 27,960.00	6.00	27,960.00	0.00	0.00	6.00	27,960.00	0	0.00
3750.	Paved, Open Cut	2	EA	$6,500.00	$ 13,000.00	2.00	13,000.00	0.00	0.00	2.00	13,000.00	0	0.00
3750.	Clay, Open Cut	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Sod	5422	SY	$3.75	$ 20,332.50	5,422.00	20,332.50	0.00	0.00	5,422.00	20,332.50	0	0.00
3750.	Pressure Testing	1	LS	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Pigging	1	LS	$6,500.00	$ 6,500.00	1.00	6,500.00	0.00	0.00	1.00	6,500.00	0	0.00
3750.	Bacteriological Testing	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
3750.	Jumper	1	EA	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Construction Meter	1	EA	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
3750.	10"x8" Tee	1	EA	$1,560.00	$ 1,560.00	1.00	1,560.00	0.00	0.00	1.00	1,560.00	0	0.00
3750.	8" Gate Valve	1	EA	$3,125.00	$ 3,125.00	1.00	3,125.00	0.00	0.00	1.00	3,125.00	0	0.00
3750.	Maintenance of Traffic	1	LS	$8,500.00	$ 8,500.00	1.00	8,500.00	0.00	0.00	1.00	8,500.00	0	0.00
3750.	16"x6" Wet Tap	1	EA	$6,855.00	$ 6,855.00	1.00	6,855.00	0.00	0.00	1.00	6,855.00	0	0.00
3750.	6" DR18 PVC	515	LF	$24.00	$ 12,360.00	515.00	12,360.00	0.00	0.00	515.00	12,360.00	0	0.00
3750.	6" Bell Restraints	10	EA	$105.00	$ 1,050.00	10.00	1,050.00	0.00	0.00	10.00	1,050.00	0	0.00
3750.	6" 45 Bend	4	EA	$510.00	$ 2,040.00	4.00	2,040.00	0.00	0.00	4.00	2,040.00	0	0.00
3750.	Sod	535	SY	$3.75	$ 2,006.25	535.00	2,006.25	0.00	0.00	535.00	2,006.25	0	0.00
3750.	Pressure Testing	1	LS	$3,500.00	$ 3,500.00	1.00	3,500.00	0.00	0.00	1.00	3,500.00	0	0.00
3750.	Pigging	1	LS	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Clay Road Crossing	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Jumper	1	EA	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Construction Meter	1	EA	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
	Total Off Tract				**$ 491,353.50**		**491,353.50**		**0.00**		**491,353.50**		**0.00**
	Turf												
3554.	Sod - BOC	14667	SY	$3.75	$ 55,001.25	14,667.00	55,001.25	0.00	0.00	14,667.00	55,001.25	0	0.00
	Total Turf				**$ 55,001.25**		**55,001.25**		**0.00**		**55,001.25**		**0.00**
TOTAL					**2,256,765.25**		**2,093,315.25**		**0.00**		**2,093,315.25**		**163,450.00**

Contractor's Certificate and Application for Retainage

Contract For:
To Owner:
Lennar - Orlando Division
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821

Project Location:
Hunt Club

Lake Wales, FL

Contract #: 32800186
Application #: Retainage #1
Billing Period Ending: 02/24/2026
Contract Date: 10/02/2024
State Project #:
Architect Project #: Contract #32800186

From Contractor:
863-439-4655
Martin Construction Inc. dba Martin Paving
PO Box 332
Lake Hamilton, FL 33851-0332

Architect:
David Schmitt Engineering, Inc.
12301 Lake Underhill Road
Suite 241
Orlando, FL 32828

Copies Distributed To:
☐ Owner
☒ Contractor
☐ Architect

CONTRACTOR'S CERTIFICATE AND APPLICATION FOR PAYMENT
This application is made for payment, as requested below, in connection with the above contracct for work. See Schedule of Work attached as Exhibit A.

1. INITIAL CONTRACT AMOUNT: $ 2,256,765.25
2. APPROVED CHANGE ORDERS (impacting initial contract amount): $ -
3. CURRENT CONTRACT VALUE (Line 1 PLUS Line 2): $ 2,256,765.25
4. TOTAL COMPLETED WORK & STORED MATERIALS TO DATE: $ 2,093,315.25
   (Total from Column G, Exhibit A)
5. CONTRACT RETAINAGE/RETENTION:
   a. 5 % of Work Completed $ 104,665.76
   (Total of Columns D PLUS E from Exhibit A)
   b. 5 % of Stored Material(s) $ -
   (Total of Column F from Exhibit A)
   Total Retainage/Retention (Line 5a PLUS 5b) or
   c. Total of Column I from Exhibit A (if variable) $ 104,665.76
6. TOTAL EARNED MINUS RETAINAGE/RETENTION: $ 1,988,649.49
   (Total of Line 4 MINUS Line 5)
7. MINUS PREVIOUS APPLICATION FOR PAYMENT: $ 1,776,576.81
   (Line 6 from prior Certificate and Application for Payment)
8. **CURRENT PAYMENT AMOUNT REQUESTED:** $ 212,072.68
9. BALANCE OF CONTRACT TO FINISH, INCLUDING RETAINAGE/RETENTION:
   (Line 3 MINUS Line 6) $ 268,115.76

SUMMARY OF APPROVED CHANGE ORDERS:	ADDITIONS	DEDUCTIONS
Change orders previously approved	$0.00	$0.00
Change orders approved this billing period	$0.00	$0.00
Total approved to date	$0.00	$0.00
Net	$0.00	

CONTRACTOR'S CERTIFICATION:
Contractor hereby certifies that, to the best of contractor's knowledge, (1) the Work, as set forth in the Schedule of Work attached hereto as EXHIBIT A, has been completed in accordance with the contract, (2) Contractor has or will pay amounts due to contractors, material and/or equipment suppliers, and other parties who have provided work, labor, materials or services for Work under previous Applications for Payment, and (3) unless otherwise specified in the Architects' Certification, the Current Payment Amount is now due and payable.

Contractor: Martin Construction Inc. dba Martin Paving
By: _____ Date: 2/24/2026
(Duly Authorized Agent)
State of: **Florida**
County of: **Polk**

Subscribed and sworn to before me this

Twenty-fourth day of February, 2026

Notary Public: **Ryan O'Leary**
My Commission expires: **3/4/2028**

Notary Public State of Florida
Ryan O'Leary
My Commission HH 499209
Expires 3/4/2028

ARCHITECT'S CERTIFICATION:
Architect hereby certifies that Architect has reviewed this Certificate and Application for Payment and the data comprising said Application, including the Contract, and has conducted an on-site assessment of the Work, and that, to the best of Architect's knowledge, Contractor's representations herein regarding the status and quality of the Work are true and accurate, unless otherwise described in a document attachment hereto. Architect further certifies that, in accordance with this Application and the contract, contractor is entitled to the following payment.

AMOUNT CERTIFIED _____
(An explanation will be attached if the amount certified is different from the amount applied for. All amounts on this application and on Exhibit A - Shchedule of Work will be changed and initialed to conform to the revised amount certified.
ARCHITECT:

_____

By: _____ _____
(Duly Authorized Agent)

Contractor is only entitled to the Certified Amount, which is payable only to the contractor.

SECTION iv

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") does hereby sell, convey, and transfer to the **CITY OF LAKE WALES,** a Florida municipal corporation (hereinafter referred to as the "City") all its right, title, and interest in and to public improvements identified on Exhibit "A", to have and to hold by the City, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The District covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

The District represents that the Public Improvements transferred to the City have a cost of at least $2,093,315.25.

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

IN WITNESS WHEREOF, District has executed these presents this _____ day of _____, 2026.

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

Witnesses:

_____
Witness Signature
Print Name: _____
Address:_____

By:_____
Name:
Title:

_____
Witness Signature
Print Name:_____
Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of **HUNT CLUB GROVES COMMUNITY DEVELOPMENT DISTRICT**, for and on behalf of said entity. He □ is personally known or □ produced _____ as identification.

[NOTARY SEAL]

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT A

PUBLIC IMPROVEMENTS

Tract K (Right of Way) of HUNT CLUB AT LAKE WALES SOUTH PHASE 1, according to the plat thereof as recorded in Plat Book 215, Pages 35 through 40, inclusive, of the Public Records of Polk County, Florida.

Docusign Envelope ID: 65F0BBCD-FF05-4D04-9688-94D6EFECCCCF

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32800186

No.	Description	CONTRACT AMOUNT Amount	Cost Code	PREVIOUSLY COMPLETED Amount	COMPLETED THIS INVOICE Amount	COMPLETED TO DATE Amount	RETENTION	NET DUE	REMAINING ON CONTRACT Amount
Application For Payment Summary									
	Grading	$ 262,260.00	2653	$ 262,260.00	$ -	$ 262,260.00			0.00
	Asphalt	$ 1,448,150.50	3279	$ 1,284,700.50	$ -	$ 1,284,700.50			163,450.00
	Off Tract	$ 491,353.50	3750	$ 491,353.50	$ -	$ 491,353.50			0.00
	Turf	$ 55,001.25	3554	$ 55,001.25	$ -	$ 55,001.25			0.00
TOTAL		$ 2,256,765.25		2,093,315.25	0.00	2,093,315.25	0.00	0.00	163,450.00

VENDOR: 18352821 CONTRACT # 32800186
Martin Paving
INV.DATE: 2/25/2026 INV.# MCI22526HC3 APPL.# 10
Retainage #1
DESCRIPTION: **Hunt Club Groves South Ph 1 Grading, Asphalt, off tract**

ACCT# 1116003 ACCT. DATE: 2/25/2026

Field Approval	Checked By	Office Approval	Entered By		
			Bridget O'Leary	Deduction of 5% Retention	$ 104,665.76
				Total Due To-Date	$ 1,988,649.49
				Previous Application	$ 1,776,576.81
Date:	Date:	Date:	Date: 2/24/2026	Balance Due This Application	$ 212,072.68

No.	Description	CONTRACT AMOUNT Qty	Unit	Price	Amount	PREVIOUSLY COMPLETED Qty	Amount	COMPLETED THIS INVOICE Qty	Amount	COMPLETED TO DATE Qty	Amount	REMAINING ON CONTRACT Qty	Amount
	Hunt Club Groves												
	Grading												
2655.	Grading	1	LS	$250,000.00	$ 250,000.00	1.00	250,000.00	0.00	0.00	1.00	250,000.00	0	0.00
2655.	Pull Well Shaft Bowels and Demo Well Building	1	LS	$12,260.00	$ 12,260.00	1.00	12,260.00	0.00	0.00	1.00	12,260.00	0	0.00
	Total Grading				**$ 262,260.00**		**262,260.00**		**0.00**		**262,260.00**		**0.00**
	Generic Asphalt												
3279.	1.5" Asphalt	21845	SY	$14.80	$ 323,306.00	21,845.00	323,306.00	0.00	0.00	21,845.00	323,306.00	0	0.00
3279.	8" Base	21965	SY	$17.40	$ 382,191.00	21,965.00	382,191.00	0.00	0.00	21,965.00	382,191.00	0	0.00
3279.	Stabilized	26430	SY	$7.95	$ 210,118.50	26,430.00	210,118.50	0.00	0.00	26,430.00	210,118.50	0	0.00
3279.	Miami Curb	13400	LF	$17.10	$ 229,140.00	13,400.00	229,140.00	0.00	0.00	13,400.00	229,140.00	0	0.00
3279.	Valley Curb	900	LF	$29.00	$ 26,100.00	900.00	26,100.00	0.00	0.00	900.00	26,100.00	0	0.00
3279.	D Curb	915	LF	$23.00	$ 21,045.00	915.00	21,045.00	0.00	0.00	915.00	21,045.00	0	0.00
3279.	Common Area Sidewalk	23350	SF	$7.00	$ 163,450.00		0.00	0.00	0.00	0.00	0.00	23,350	163,450.00
3279.	Handicap Ramps	29	EA	$1,200.00	$ 34,800.00	29.00	34,800.00	0.00	0.00	29.00	34,800.00	0	0.00
3279.	Striping	1	LS	$58,000.00	$ 58,000.00	1.00	58,000.00	0.00	0.00	1.00	58,000.00	0	0.00
	Total Asphalt Paving				**$ 1,448,150.50**		**1,284,700.50**		**0.00**		**1,284,700.50**		**163,450.00**
	Off Tract												
3750.	6" DR18	3400	LF	$24.00	$ 81,600.00	3,400.00	81,600.00	0.00	0.00	3,400.00	81,600.00	0	0.00
3750.	12"x6" Wet Tap	1	EA	$6,675.00	$ 6,675.00	1.00	6,675.00	0.00	0.00	1.00	6,675.00	0	0.00
3750.	6" Bell Restraints	56	EA	$105.00	$ 5,880.00	56.00	5,880.00	0.00	0.00	56.00	5,880.00	0	0.00
3750.	6" Gate Valve	9	EA	$2,230.00	$ 20,070.00	9.00	20,070.00	0.00	0.00	9.00	20,070.00	0	0.00
3750.	6" Tee	2	EA	$1,300.00	$ 2,600.00	2.00	2,600.00	0.00	0.00	2.00	2,600.00	0	0.00
3750.	6" 45 Bend	4	EA	$950.00	$ 3,800.00	4.00	3,800.00	0.00	0.00	4.00	3,800.00	0	0.00
3750.	Paved Driveway Crossing	2	EA	$6,500.00	$ 13,000.00	2.00	13,000.00	0.00	0.00	2.00	13,000.00	0	0.00
3750.	Dirt Road Crossing	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Sod, 11th St Only	5333	SY	$3.75	$ 19,998.75	5,333.00	19,998.75	0.00	0.00	5,333.00	19,998.75	0	0.00
3750.	Pressure Testing	1	LS	$7,000.00	$ 7,000.00	1.00	7,000.00	0.00	0.00	1.00	7,000.00	0	0.00
3750.	Pigging	1	LS	$7,000.00	$ 7,000.00	1.00	7,000.00	0.00	0.00	1.00	7,000.00	0	0.00
3750.	Maintenance of Traffic	1	LS	$8,500.00	$ 8,500.00	1.00	8,500.00	0.00	0.00	1.00	8,500.00	0	0.00

Docusign Envelope ID: 65F0BBCD-FF05-4D04-9688-94D6EFECCCCF

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32800186

No.	Description	CONTRACT AMOUNT Qty	Unit	Price	Amount	PREVIOUSLY COMPLETED Qty	Amount	COMPLETED THIS INVOICE Qty	Amount	COMPLETED TO DATE Qty	Amount	REMAINING ON CONTRACT Qty	Amount
3750.	10" Tie Into Existing Gate Valve	1	EA	$1,100.00	$ 1,100.00	1.00	1,100.00	0.00	0.00	1.00	1,100.00	0	0.00
3750.	10"x10" Wet Tap	1	EA	$9,400.00	$ 9,400.00	1.00	9,400.00	0.00	0.00	1.00	9,400.00	0	0.00
3750.	10"x8" Wet Tap	1	EA	$8,775.00	$ 8,775.00	1.00	8,775.00	0.00	0.00	1.00	8,775.00	0	0.00
3750.	10" DR18 PVC	2890	LF	$45.40	$ 131,206.00	2,890.00	131,206.00	0.00	0.00	2,890.00	131,206.00	0	0.00
3750.	10" Restraints	50	EA	$285.00	$ 14,250.00	50.00	14,250.00	0.00	0.00	50.00	14,250.00	0	0.00
3750.	10" 45 Bend	2	EA	$1,100.00	$ 2,200.00	2.00	2,200.00	0.00	0.00	2.00	2,200.00	0	0.00
3750.	10" Tee	1	EA	$2,010.00	$ 2,010.00	1.00	2,010.00	0.00	0.00	1.00	2,010.00	0	0.00
3750.	10" Gate Valve	6	EA	$4,660.00	$ 27,960.00	6.00	27,960.00	0.00	0.00	6.00	27,960.00	0	0.00
3750.	Paved, Open Cut	2	EA	$6,500.00	$ 13,000.00	2.00	13,000.00	0.00	0.00	2.00	13,000.00	0	0.00
3750.	Clay, Open Cut	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Sod	5422	SY	$3.75	$ 20,332.50	5,422.00	20,332.50	0.00	0.00	5,422.00	20,332.50	0	0.00
3750.	Pressure Testing	1	LS	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Pigging	1	LS	$6,500.00	$ 6,500.00	1.00	6,500.00	0.00	0.00	1.00	6,500.00	0	0.00
3750.	Bacteriological Testing	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
3750.	Jumper	1	EA	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Construction Meter	1	EA	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
3750.	10"x8" Tee	1	EA	$1,560.00	$ 1,560.00	1.00	1,560.00	0.00	0.00	1.00	1,560.00	0	0.00
3750.	8" Gate Valve	1	EA	$3,125.00	$ 3,125.00	1.00	3,125.00	0.00	0.00	1.00	3,125.00	0	0.00
3750.	Maintenance of Traffic	1	LS	$8,500.00	$ 8,500.00	1.00	8,500.00	0.00	0.00	1.00	8,500.00	0	0.00
3750.	16"x6" Wet Tap	1	EA	$6,855.00	$ 6,855.00	1.00	6,855.00	0.00	0.00	1.00	6,855.00	0	0.00
3750.	6" DR18 PVC	515	LF	$24.00	$ 12,360.00	515.00	12,360.00	0.00	0.00	515.00	12,360.00	0	0.00
3750.	6" Bell Restraints	10	EA	$105.00	$ 1,050.00	10.00	1,050.00	0.00	0.00	10.00	1,050.00	0	0.00
3750.	6" 45 Bend	4	EA	$510.00	$ 2,040.00	4.00	2,040.00	0.00	0.00	4.00	2,040.00	0	0.00
3750.	Sod	535	SY	$3.75	$ 2,006.25	535.00	2,006.25	0.00	0.00	535.00	2,006.25	0	0.00
3750.	Pressure Testing	1	LS	$3,500.00	$ 3,500.00	1.00	3,500.00	0.00	0.00	1.00	3,500.00	0	0.00
3750.	Pigging	1	LS	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Clay Road Crossing	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Jumper	1	EA	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Construction Meter	1	EA	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
	Total Off Tract				**$ 491,353.50**		**491,353.50**		**0.00**		**491,353.50**		**0.00**
	Turf												
3554.	Sod - BOC	14667	SY	$3.75	$ 55,001.25	14,667.00	55,001.25	0.00	0.00	14,667.00	55,001.25	0	0.00
	Total Turf				**$ 55,001.25**		**55,001.25**		**0.00**		**55,001.25**		**0.00**
TOTAL					**2,256,765.25**		**2,093,315.25**		**0.00**		**2,093,315.25**		**163,450.00**

Contractor's Certificate and Application for Retainage

Contract For:
To Owner:
Lennar - Orlando Division
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821

Project Location:
Hunt Club

Lake Wales, FL

Contract #: 32800186
Application #: Retainage #1
Billing Period Ending: 02/24/2026
Contract Date: 10/02/2024
State Project #:
Architect Project #: Contract #32800186

From Contractor:
863-439-4655
Martin Construction Inc. dba Martin Paving
PO Box 332
Lake Hamilton, FL 33851-0332

Architect:
David Schmitt Engineering, Inc.
12301 Lake Underhill Road
Suite 241
Orlando, FL 32828

Copies Distributed To:
☐ Owner
☒ Contractor
☐ Architect

CONTRACTOR'S CERTIFICATE AND APPLICATION FOR PAYMENT
This application is made for payment, as requested below, in connection with the above contracct for work. See Schedule of Work attached as Exhibit A.

1. INITIAL CONTRACT AMOUNT: $ 2,256,765.25
2. APPROVED CHANGE ORDERS (impacting initial contract amount): $ -
3. CURRENT CONTRACT VALUE (Line 1 PLUS Line 2): $ 2,256,765.25
4. TOTAL COMPLETED WORK & STORED MATERIALS TO DATE: $ 2,093,315.25
   (Total from Column G, Exhibit A)
5. CONTRACT RETAINAGE/RETENTION:
   a. 5 % of Work Completed $ 104,665.76
   (Total of Columns D PLUS E from Exhibit A)
   b. 5 % of Stored Material(s) $ -
   (Total of Column F from Exhibit A)
   Total Retainage/Retention (Line 5a PLUS 5b) or
   c. Total of Column I from Exhibit A (if variable) $ 104,665.76
6. TOTAL EARNED MINUS RETAINAGE/RETENTION: $ 1,988,649.49
   (Total of Line 4 MINUS Line 5)
7. MINUS PREVIOUS APPLICATION FOR PAYMENT: $ 1,776,576.81
   (Line 6 from prior Certificate and Application for Payment)
8. **CURRENT PAYMENT AMOUNT REQUESTED:** $ 212,072.68
9. BALANCE OF CONTRACT TO FINISH, INCLUDING RETAINAGE/RETENTION:
   (Line 3 MINUS Line 6) $ 268,115.76

SUMMARY OF APPROVED CHANGE ORDERS:	ADDITIONS	DEDUCTIONS
Change orders previously approved	$0.00	$0.00
Change orders approved this billing period	$0.00	$0.00
Total approved to date	$0.00	$0.00
Net	$0.00	

CONTRACTOR'S CERTIFICATION:
Contractor hereby certifies that, to the best of contractor's knowledge, (1) the Work, as set forth in the Schedule of Work attached hereto as EXHIBIT A, has been completed in accordance with the contract, (2) Contractor has or will pay amounts due to contractors, material and/or equipment suppliers, and other parties who have provided work, labor, materials or services for Work under previous Applications for Payment, and (3) unless otherwise specified in the Architects' Certification, the Current Payment Amount is now due and payable.

Contractor: Martin Construction Inc. dba Martin Paving
By: _____ Date: 2/24/2026
(Duly Authorized Agent)
State of: **Florida**
County of: **Polk**

Subscribed and sworn to before me this

Twenty-fourth day of February, 2026

Notary Public: **Ryan O'Leary**
My Commission expires: **3/4/2028**

Notary Public State of Florida
Ryan O'Leary
My Commission HH 499209
Expires 3/4/2028

ARCHITECT'S CERTIFICATION:
Architect hereby certifies that Architect has reviewed this Certificate and Application for Payment and the data comprising said Application, including the Contract, and has conducted an on-site assessment of the Work, and that, to the best of Architect's knowledge, Contractor's representations herein regarding the status and quality of the Work are true and accurate, unless otherwise described in a document attachment hereto. Architect further certifies that, in accordance with this Application and the contract, contractor is entitled to the following payment.

AMOUNT CERTIFIED _____
(An explanation will be attached if the amount certified is different from the amount applied for. All amounts on this application and on Exhibit A - Shchedule of Work will be changed and initialed to conform to the revised amount certified.
ARCHITECT:

_____

By: _____ _____
(Duly Authorized Agent)

Contractor is only entitled to the Certified Amount, which is payable only to the contractor.

SECTION V

THIS INSTRUMENT PREPARED BY:
Mark A. Watts, Esq.
Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ of _____, 2026, between JEN HOLDCO 24, LLC, a Delaware limited liability company, whose address is 680 Fifth Ave., 25th Floor, New York, NY 10019 (hereinafter referred to as "Grantor"), and HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190 of the Florida Statutes, whose address is c/o Governmental Management Services, Central Florida LLC, 219 E. Livingston St., Orlando, Florida 32801, Attn: Tricia Adams (hereinafter referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Brevard, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

JEN HOLDCO 24, LLC

By: JEN 24 PARENT LLC, Authorized Agent
Name: _____
Title: _____

Witnesses:

_____

Print Name:_____

_____

Print Name: _____

State of: _____
County of: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this ___ day of _____, 2026 JEN 24 PARENT LLC as Authorized Agent of JEN HOLDCO 24, LLC, on behalf of said entity. He/She ___ is personally known to me or ___ has produced _____ as identification.

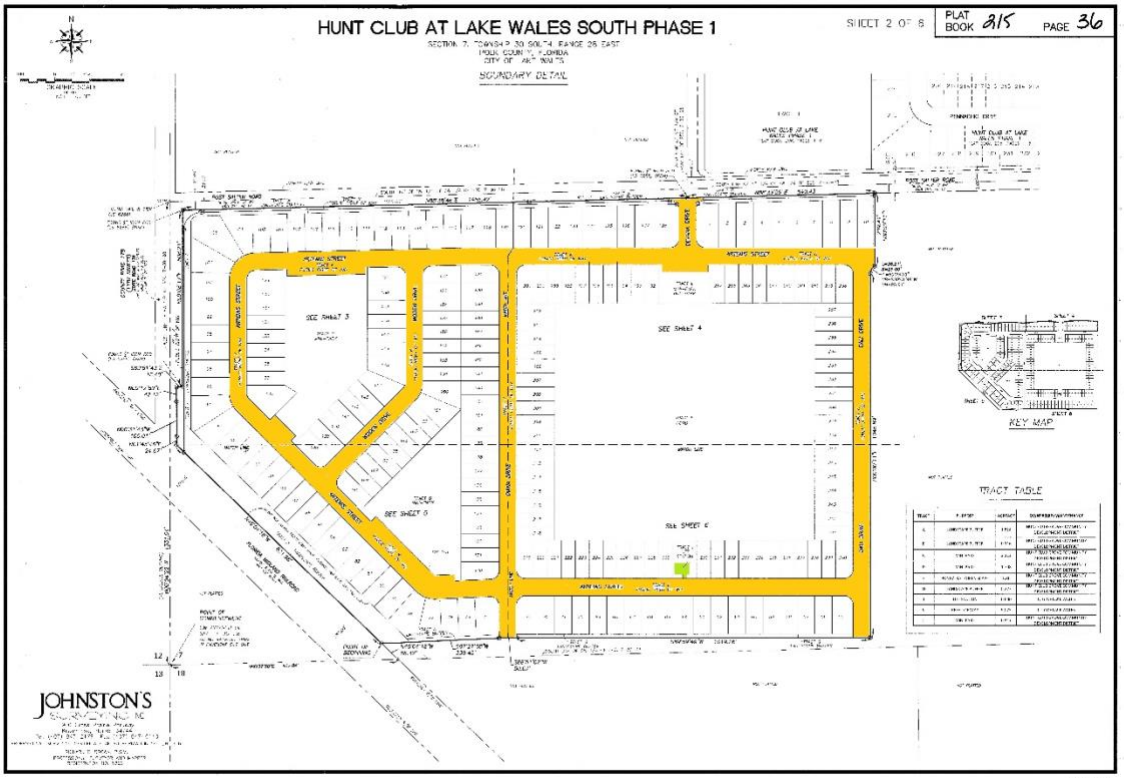
_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

EXHIBIT "A"

The Land referred to herein below is situated in the County of Polk, State of Florida, and is described as follows:

Tract K (Right of Way) and Tract J (Lift Station), of HUNT CLUB AT LAKE WALES SOUTH PHASE 1, according to the plat thereof as recorded in Plat Book 215, Pages 35 through 40, inclusive, of the Public Records of Polk County, Florida.



SECTION vi

THIS INSTRUMENT PREPARED BY:
Mark A. Watts, Esq.
Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ of _____, 2026, between HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190 of the Florida Statutes, whose address is c/o Governmental Management Services, Central Florida LLC, 219 E. Livingston St., Orlando, Florida 32801, Attn: Tricia Adams (hereinafter referred to as "Grantor"), and the CITY OF LAKE WALES, a Florida municipal corporation, whose address is 201 W. Central Avenue, Lake Wales, Florida 33853 (hereinafter referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Brevard, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name:
Title:

Witnesses:

_____

Print Name:_____

_____

Print Name: _____

State of: _____
County of: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this ___ day of _____, 2026 by _____, as _____ of HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, on behalf of said entity. He/She ___ is personally known to me or ___ has produced _____ as identification.

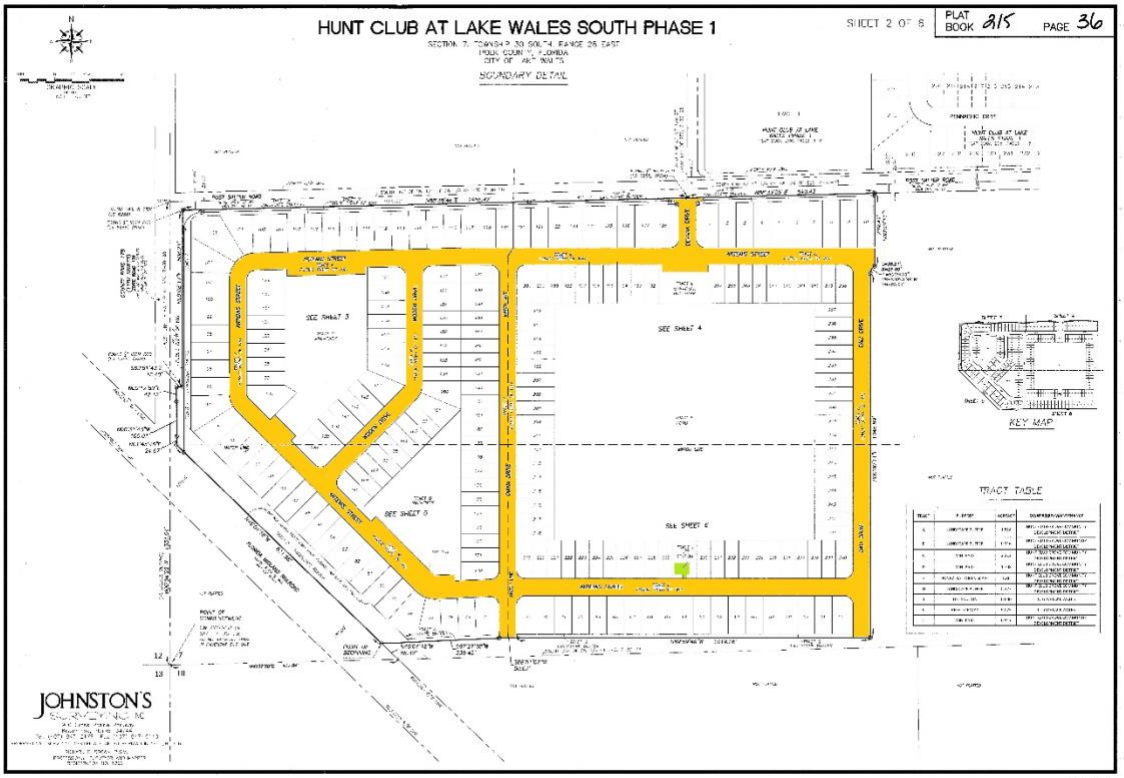
_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

EXHIBIT "A"

The Land referred to herein below is situated in the County of Polk, State of Florida, and is described as follows:

Tract K (Right of Way) and Tract J (Lift Station), of HUNT CLUB AT LAKE WALES SOUTH PHASE 1, according to the plat thereof as recorded in Plat Book 215, Pages 35 through 40, inclusive, of the Public Records of Polk County, Florida.



SECTION vii

THIS INSTRUMENT PREPARED BY:
Mark A. Watts, Esq.
Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ of _____, 2026, between **JEN HOLDCO 24, LLC**, a Delaware limited liability company, whose address is 680 Fifth Ave., 25th Floor, New York, NY 10019 (hereinafter referred to as "Grantor"), and **HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190 of the Florida Statutes, whose address is c/o Governmental Management Services, Central Florida LLC, 219 E. Livingston St., Orlando, Florida 32801, Attn: Tricia Adams (hereinafter referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Polk, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

JEN HOLDCO 24, LLC
A Delaware Limited Liability Company

By: _____
Name:
Title:

_____

Print Name:_____

_____

Print Name: _____

State of: _____
County of: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this ___ day of _____, 2026 by _____, as _____ of JEN HOLDCO 24, LLC, a Delaware limited liability company, on behalf of the limited liability company. He/She ___ is personally known to me or ___ has produced _____ as identification.

_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

EXHIBIT "A"

The Land referred to herein below is situated in the County of Polk, State of Florida, and is described as follows:

Landscape Buffer Tracts A, B, and G; Pond, Trail, and Open Space Tract F; and Mini-Park Tracts C, D, and L, of HUNT CLUB AT LAKE WALES SOUTH PHASE I, according to the plat thereof as recorded in Plat Book 215, Pages 35 through 40, inclusive, of the Public Records of Polk County, Florida.

Together with all drainage easements dedicated on said plat to Hunt Club Grove Community Development District, as shown thereon.

SECTION 8

SECTION C

April ,14,2026

Hunt Club Grove CDD

Field Management Report

Completed Items

- The dry pond located on Tract F has been disced to manage vegetation, and the pond banks have been mowed to maintain proper site conditions and appearance.
- Hamlin Road has been mowed as requested to enhance the overall appearance of the corridor and uphold community standards.
- Sidewalk areas with identified high spots have been ground down to reduce potential tripping hazards and improve pedestrian safety.
- Dog waste stations have been installed in the approved locations to support cleanliness and encourage responsible pet ownership.
- A manhole cover has been installed near the amenity area, improving overall safety by reducing the risk of injury for pedestrians utilizing the main sidewalk.

Contracted Services

- The landscaping contractor remains consistent in maintaining the community grounds at an acceptable level. Services are currently performed on a weekly basis for common areas and bi-weekly for pond banks.
- Dog station services continue to perform well, ensuring our dog stations remain clean and orderly.

Hunt Club Grove CDD | Allen Bailey Field Manager | abailey@gmscfl.com |407-460-4424

SECTION D

SECTION i

Hunt Club Grove
Community Development District

Summary of Check Register

March 1, 2026 to April 4, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	3/12/26	103-104	$	3,667.00
	3/19/26	105-107	$	17,275.77
	3/26/26	108	$	3,191.68
	4/2/26	109-110	$	12,252.79
		Autodrafts	$	370.11
			$	36,757.35
	Supervisor Fees - March 2026			
	William Morgan	50079, 50080, 50085	$	554.10
	Patrick Bonin	50081	$	184.70
	Michelle Dudley	50082	$	184.70
	Kayla Word	50083	$	184.70
	Adam Morgan	50084	$	184.70
			$	1,292.90
		Total Amount	**$**	**38,050.25**

*** CHECK DATES 03/01/2026 - 04/04/2026 *** 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	#
3/12/26	00020	3/02/26	F0000001	202603	320-53800-43100		*	2,887.00		
			HCG N STREETLIGHTS MAR26							
						DUKE ENERGY			2,887.00	000103
3/12/26	00021	12/31/25	2	202512	320-53800-48000		*	780.00		
			POND TRASH PICKUP							
						GOVERNMENTAL MANAGEMENT SERVICES-TA			780.00	000104
3/19/26	00015	3/01/26	37905	202603	320-53800-46200		*	9,801.61		
			LANDSCAPE MAINT MAR26							
						FLORALAWN 2 LLC			9,801.61	000105
3/19/26	00002	3/01/26	48	202603	320-53800-34000		*	1,375.00		
			FIELD MANAGEMENT MAR26							
		3/01/26	49	202603	310-51300-34000		*	3,895.83		
			MANAGEMENT FEES MAR26							
		3/01/26	49	202603	310-51300-35200		*	110.00		
			WEBSITE ADMIN MAR26							
		3/01/26	49	202603	310-51300-35100		*	165.00		
			INFORMATION TECH MAR26							
		3/01/26	49	202603	310-51300-31300		*	541.67		
			DISSEM AGENT SVCS MAR26							
		3/01/26	49	202603	310-51300-51000		*	.18		
			OFFICE SUPPLIES MAR26							
		3/01/26	49	202603	310-51300-42000		*	4.46		
			POSTAGE MAR26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,092.14	000106
3/19/26	00023	3/02/26	3007348	202603	320-53800-49000		*	154.33		
			PET STATION SVC MAR26							
		3/02/26	3007351	202603	320-53800-49000		*	1,227.69		
			PET STATION INSTALLATION							
						PAWSITIVE SCOOPER LLC			1,382.02	000107
3/26/26	00010	3/26/26	03262026	202603	300-20700-10000		*	3,191.68		
			FY26 ASSESSMENT TRANSFER							
						HUNT CLUB GROVE CDD C/O USBANK			3,191.68	000108
4/02/26	00007	3/11/26	79558	202602	310-51300-31500		*	2,268.00		
			GENERAL COUNSEL FEB26							
						COBB & COLE PA			2,268.00	000109
4/02/26	00015	3/04/26	38012	202602	320-53800-47300		*	183.18		
			FEB26 IRR INSPECTION RPRS							
		4/01/26	38283	202604	320-53800-46200		*	9,801.61		
			LANDSCAPE MAINT APR26							
						FLORALAWN 2 LLC			9,984.79	000110

TOTAL FOR BANK A 36,387.24

*** CHECK DATES 03/01/2026 - 04/04/2026 ***
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	#

*** CHECK DATES 03/01/2026 - 04/04/2026 ***
HUNT CLUB GROVE-GENERAL FUND
BANK Z GENERAL FUND-AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/24/26	00013	3/16/26	56355-03	202603	320-53800-43200			*	5.28		
			ACROSS 2454 MCKIN MAR26								
							CITY OF LAKE WALES			5.28	080010
3/24/26	00013	3/16/26	56357-03	202603	320-53800-43200			*	364.83		
			HUNTS BRO ENTR S MAR26								
							CITY OF LAKE WALES			364.83	080011

TOTAL FOR BANK Z 370.11

TOTAL FOR REGISTER 36,757.35

SECTION ii

Hunt Club Grove

Community Development District

Unaudited Financial Reporting

February 28, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Series 2024 Debt Service Fund
5	Series 2026 Debt Service Fund
6	Series 2024 Capital Projects Fund
7	Series 2026 Capital Projects Fund
8	Month to Month
9	Long Term Debt Report
10	Assessment Receipt Schedule

Hunt Club Grove

Community Development District

Combined Balance Sheet

February 28, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Cash - 5374	$ 130,233	$ -	$ -	$ 130,233
State Board of Administration	$ 320,241	$ -	$ -	$ 320,241
Due from General Fund	$ -	$ 1,834	$ -	$ 1,834
Investments:				
Series 2024				
Construction	$ -	$ -	$ 25,919	$ 25,919
Reserve	$ -	$ 195,896	$ -	$ 195,896
Revenue	$ -	$ 391,447	$ -	$ 391,447
Series 2026				
Construction	$ -	$ -	$ 3,542,144	$ 3,542,144
Cost of Issuance	$ -	$ -	$ 100	$ 100
Reserve	$ -	$ 66,406	$ -	$ 66,406
Total Assets	**$ 450,474**	**$ 655,584**	**$ 3,568,163**	**$ 4,674,221**
Liabilities:				
Accounts Payable	$ 3,231	$ -	$ -	$ 3,231
Due to Debt Service	$ 1,834	$ -	$ -	$ 1,834
Total Liabilites	**$ 5,065**	**$ -**	**$ -**	**$ 5,065**
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	$ -	$ -	$ 25,919	$ 25,919
Series 2024 Debt Service Fund	$ -	$ 589,177	$ -	$ 589,177
Series 2026 Capital Projects Fund	$ -	$ -	$ 3,542,244	$ 3,542,244
Series 2026 Debt Service Fund	$ -	$ 66,406	$ -	$ 66,406
Unassigned	$ 445,409	$ -	$ -	$ 445,409
Total Fund Balances	**$ 445,409**	**$ 655,584**	**$ 3,568,163**	**$ 4,669,156**
Total Liabilities & Fund Balance	$ 450,474	$ 655,584	$ 3,568,163	$ 4,674,221

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	$ 170,163	$ 162,628	$ 162,628	$ -
Assessments - Direct	$ 272,180	$ 204,136	$ 204,136	$ -
Interest Income	$ -	$ -	$ 3,240	$ 3,240
Total Revenues	**$ 442,343**	**$ 366,764**	**$ 370,005**	**$ 3,240**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 5,000	$ 2,200	$ 2,800
FICA Expenditures	$ 918	$ 383	$ 168	$ 214
Engineering	$ 15,000	$ 6,250	$ -	$ 6,250
Attorney	$ 25,000	$ 10,417	$ 5,321	$ 5,095
Annual Audit	$ 4,950	$ -	$ -	$ -
Assessment Administration	$ 5,500	$ 5,500	$ 5,500	$ -
Arbitrage	$ 900	$ 450	$ 450	$ -
Dissemination	$ 6,500	$ 2,708	$ 2,292	$ 417
Disclosure Software	$ 5,000	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 13,475	$ 3,185	$ 3,185	$ -
Management Fees	$ 46,750	$ 19,479	$ 19,479	$ -
Information Technology	$ 1,980	$ 825	$ 825	$ 0
Website Maintenance	$ 1,320	$ 550	$ 550	$ -
Postage & Delivery	$ 1,000	$ 417	$ 121	$ 296
Insurance	$ 5,750	$ 5,750	$ 5,300	$ 450
Copies	$ 1,000	$ 417	$ -	$ 417
Legal Advertising	$ 5,000	$ 2,083	$ -	$ 2,083
Other Current Charges	$ 2,500	$ 1,042	$ 139	$ 902
Office Supplies	$ 625	$ 260	$ 1	$ 259
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 155,343**	**$ 67,390**	**$ 48,207**	**$ 19,183**

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Operations & Maintenance				
Property Insurance	$ 7,500	$ 7,500	$ 627	$ 6,873
Field Management	$ 16,500	$ 6,875	$ 6,875	$ -
Landscape Maintenance	$ 160,000	$ 66,667	$ 49,020	$ 17,647
Landscape Replacement	$ 2,500	$ 1,042	$ -	$ 1,042
Irrigation Repairs	$ 5,000	$ 2,083	$ 3,624	$ (1,541)
Streetlights	$ 45,000	$ 18,750	$ 8,661	$ 10,089
Electric	$ 5,000	$ 2,083	$ -	$ 2,083
Water & Sewer	$ 10,000	$ 4,167	$ 1,952	$ 2,215
Lake Maintenance	$ 8,000	$ 3,333	$ -	$ 3,333
Sidewalk & Asphalt Maintenance	$ 2,500	$ 1,042	$ -	$ 1,042
General Repairs & Maintenance	$ 10,000	$ 4,167	$ 1,720	$ 2,447
Field Contingency	$ 15,000	$ 6,250	$ -	$ 6,250
Total Operations & Maintenance	**$ 287,000**	**$ 123,958**	**$ 72,479**	**$ 51,479**
Total Expenditures	**$ 442,343**	**$ 191,348**	**$ 120,686**	**$ 70,663**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 249,319	
Fund Balance - Beginning	$ -		$ 196,090	
Fund Balance - Ending	$ -		$ 445,409	

Hunt Club Grove

Community Development District

Series 2024 - Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments	$ 391,793	$ 374,441	$ 374,441	$ -
Interest	$ 8,015	$ 3,340	$ 6,088	$ 2,748
Total Revenues	**$ 399,808**	**$ 377,781**	**$ 380,530**	**$ 2,748**
Expenditures:				
Interest - 12/15	$ 153,656	$ 153,656	$ 153,656	$ -
Principal - 6/15	$ 85,000	$ -	$ -	$ -
Interest - 6/15	$ 153,656	$ -	$ -	$ -
Total Expenditures	**$ 392,313**	**$ 153,656**	**$ 153,656**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,495		$ 226,873	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (3,104)	$ (3,104)
Total Other Financing Sources (Uses)	$ -	$ -	$ (3,104)	$ (3,104)
Net Change in Fund Balance	**$ 7,495**		**$ 223,769**	
Fund Balance - Beginning	$ 166,102		$ 365,408	
Fund Balance - Ending	$ 173,598		$ 589,177	

Hunt Club Grove

Community Development District

Series 2026 - Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Interest - 12/15	$ -	$ -	$ -	$ -
Principal - 12/15	$ -	$ -	$ -	$ -
Interest - 6/15	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ -	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 66,406	$ 66,406
Total Other Financing Sources (Uses)	$ -	$ -	$ 66,406	$ 66,406
Net Change in Fund Balance	**$ -**		**$ 66,406**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 66,406	

Hunt Club Grove

Community Development District

Series 2024 - Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	$ -	$ -	$ 496	$ 496
Total Revenues	**$ -**	**$ -**	**$ 496**	**$ 496**
Expenditures:				
Capital Outlay	$ -	$ -	$ 7,075	$ (7,075)
Total Expenditures	**$ -**	**$ -**	**$ 7,075**	**$ (7,075)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (6,579)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 3,104	$ 3,104
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,104**	**$ 3,104**
Net Change in Fund Balance	**$ -**		**$ (3,475)**	
Fund Balance - Beginning	$ -		$ 29,394	
Fund Balance - Ending	$ -		$ 25,919	

Hunt Club Grove

Community Development District

Series 2026 - Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay - COI	$ -	$ -	$ 281,350	$ (281,350)
Total Expenditures	**$ -**	**$ -**	**$ 281,350**	**$ (281,350)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (281,350)	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 3,823,594	$ 3,823,594
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,823,594**	**$ 3,823,594**
Net Change in Fund Balance	**$ -**		**$ 3,542,244**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 3,542,244	

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	$ -	$ 1,924	$ 159,329	$ 875	$ 499	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 162,628
Assessments - Direct	$ 136,091	$ -	$ -	$ -	$ 68,045	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 204,136
Interest Income	$ 569	$ 403	$ 403	$ 815	$ 1,051	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,240
Total Revenues	**$ 136,660**	**$ 2,327**	**$ 159,732**	**$ 1,690**	**$ 69,595**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 370,005**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 600	$ 800	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,200
FICA Expenditures	$ -	$ -	$ 46	$ 61	$ 61	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 168
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,423	$ 507	$ -	$ 1,124	$ 2,268	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,321
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,500
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 458	$ 458	$ 458	$ 458	$ 458	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,292
Disclosure Software	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Trustee Fees	$ 3,185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,185
Management Fees	$ 3,896	$ 3,896	$ 3,896	$ 3,896	$ 3,896	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,479
Information Technology	$ 165	$ 165	$ 165	$ 165	$ 165	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 825
Website Maintenance	$ 110	$ 110	$ 110	$ 110	$ 110	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 550
Postage & Delivery	$ 4	$ 5	$ 3	$ 97	$ 11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 121
Insurance	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 56	$ -	$ -	$ 43	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 139
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Adminstrative	**$ 22,772**	**$ 5,142**	**$ 5,728**	**$ 6,754**	**$ 7,811**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 48,207**
Operations & Maintenance													
Property Insurance	$ 627	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 627
Field Management	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,875
Landscape Maintenance	$ 9,805	$ 9,805	$ 9,805	$ 9,805	$ 9,802	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,020
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 1,927	$ -	$ 1,514	$ -	$ 183	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,624
Streetlights	$ -	$ -	$ 2,887	$ 2,887	$ 2,887	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,661
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ 1,181	$ 7	$ 327	$ 200	$ 237	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,952
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ 940	$ 780	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,720
Field Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 14,915**	**$ 12,126**	**$ 16,688**	**$ 14,266**	**$ 14,484**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 72,479**
Total Expenditures	**$ 37,687**	**$ 17,268**	**$ 22,416**	**$ 21,020**	**$ 22,294**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 120,686**
Excess Revenues (Expenditures)	$ 98,973	$ (14,941)	$ 137,316	$ (19,330)	$ 47,301	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 249,319

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**

Series 2026, Special Assessment Revenue Bonds		
Interest Rate:	4.000%, 5.300%, 5.600%	
Maturity Date:	12/15/2055	
Reserve Fund Definition	25% Maximum Annual Debt Service	
Reserve Fund Requirement	$66,406	
Reserve Fund Balance	$66,406	
Bonds Outstanding - 2/3/26		$3,890,000
Current Bonds Outstanding		**$3,890,000**

HUNT CLUB GROVE CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 182,971.88	$ 421,282.78	$ 604,254.66
Net Assessments	$ 170,163.85	$ 391,792.99	$ 561,956.83
	30.28%	69.72%	100.00%

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*Debt*	*Total*
11/21/25	11/1/25-11/7/25	$11,461.48	($458.44)	($220.06)	$0.00	$10,782.98	$3,265.15	$7,517.83	$10,782.98
11/26/25	11/8/25-11/15/25	$1,715.62	($68.62)	($32.94)	$0.00	$1,614.06	$488.75	$1,125.31	$1,614.06
11/30/25	1% Admin Fee Adj	($6,042.55)	$0.00	$0.00	$0.00	($6,042.55)	($1,829.72)	($4,212.83)	($6,042.55)
12/8/25	11/16/25-11/25/25	$401,779.26	($16,070.22)	($7,714.18)	$0.00	$377,994.86	$114,459.08	$263,535.78	$377,994.86
12/19/25	11/26/25-11/30/25	$155,789.68	($6,231.28)	($2,991.17)	$0.00	$146,567.23	$44,381.42	$102,185.81	$146,567.23
12/31/25	12/01/25-12/15/25	$1,715.62	($68.62)	($32.94)	$0.00	$1,614.06	$488.75	$1,125.31	$1,614.06
01/09/26	12/16/25-12/31/25	$2,007.56	($60.23)	($38.95)	$0.00	$1,908.38	$577.87	$1,330.51	$1,908.38
01/29/26	10/01/25-12/31/25	$0.00	$0.00	$0.00	$982.47	$982.47	$297.50	$684.97	$982.47
02/12/26	01/01/26-01/31/26	$1,715.62	($34.30)	($33.63)	$0.00	$1,647.69	$498.93	$1,148.76	$1,647.69
	TOTAL	**$ 570,142.29**	**$ (22,991.71)**	**$ (11,063.87)**	**$ 982.47**	**$ 537,069.18**	**$ 162,627.73**	**$ 374,441.45**	**$ 537,069.18**

96%	**Net Percent Collected**
$24,887.65	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

Hunt Club Grove North at Lake Wales LLC					
2026-01			Net Assessments	$272,181.96	$272,181.96
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
9/30/25	10/1/25	2538579	$136,090.98	$136,090.98	$136,090.98
2/12/26	2/1/26	2615724	$68,045.49	$68,045.49	$68,045.49
	5/1/26		$68,045.49		
			$ 272,181.96	**$ 204,136.47**	**$ 204,136.47**

TPG AG EGC III MULTI STATE 6 LLC					
2026-02			Net Assessments	$261,871.67	$261,871.67
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2026 Debt Service
	4/1/26		$75,928.28		
	10/1/26		$185,893.39		
			$ 261,821.67	**$ -**	**$ -**

SECTION E

SECTION iii

SECTION a)

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO)

(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 Second Supplemental Trust Indenture dated as of January 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: **Lennar Homes, LLC**

(D) Amount Payable: **$ 3,551,130.13 plus any interest earnings**

(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): **Public Improvements**

(F) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2026 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 2026 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2026 Project; and

4. each disbursement represents a Cost of 2026 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

DocuSigned by:

By: Adam Morgan
D8F17F6DF603436...

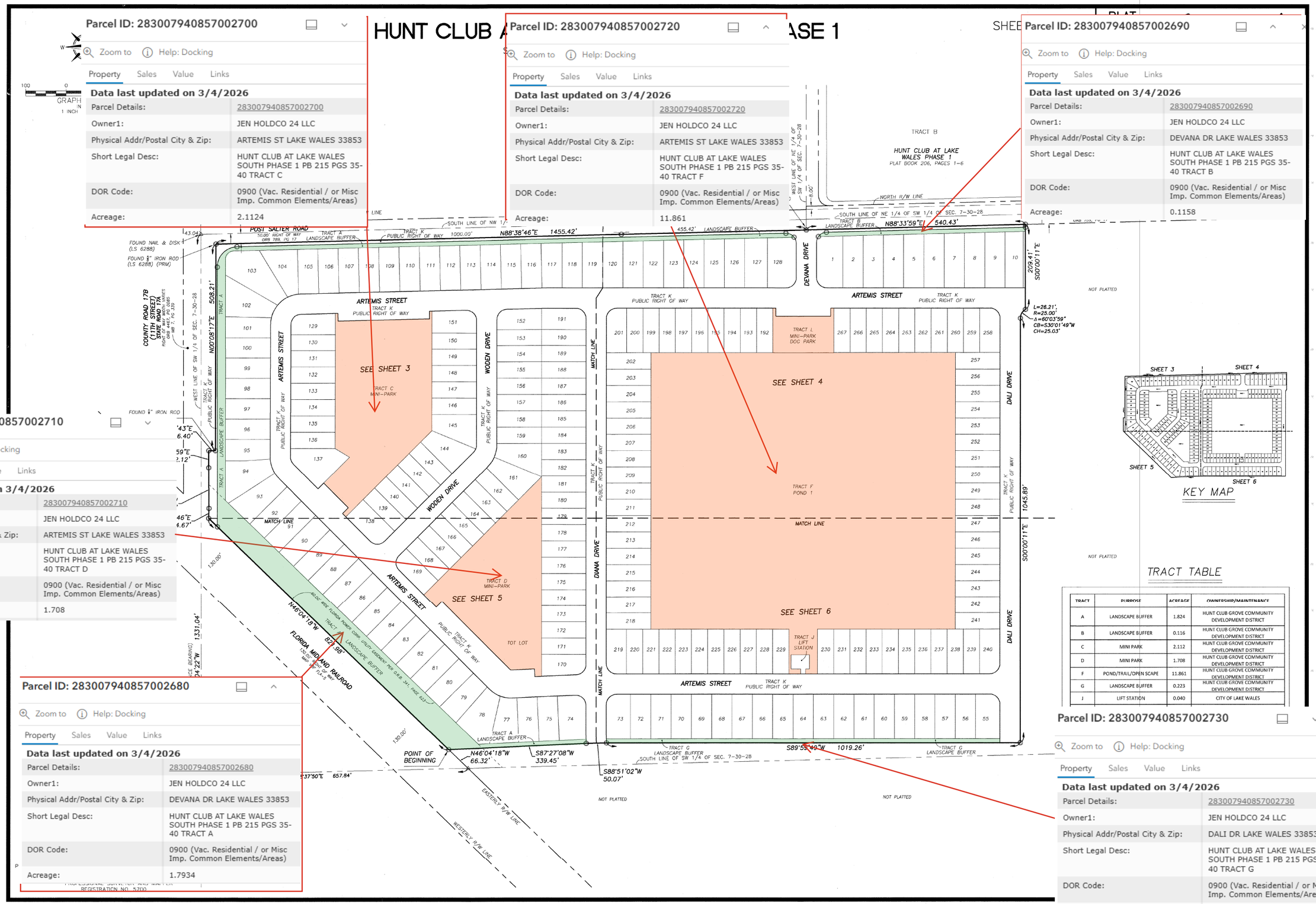
Responsible Officer

Date: 2026-03-11

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2026 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



TRACT TABLE

TRACT	PURPOSE	ACREAGE	OWNERSHIP/MAINTENANCE
A	LANDSCAPE BUFFER	1.824	HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
B	LANDSCAPE BUFFER	0.116	HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
C	MINI PARK	2.112	HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
D	MINI PARK	1.708	HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
F	POND/TRAIL/OPEN SCAPE	11.861	HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
G	LANDSCAPE BUFFER	0.223	HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
J	LIFT STATION	0.040	CITY OF LAKE WALES

Parcel ID: 283007940857002700

Zoom to | Help: Docking

Property | Sales | Value | Links

Data last updated on 3/4/2026

Parcel Details:	283007940857002700
Owner1:	JEN HOLDCO 24 LLC
Physical Addr/Postal City & Zip:	ARTEMIS ST LAKE WALES 33853
Short Legal Desc:	HUNT CLUB AT LAKE WALES SOUTH PHASE 1 PB 215 PGS 35-40 TRACT C
DOR Code:	0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage:	2.1124

Parcel ID: 283007940857002720

Zoom to | Help: Docking

Property | Sales | Value | Links

Data last updated on 3/4/2026

Parcel Details:	283007940857002720
Owner1:	JEN HOLDCO 24 LLC
Physical Addr/Postal City & Zip:	ARTEMIS ST LAKE WALES 33853
Short Legal Desc:	HUNT CLUB AT LAKE WALES SOUTH PHASE 1 PB 215 PGS 35-40 TRACT F
DOR Code:	0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage:	11.861

Parcel ID: 283007940857002690

Zoom to | Help: Docking

Property | Sales | Value | Links

Data last updated on 3/4/2026

Parcel Details:	283007940857002690
Owner1:	JEN HOLDCO 24 LLC
Physical Addr/Postal City & Zip:	DEVANA DR LAKE WALES 33853
Short Legal Desc:	HUNT CLUB AT LAKE WALES SOUTH PHASE 1 PB 215 PGS 35-40 TRACT B
DOR Code:	0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage:	0.1158

Parcel ID: 283007940857002710

Zoom to | Help: Docking

Property | Sales | Value | Links

Data last updated on 3/4/2026

Parcel Details:	283007940857002710
Owner1:	JEN HOLDCO 24 LLC
Physical Addr/Postal City & Zip:	ARTEMIS ST LAKE WALES 33853
Short Legal Desc:	HUNT CLUB AT LAKE WALES SOUTH PHASE 1 PB 215 PGS 35-40 TRACT D
DOR Code:	0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage:	1.708

Parcel ID: 283007940857002680

Zoom to | Help: Docking

Property | Sales | Value | Links

Data last updated on 3/4/2026

Parcel Details:	283007940857002680
Owner1:	JEN HOLDCO 24 LLC
Physical Addr/Postal City & Zip:	DEVANA DR LAKE WALES 33853
Short Legal Desc:	HUNT CLUB AT LAKE WALES SOUTH PHASE 1 PB 215 PGS 35-40 TRACT A
DOR Code:	0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage:	1.7934

Parcel ID: 283007940857002730

Zoom to | Help: Docking

Property | Sales | Value | Links

Data last updated on 3/4/2026

Parcel Details:	283007940857002730
Owner1:	JEN HOLDCO 24 LLC
Physical Addr/Postal City & Zip:	DALI DR LAKE WALES 33853
Short Legal Desc:	HUNT CLUB AT LAKE WALES SOUTH PHASE 1 PB 215 PGS 35-40 TRACT G
DOR Code:	0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage:	0.2226

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32797194

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
No.	Description	Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Survey Staking	$ 70,350.00	2120		$ 70,350.00		$ -		$ 70,350.00				0.00
	Clear and Grubb	$ 5,500.00	2655		$ 5,500.00		$ -		$ 5,500.00				0.00
	Mobilization	$ 50,000.00	2745		$ 50,000.00		$ -		$ 50,000.00				0.00
	Sanitary Sewer	$ 909,326.15	2751		$ 909,326.15		$ (0.00)		$ 909,326.15				0.00
	Liftstation	$ 540,462.00	2836		$ 540,462.00		$ -		$ 540,462.00				0.00
	Storms Drains	$ 801,441.05	3001		$ 801,441.05		$ 0.00		$ 801,441.05				0.00
	Change Order # 1	$ 28,441.10	3001		$ 28,441.10		$ -		$ 28,441.10				0.00
	Change Order # 2	$ 3,000.00	2120		$ 3,000.00		$ -		$ 3,000.00				0.00
	Change Order # 3	$ 2,400.00	2851		$ 2,400.00		$ -		$ 2,400.00				0.00
	Change Order # 4	$ 2,795.00	3735		$ 2,795.00		$ -		$ 2,795.00				0.00
TOTAL		$ 2,413,715.30			2,413,715.30		0.00		2,413,715.30	0.00	0.00		0.00

VENDOR: 18352821 CONTRACT # 32797194
Martin Paving
INV.DATE: 2/25/2026 INV.# MCI22526HC1 APPL.# 10
(Retainage #1)
DESCRIPTION: **Hunt Club Groves South Ph 1 Sanitary Sewer, Liftstation, Storms**

ACCT# 1116003 ACCT. DATE: 2/25/26

Field Approval	Checked By	Office Approval	Entered By
Date:	Date:	Date:	Bridget O'Leary Date: 2/24/2026

Deduction of 5% Retention	$ 120,685.77
Total Due To-Date	$ 2,293,029.54
Previous Application	$ 2,172,343.76
Balance Due This Application	$ 120,685.78

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	Hunt Club Groves												
	Survey Staking												
2120.	Survey	1	LS	$70,350.00	$ 70,350.00	1.00	70,350.00	0.00	0.00	1.00	70,350.00	0	0.00
	Total Survey				**$ 70,350.00**		**70,350.00**		**0.00**		**70,350.00**		**0.00**
	Clear & Grubb												
2655.	Construction Entrance	1	LS	$5,500.00	$ 5,500.00	1.00	5,500.00		0.00	1.00	5,500.00	0	0.00
	Total Clear & Grubb				**$ 5,500.00**		**5,500.00**		**0.00**		**5,500.00**		**0.00**
	Mobilization												
2745.	Mobilization	1	LS	$50,000.00	$ 50,000.00	1.00	50,000.00	0.00	0.00	1.00	50,000.00	0	0.00
	Total Mobilization				**$ 50,000.00**		**50,000.00**		**0.00**		**50,000.00**		**0.00**
	Sanitary Sewer												
2751.	Manhole, 0-6	3	EA	$6,225.00	$ 18,675.00	3.00	18,675.00	0.00	0.00	3.00	18,675.00	0	0.00
2751.	Manhole, 6-8	4	EA	$7,885.00	$ 31,540.00	4.00	31,540.00	0.00	0.00	4.00	31,540.00	0	0.00
2751.	Manhole, 8-10	8	EA	$8,830.00	$ 70,640.00	8.00	70,640.00	0.00	0.00	8.00	70,640.00	0	0.00
2751.	Manhole, 10-12	4	EA	$10,190.00	$ 40,760.00	4.00	40,760.00	0.00	0.00	4.00	40,760.00	0	0.00
2751.	Manhole, 12-14	3	EA	$16,100.00	$ 48,300.00	3.00	48,300.00	0.00	0.00	3.00	48,300.00	0	0.00
2751.	Manhole, 14-16	3	EA	$16,455.00	$ 49,365.00	3.00	49,365.00	0.00	0.00	3.00	49,365.00	0	0.00
2751.	Manhole, 16-18	3	EA	$17,950.00	$ 53,850.00	3.00	53,850.00	0.00	0.00	3.00	53,850.00	0	0.00
2751.	Manhole, 20-22	1	EA	$21,235.00	$ 21,235.00	1.00	21,235.00	0.00	0.00	1.00	21,235.00	0	0.00
2751.	Manhole, 24-26	1	EA	$24,500.00	$ 24,500.00	1.00	24,500.00	0.00	0.00	1.00	24,500.00	0	0.00

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32797194

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2751.	Double Services	97	EA	$2,050.00	$ 198,850.00	97.00	198,850.00	0.00	0.00	97.00	198,850.00	0	0.00
2751.	Single Services	29	EA	$1,300.00	$ 37,700.00	29.00	37,700.00	0.00	0.00	29.00	37,700.00	0	0.00
2751.	8" SDR 26, 6-8	1201	LF	$29.65	$ 35,609.65	1,201.00	35,609.65	0.00	0.00	1,201.00	35,609.65	0	0.00
2751.	8" SDR 26, 8-10	1737	LF	$31.65	$ 54,976.05	1,737.00	54,976.05	0.00	0.00	1,737.00	54,976.05	0	0.00
2751.	8" SDR 26, 10-12	1509	LF	$33.65	$ 50,777.85	1,509.00	50,777.85	0.00	0.00	1,509.00	50,777.85	0	0.00
2751.	8" SDR 26, 12-14	61	LF	$35.65	$ 2,174.65	61.00	2,174.65	0.00	0.00	61.00	2,174.65	0	0.00
2751.	8" SDR 26, 14-16	1484	LF	$39.65	$ 58,840.60	1,484.00	58,840.60	0.00	0.00	1,484.00	58,840.60	0	0.00
2751.	8" SDR 26, 16-18	441	LF	$44.65	$ 19,690.65	441.00	19,690.65	0.00	0.00	441.00	19,690.65	0	0.00
2751.	8" SDR 26, 20-22	538	LF	$54.65	$ 29,401.70	538.00	29,401.70	0.00	0.00	538.00	29,401.70	0	0.00
2751.	8" SDR 26, 22-24	176	LF	$65.00	$ 11,440.00	176.00	11,440.00	0.00	0.00	176.00	11,440.00	0	0.00
2751.	TV Inspection	1	LS	$36,000.00	$ 36,000.00	1.00	36,000.00	0.00	0.00	1.00	36,000.00	0	0.00
2751.	Air Testing	1	LS	$15,000.00	$ 15,000.00	1.00	15,000.00	0.00	0.00	1.00	15,000.00	0	0.00
	Total Sanitary Sewer				**$ 909,326.15**		**909,326.15**		**0.00**		**909,326.15**		**0.00**
	Liftstation												
2836.	Lift station	1	LS	$426,850.00	$ 426,850.00	1.00	426,850.00	0.00	0.00	1.00	426,850.00	0	0.00
2836.	6" DR18 PVC	2163	LF	$24.00	$ 51,912.00	2,163.00	51,912.00	0.00	0.00	2,163.00	51,912.00	0	0.00
2836.	6" Bell Restraints	98	EA	$105.00	$ 10,290.00	98.00	10,290.00	0.00	0.00	98.00	10,290.00	0	0.00
2836.	6" 45 Bend	38	EA	$950.00	$ 36,100.00	38.00	36,100.00	0.00	0.00	38.00	36,100.00	0	0.00
2836.	6" 22.5 Bend	3	EA	$950.00	$ 2,850.00	3.00	2,850.00	0.00	0.00	3.00	2,850.00	0	0.00
2836.	6" Gate Valve	2	EA	$2,230.00	$ 4,460.00	2.00	4,460.00	0.00	0.00	2.00	4,460.00	0	0.00
2836.	Pressure Testing	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
2836.	Pigging	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
	Total Liftstation				**$ 540,462.00**		**540,462.00**		**0.00**		**540,462.00**		**0.00**
	Storm Drains												
3001.	18" HP, 0-6	1205	LF	$42.00	$ 50,610.00	1,205.00	50,610.00	0.00	0.00	1,205.00	50,610.00	0	0.00
3001.	18" HP, 6-8	235	LF	$42.00	$ 9,870.00	235.00	9,870.00	0.00	0.00	235.00	9,870.00	0	0.00
3001.	18" HP, 8-10	440	LF	$45.00	$ 19,800.00	440.00	19,800.00	0.00	0.00	440.00	19,800.00	0	0.00
3001.	24" HP, 0-6	248	LF	$56.45	$ 13,999.60	248.00	13,999.60	0.00	0.00	248.00	13,999.60	0	0.00
3001.	24" HP, 6-8	843	LF	$56.45	$ 47,587.35	843.00	47,587.35	0.00	0.00	843.00	47,587.35	0	0.00
3001.	24" HP, 10-12	177	LF	$61.45	$ 10,876.65	177.00	10,876.65	0.00	0.00	177.00	10,876.65	0	0.00
3001.	30" HP, 0-6	84	LF	$83.15	$ 6,984.60	84.00	6,984.60	0.00	0.00	84.00	6,984.60	0	0.00
3001.	30" HP, 6-8	1013	LF	$83.15	$ 84,230.95	1,013.00	84,230.95	0.00	0.00	1,013.00	84,230.95	0	0.00
3001.	30" HP, 8-10	462	LF	$86.15	$ 39,801.30	462.00	39,801.30	0.00	0.00	462.00	39,801.30	0	0.00
3001.	36" HP, 6-8	746	LF	$92.20	$ 68,781.20	746.00	68,781.20	0.00	0.00	746.00	68,781.20	0	0.00
3001.	36" HP, 8-10	252	LF	$95.20	$ 23,990.40	252.00	23,990.40	0.00	0.00	252.00	23,990.40	0	0.00
3001.	42" HP,6-8	331	LF	$114.00	$ 37,734.00	331.00	37,734.00	0.00	0.00	331.00	37,734.00	0	0.00
3001.	TV Inspection	1	LS	$35,000.00	$ 35,000.00	1.00	35,000.00	0.00	0.00	1.00	35,000.00	0	0.00
3001.	Type P-3 Inlet, 0-6	21	EA	$6,330.00	$ 132,930.00	21.00	132,930.00	0.00	0.00	21.00	132,930.00	0	0.00
3001.	Type P-3 Inlet, 6-8	6	EA	$8,075.00	$ 48,450.00	6.00	48,450.00	0.00	0.00	6.00	48,450.00	0	0.00
3001.	Type P-3 Inlet, 8-10	2	EA	$7,565.00	$ 15,130.00	2.00	15,130.00	0.00	0.00	2.00	15,130.00	0	0.00
3001.	Type P-4 Inlet, 0-6	11	EA	$6,850.00	$ 75,350.00	11.00	75,350.00	0.00	0.00	11.00	75,350.00	0	0.00
3001.	Manhole, 0-6	4	EA	$5,780.00	$ 23,120.00	4.00	23,119.99	0.00	0.01	4.00	23,120.00	0	0.00
3001.	Manhole, 6-8	1	EA	$5,980.00	$ 5,980.00	1.00	5,980.00	0.00	0.00	1.00	5,980.00	0	0.00
3001.	Manhole, 8-10	1	EA	$8,465.00	$ 8,465.00	1.00	8,465.00	0.00	0.00	1.00	8,465.00	0	0.00
3001.	Manhole, 10-12	3	EA	$6,580.00	$ 19,740.00	3.00	19,740.00	0.00	0.00	3.00	19,740.00	0	0.00
3001.	5' Bubble Box	2	EA	$6,200.00	$ 12,400.00	2.00	12,400.00	0.00	0.00	2.00	12,400.00	0	0.00
3001.	Type V Inlet, 6-8	1	EA	$10,610.00	$ 10,610.00	1.00	10,610.00	0.00	0.00	1.00	10,610.00	0	0.00
	Total Storms Drains				**$ 801,441.05**		**801,441.05**		**0.00**		**801,441.05**		**0.00**
	Change Order # 1												
3001.	Modify Sewer Structure 61	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32797194

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3001.	Modify Storm Structure 58	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Modify Storm Structure 100	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Modify Storm Structure 10	1	LS	$2,000.00	$ 2,000.00	1.00	2,000.00	0.00	0.00	1.00	2,000.00	0	0.00
3001.	Brick Up Storm Structure 58	1	LS	$750.00	$ 750.00	1.00	750.00	0.00	0.00	1.00	750.00	0	0.00
3001.	18" ADS	207	LF	$42.00	$ 8,694.00	207.00	8,694.00	0.00	0.00	207.00	8,694.00	0	0.00
3001.	24" ADS	130	LF	$56.45	$ 7,338.50	130.00	7,338.50	0.00	0.00	130.00	7,338.50	0	0.00
3001.	30" ADS	44	LF	$83.15	$ 3,658.60	44.00	3,658.60	0.00	0.00	44.00	3,658.60	0	0.00
	Total Change Order # 1				**$ 28,441.10**		**28,441.10**		**0.00**		**28,441.10**		**0.00**
	Change Order # 2												
2120.	Surveyor, locating reuse line on	40	HR	$75.00	$ 3,000.00	40.00	3,000.00	0.00	0.00	40.00	3,000.00	0	0.00
	Total Change Order # 2				**$ 3,000.00**		**3,000.00**		**0.00**		**3,000.00**		**0.00**
	Change Order # 3												
2851.	Reuse Services at Lift Station	1	EA	$2,400.00	$ 2,400.00	1.00	2,400.00	0.00	0.00	1.00	2,400.00	0	0.00
	Total Change Order # 3				**$ 2,400.00**		**2,400.00**		**0.00**		**2,400.00**		**0.00**
	Change Order # 4												
3735.	2" Reuse Services	1	EA	$2,795.00	$ 2,795.00	1.00	2,795.00	0.00	0.00	1.00	2,795.00	0	0.00
	Total Change Order # 4				**$ 2,795.00**		**2,795.00**		**0.00**		**2,795.00**		**0.00**
TOTAL					**2,413,715.30**		**2,413,715.30**		**0.00**		**2,413,715.30**		**0.00**

Contractor's Certificate and Application for Retainage

Contract #: 32797194
Application #: Retainage #1
Billing Period Ending: 02/24/2026
Contract Date: 10/02/2024
State Project #:
Architect Project #: Contract #32797194

Contract For:
To Owner:
Lennar - Orlando Division
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821

Project Location:
Hunt Club

Lake Wales, FL

From Contractor:
863-439-4655
Martin Construction Inc. dba Martin Paving
PO Box 332
Lake Hamilton, FL 33851-0332

Architect:
David Schmitt Engineering, Inc.
12301 Lake Underhill Road
Suite 241
Orlando, FL 32828

Copies Distributed To:
☒ Owner
☐ Contractor
☐ Architect

CONTRACTOR'S CERTIFICATE AND APPLICATION FOR PAYMENT
This application is made for payment, as requested below, in connection with the above contracct for work. See Schedule of Work attached as Exhibit A.

1. INITIAL CONTRACT AMOUNT:		$ 2,377,079.20
2. APPROVED CHANGE ORDERS (impacting initial contract amount):		$36,636.10
3. CURRENT CONTRACT VALUE (Line 1 PLUS Line 2):		$ 2,413,715.30
4. TOTAL COMPLETED WORK & STORED MATERIALS TO DATE: (Total from Column G, Exhibit A)		$ 2,413,715.30
5. CONTRACT RETAINAGE/RETENTION:		
a. 5 % of Work Completed (Total of Columns D PLUS E from Exhibit A)	$ 120,685.77	
b. 5 % of Stored Material(s) (Total of Column F from Exhibit A)	$ -	
Total Retainage/Retention (Line 5a PLUS 5b) or c. Total of Column I from Exhibit A (if variable)		$ 120,685.77
6. TOTAL EARNED MINUS RETAINAGE/RETENTION: (Total of Line 4 MINUS Line 5)		$ 2,293,029.53
7. MINUS PREVIOUS APPLICATION FOR PAYMENT: (Line 6 from prior Certificate and Application for Payment)		$ 2,172,343.76
8. CURRENT PAYMENT AMOUNT REQUESTED:		$ 120,685.77
9. BALANCE OF CONTRACT TO FINISH, INCLUDING RETAINAGE/RETENTION: (Line 3 MINUS Line 6)		$ 120,685.77

SUMMARY OF APPROVED CHANGE ORDERS:	ADDITIONS	DEDUCTIONS
Change orders previously approved	$36,636.10	$0.00
Change orders approved this billing period	$0.00	$0.00
Total approved to date	$36,636.10	$0.00
Net	$36,636.10	

CONTRACTOR'S CERTIFICATION:
Contractor hereby certifies that, to the best of contractor's knowledge, (1) the Work, as set forth in the Schedule of Work attached hereto as EXHIBIT A, has been completed in accordance with the contract, (2) Contractor has or will pay amounts due to contractors, material and/or equipment suppliers, and other parties who have provided work, labor, materials or services for Work under previous Applications for Payment, and (3) unless otherwise specified in the Architects' Certification, the Current Payment Amount is now due and payable.

Contractor: Martin Construction Inc. dba Martin Paving
By: _____ Date: 2/24/2026
(Duly Authorized Agent)
State of: **Florida**
County of: **Polk**

Subscribed and sworn to before me this

Twenty-fourth day of February, 2026

Notary Public: **Ryan O'Leary**
My Commission expires: **3/4/2028**

Notary Public State of Florida
Ryan O'Leary
My Commission HH 499209
Expires 3/4/2028

ARCHITECT'S CERTIFICATION:
Architect hereby certifies that Architect has reviewed this Certificate and Application for Payment and the data comprising said Application, including the Contract, and has conducted an on-site assessment of the Work, and that, to the best of Architect's knowledge, Contractor's representations herein regarding the status and quality of the Work are true and accurate, unless otherwise described in a document attachment hereto. Architect further certifies that, in accordance with this Application and the contract, contractor is entitled to the following payment.

AMOUNT CERTIFIED _____
(An explanation will be attached if the amount certified is different from the amount applied for. All amounts on this application and on Exhibit A - Shchedule of Work will be changed and initialed to conform to the revised amount certified.
ARCHITECT:

By: _____ _____
(Duly Authorized Agent)

Contractor is only entitled to the Certified Amount, which is payable only to the contractor.

Contractor's Certificate and Application for Retainage

Contract For:
To Owner:
Lennar - Orlando Division
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821

Project Location:
Hunt Club

Lake Wales, FL

Contract #: 32800186
Application #: Retainage #1
Billing Period Ending: 02/24/2026
Contract Date: 10/02/2024
State Project #:
Architect Project #: Contract #32800186

From Contractor:
863-439-4655
Martin Construction Inc. dba Martin Paving
PO Box 332
Lake Hamilton, FL 33851-0332

Architect:
David Schmitt Engineering, Inc.
12301 Lake Underhill Road
Suite 241
Orlando, FL 32828

Copies Distributed To:
☐ Owner
☒ Contractor
☐ Architect

CONTRACTOR'S CERTIFICATE AND APPLICATION FOR PAYMENT
This application is made for payment, as requested below, in connection with the above contracct for work. See Schedule of Work attached as Exhibit A.

1. INITIAL CONTRACT AMOUNT: **$ 2,256,765.25**
2. APPROVED CHANGE ORDERS (impacting initial contract amount): **$ -**
3. CURRENT CONTRACT VALUE (Line 1 PLUS Line 2): **$ 2,256,765.25**
4. TOTAL COMPLETED WORK & STORED MATERIALS TO DATE: **$ 2,093,315.25**
   (Total from Column G, Exhibit A)
5. CONTRACT RETAINAGE/RETENTION:
   a. **5** % of Work Completed **$ 104,665.76**
   (Total of Columns D PLUS E from Exhibit A)
   b. **5** % of Stored Material(s) **$ -**
   (Total of Column F from Exhibit A)
   Total Retainage/Retention (Line 5a PLUS 5b) or
   c. Total of Column I from Exhibit A (if variable) **$ 104,665.76**
6. TOTAL EARNED MINUS RETAINAGE/RETENTION: **$ 1,988,649.49**
   (Total of Line 4 MINUS Line 5)
7. MINUS PREVIOUS APPLICATION FOR PAYMENT: **$ 1,776,576.81**
   (Line 6 from prior Certificate and Application for Payment)
8. **CURRENT PAYMENT AMOUNT REQUESTED:** **$ 212,072.68**
9. BALANCE OF CONTRACT TO FINISH, INCLUDING RETAINAGE/RETENTION:
   (Line 3 MINUS Line 6) **$ 268,115.76**

SUMMARY OF APPROVED CHANGE ORDERS:	ADDITIONS	DEDUCTIONS
Change orders previously approved	$0.00	$0.00
Change orders approved this billing period	$0.00	$0.00
Total approved to date	$0.00	$0.00
Net	$0.00	

CONTRACTOR'S CERTIFICATION:
Contractor hereby certifies that, to the best of contractor's knowledge, (1) the Work, as set forth in the Schedule of Work attached hereto as EXHIBIT A, has been completed in accordance with the contract, (2) Contractor has or will pay amounts due to contractors, material and/or equipment suppliers, and other parties who have provided work, labor, materials or services for Work under previous Applications for Payment, and (3) unless otherwise specified in the Architects' Certification, the Current Payment Amount is now due and payable.

Contractor: Martin Construction Inc. dba Martin Paving
By: _____ Date: 2/24/2026
(Duly Authorized Agent)
State of: **Florida**
County of: **Polk**

Subscribed and sworn to before me this

Twenty-fourth day of February, 2026

Notary Public: **Ryan O'Leary**
My Commission expires: **3/4/2028**

Notary Public State of Florida
Ryan O'Leary
My Commission HH 499209
Expires 3/4/2028

ARCHITECT'S CERTIFICATION:
Architect hereby certifies that Architect has reviewed this Certificate and Application for Payment and the data comprising said Application, including the Contract, and has conducted an on-site assessment of the Work, and that, to the best of Architect's knowledge, Contractor's representations herein regarding the status and quality of the Work are true and accurate, unless otherwise described in a document attachment hereto. Architect further certifies that, in accordance with this Application and the contract, contractor is entitled to the following payment.

AMOUNT CERTIFIED _____
(An explanation will be attached if the amount certified is different from the amount applied for. All amounts on this application and on Exhibit A - Shchedule of Work will be changed and initialed to conform to the revised amount certified.
ARCHITECT:

By: _____ _____
(Duly Authorized Agent)

Contractor is only entitled to the Certified Amount, which is payable only to the contractor.

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32800186

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
No.	Description	Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Grading	$ 262,260.00	2653		$ 262,260.00		$ -		$ 262,260.00				0.00
	Asphalt	$ 1,448,150.50	3279		$ 1,284,700.50		$ -		$ 1,284,700.50				163,450.00
	Off Tract	$ 491,353.50	3750		$ 491,353.50		$ -		$ 491,353.50				0.00
	Turf	$ 55,001.25	3554		$ 55,001.25		$ -		$ 55,001.25				0.00
TOTAL		$ 2,256,765.25			2,093,315.25		0.00		2,093,315.25	0.00	0.00		163,450.00

VENDOR: 18352821 CONTRACT # 32800186
Martin Paving
INV.DATE: 2/25/2026 INV.# MCI22526HC3 APPL.# 10
Retainage #1
DESCRIPTION: **Hunt Club Groves South Ph 1 Grading, Asphalt, off tract**

ACCT# 1116003 ACCT. DATE: 2/25/2026

Field Approval	Checked By	Office Approval	Entered By
			Bridget O'Leary
Date:	Date:	Date:	Date: 2/24/2026

Deduction of 5% Retention	$ 104,665.76
Total Due To-Date	$ 1,988,649.49
Previous Application	$ 1,776,576.81
Balance Due This Application	$ 212,072.68

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	Hunt Club Groves												
	Grading												
2655.	Grading	1	LS	$250,000.00	$ 250,000.00	1.00	250,000.00	0.00	0.00	1.00	250,000.00	0	0.00
2655.	Pull Well Shaft Bowels and Demo Well Building	1	LS	$12,260.00	$ 12,260.00	1.00	12,260.00	0.00	0.00	1.00	12,260.00	0	0.00
	Total Grading				**$ 262,260.00**		**262,260.00**		**0.00**		**262,260.00**		**0.00**
	Generic Asphalt												
3279.	1.5" Asphalt	21845	SY	$14.80	$ 323,306.00	21,845.00	323,306.00	0.00	0.00	21,845.00	323,306.00	0	0.00
3279.	8" Base	21965	SY	$17.40	$ 382,191.00	21,965.00	382,191.00	0.00	0.00	21,965.00	382,191.00	0	0.00
3279.	Stabilized	26430	SY	$7.95	$ 210,118.50	26,430.00	210,118.50	0.00	0.00	26,430.00	210,118.50	0	0.00
3279.	Miami Curb	13400	LF	$17.10	$ 229,140.00	13,400.00	229,140.00	0.00	0.00	13,400.00	229,140.00	0	0.00
3279.	Valley Curb	900	LF	$29.00	$ 26,100.00	900.00	26,100.00	0.00	0.00	900.00	26,100.00	0	0.00
3279.	D Curb	915	LF	$23.00	$ 21,045.00	915.00	21,045.00	0.00	0.00	915.00	21,045.00	0	0.00
3279.	Common Area Sidewalk	23350	SF	$7.00	$ 163,450.00		0.00	0.00	0.00	0.00	0.00	23,350	163,450.00
3279.	Handicap Ramps	29	EA	$1,200.00	$ 34,800.00	29.00	34,800.00	0.00	0.00	29.00	34,800.00	0	0.00
3279.	Striping	1	LS	$58,000.00	$ 58,000.00	1.00	58,000.00	0.00	0.00	1.00	58,000.00	0	0.00
	Total Asphalt Paving				**$ 1,448,150.50**		**1,284,700.50**		**0.00**		**1,284,700.50**		**163,450.00**
	Off Tract												
3750.	6" DR18	3400	LF	$24.00	$ 81,600.00	3,400.00	81,600.00	0.00	0.00	3,400.00	81,600.00	0	0.00
3750.	12"x6" Wet Tap	1	EA	$6,675.00	$ 6,675.00	1.00	6,675.00	0.00	0.00	1.00	6,675.00	0	0.00
3750.	6" Bell Restraints	56	EA	$105.00	$ 5,880.00	56.00	5,880.00	0.00	0.00	56.00	5,880.00	0	0.00
3750.	6" Gate Valve	9	EA	$2,230.00	$ 20,070.00	9.00	20,070.00	0.00	0.00	9.00	20,070.00	0	0.00
3750.	6" Tee	2	EA	$1,300.00	$ 2,600.00	2.00	2,600.00	0.00	0.00	2.00	2,600.00	0	0.00
3750.	6" 45 Bend	4	EA	$950.00	$ 3,800.00	4.00	3,800.00	0.00	0.00	4.00	3,800.00	0	0.00
3750.	Paved Driveway Crossing	2	EA	$6,500.00	$ 13,000.00	2.00	13,000.00	0.00	0.00	2.00	13,000.00	0	0.00
3750.	Dirt Road Crossing	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Sod, 11th St Only	5333	SY	$3.75	$ 19,998.75	5,333.00	19,998.75	0.00	0.00	5,333.00	19,998.75	0	0.00
3750.	Pressure Testing	1	LS	$7,000.00	$ 7,000.00	1.00	7,000.00	0.00	0.00	1.00	7,000.00	0	0.00
3750.	Pigging	1	LS	$7,000.00	$ 7,000.00	1.00	7,000.00	0.00	0.00	1.00	7,000.00	0	0.00
3750.	Maintenance of Traffic	1	LS	$8,500.00	$ 8,500.00	1.00	8,500.00	0.00	0.00	1.00	8,500.00	0	0.00

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 32800186

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3750.	10" Tie Into Existing Gate Valve	1	EA	$1,100.00	$ 1,100.00	1.00	1,100.00	0.00	0.00	1.00	1,100.00	0	0.00
3750.	10"x10" Wet Tap	1	EA	$9,400.00	$ 9,400.00	1.00	9,400.00	0.00	0.00	1.00	9,400.00	0	0.00
3750.	10"x8" Wet Tap	1	EA	$8,775.00	$ 8,775.00	1.00	8,775.00	0.00	0.00	1.00	8,775.00	0	0.00
3750.	10" DR18 PVC	2890	LF	$45.40	$ 131,206.00	2,890.00	131,206.00	0.00	0.00	2,890.00	131,206.00	0	0.00
3750.	10" Restraints	50	EA	$285.00	$ 14,250.00	50.00	14,250.00	0.00	0.00	50.00	14,250.00	0	0.00
3750.	10" 45 Bend	2	EA	$1,100.00	$ 2,200.00	2.00	2,200.00	0.00	0.00	2.00	2,200.00	0	0.00
3750.	10" Tee	1	EA	$2,010.00	$ 2,010.00	1.00	2,010.00	0.00	0.00	1.00	2,010.00	0	0.00
3750.	10" Gate Valve	6	EA	$4,660.00	$ 27,960.00	6.00	27,960.00	0.00	0.00	6.00	27,960.00	0	0.00
3750.	Paved, Open Cut	2	EA	$6,500.00	$ 13,000.00	2.00	13,000.00	0.00	0.00	2.00	13,000.00	0	0.00
3750.	Clay, Open Cut	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Sod	5422	SY	$3.75	$ 20,332.50	5,422.00	20,332.50	0.00	0.00	5,422.00	20,332.50	0	0.00
3750.	Pressure Testing	1	LS	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Pigging	1	LS	$6,500.00	$ 6,500.00	1.00	6,500.00	0.00	0.00	1.00	6,500.00	0	0.00
3750.	Bacteriological Testing	1	LS	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
3750.	Jumper	1	EA	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Construction Meter	1	EA	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
3750.	10"x8" Tee	1	EA	$1,560.00	$ 1,560.00	1.00	1,560.00	0.00	0.00	1.00	1,560.00	0	0.00
3750.	8" Gate Valve	1	EA	$3,125.00	$ 3,125.00	1.00	3,125.00	0.00	0.00	1.00	3,125.00	0	0.00
3750.	Maintenance of Traffic	1	LS	$8,500.00	$ 8,500.00	1.00	8,500.00	0.00	0.00	1.00	8,500.00	0	0.00
3750.	16"x6" Wet Tap	1	EA	$6,855.00	$ 6,855.00	1.00	6,855.00	0.00	0.00	1.00	6,855.00	0	0.00
3750.	6" DR18 PVC	515	LF	$24.00	$ 12,360.00	515.00	12,360.00	0.00	0.00	515.00	12,360.00	0	0.00
3750.	6" Bell Restraints	10	EA	$105.00	$ 1,050.00	10.00	1,050.00	0.00	0.00	10.00	1,050.00	0	0.00
3750.	6" 45 Bend	4	EA	$510.00	$ 2,040.00	4.00	2,040.00	0.00	0.00	4.00	2,040.00	0	0.00
3750.	Sod	535	SY	$3.75	$ 2,006.25	535.00	2,006.25	0.00	0.00	535.00	2,006.25	0	0.00
3750.	Pressure Testing	1	LS	$3,500.00	$ 3,500.00	1.00	3,500.00	0.00	0.00	1.00	3,500.00	0	0.00
3750.	Pigging	1	LS	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Clay Road Crossing	1	EA	$2,500.00	$ 2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	0	0.00
3750.	Jumper	1	EA	$4,500.00	$ 4,500.00	1.00	4,500.00	0.00	0.00	1.00	4,500.00	0	0.00
3750.	Construction Meter	1	EA	$4,000.00	$ 4,000.00	1.00	4,000.00	0.00	0.00	1.00	4,000.00	0	0.00
	Total Off Tract				**$ 491,353.50**		**491,353.50**		**0.00**		**491,353.50**		**0.00**
	Turf												
3554.	Sod - BOC	14667	SY	$3.75	$ 55,001.25	14,667.00	55,001.25	0.00	0.00	14,667.00	55,001.25	0	0.00
	Total Turf				**$ 55,001.25**		**55,001.25**		**0.00**		**55,001.25**		**0.00**
TOTAL					**2,256,765.25**		**2,093,315.25**		**0.00**		**2,093,315.25**		**163,450.00**

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: HUNT CLUB SOUTH
POST SALTER PAVING

APPLICATION NO: 5
DATE: 02/25/26
PROJECT NO: 25040

Distribution to:
X OWNER
X ENGINEER
CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE: 09/19/25
CONTRACT NO: 18514077

CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. **ORIGINAL CONTRACT SUM**	$	1,404,673.00
2. **Net change by Change Orders**	$	43,437.70
3. **CONTRACT SUM TO DATE**	$	1,448,110.70
4. **TOTAL COMPLETED & STORED TO DATE**	$	1,428,970.70
5. **RETAINAGE:**		
10 (Columns D + E on G703)	142,897.07	
b. _____% of Stored Material (Column F on G703)	$ _____	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	$	142,897.07
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)	$	1,286,073.63
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)	$	1,205,345.70
8. **CURRENT PAYMENT DUE**	$	80,727.93
9. **BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 less Line 6)	$ 162,037.07	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	43,437.70	0.00
TOTALS	43,437.70	0.00
NET CHANGES by Change Order	43,437.70	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.
By: CHBlomeley Date: 2-25-26

State of Florida
County of Orange
Subscribed and sworn to before me this 25 day of Feb, 2026

Notary Public: Lourdes Santiago

LOURDES SANTIAGO
Notary Public - State of Florida
Commission # HH 660983
My Comm. Expires Apr 6, 2029
Bonded through National Notary Assn.

My Commission expires: 4/6/29

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... $ 80,727.93

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:
By: _____ Date: 2/26/26

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

No.	Description	CONTRACT AMOUNT Amount	Cost Code	PREVIOUSLY COMPLETED Amount	COMPLETED THIS INVOICE Amount	COMPLETED TO DATE Amount	RETENTION	NET DUE	REMAINING ON CONTRACT Amount
Application For Payment Summary									
	Off tract	$1,404,673.00	3750	$ 1,339,273.00	$ 46,260.00	$1,385,533.00	138,553.30	1,246,979.70	19,140.00
	Change Order NO 1	$43,437.70	3750		$ 43,437.70	$ 43,437.70	4,343.77	39,093.93	0.00
TOTAL		$ 1,448,110.70		1,339,273.00	89,697.70	1,428,970.70	142,897.07	1,286,073.63	19,140.00

VENDOR: 2726673 CONTRACT # 18514077
JMHC
INV.DATE: 2/25/26 INV.# APPL.#5

DESCRIPTION: Hunt Club South, Post Salter Paving

ACCT# 1116304.1300.3750 ACCT. DATE:

Field Approval	Checked By	Office Approval	Entered By
Date:	Date:	Date:	Date:

Deduction of 10% Retention	$ 142,897.07
Total Due To-Date	$ 1,286,073.63
Previous Application	$ 1,205,345.70
Balance Due This Application	$ 80,727.93

No.	Description	CONTRACT AMOUNT Qty	Unit	Price	Amount	PREVIOUSLY COMPLETED Qty	Amount	COMPLETED THIS INVOICE Qty	Amount	COMPLETED TO DATE Qty	Amount	REMAINING ON CONTRACT Qty	Amount
	Hunt Club												
	General Conditions												
3750.	Mobilization	1	EA	$18,000.00	$18,000.00		18,000.00			0.00	18,000.00	1.00	0.00
3750.	Construction Lay out	1	EA	$16,000.00	$16,000.00		16,000.00			0.00	16,000.00	1.00	0.00
3750.	Certified As-builts	1	EA	$6,900.00	$6,900.00		2,760.00		4,140.00	0.00	6,900.00	1.00	0.00
	Site Preparation												
3750.	Silt Fence (Single Row)	5,540	EA	$1.10	$6,094.00		6,094.00			0.00	6,094.00	5,540.00	0.00
3750.	Clear & Grub	2	EA	$6,300.00	$12,600.00		12,600.00			0.00	12,600.00	2.00	0.00
3750.	Road Excavation	1	EA	$97,575.00	$97,575.00		97,575.00			0.00	97,575.00	1.00	0.00
3750.	Place & Compact fill from stockpile	1,985	EA	$2.00	$3,970.00		3,970.00			0.00	3,970.00	1,985.00	0.00
3750.	Grade Row & Swales	8,320	SY	$0.70	$5,824.00		5,824.00			0.00	5,824.00	8,320.00	0.00
3750.	Bahia sod- back of curb	2,830	LS	$3.50	$9,905.00		9,905.00			0.00	9,905.00	2,830.00	0.00
3750.	Bahia sod- Swales	5,490	LS	$3.50	$19,215.00		19,215.00			0.00	19,215.00	5,490.00	0.00
	Drainage												
3750.	Connect to Ex. Curb Inlet (D-105)	1	LS	$1,455.00	$1,455.00		1,455.00			0.00	1,455.00	1.00	0.00
3750.	18" CL III RCP	375	EA	$75.00	$28,125.00		28,125.00			0.00	28,125.00	375.00	0.00
3750.	Curb Inlet- Assumed Type P-5 (D-109)	1	EA	$7,210.00	$7,210.00		7,210.00			0.00	7,210.00	1.00	0.00
3750.	Curb Inlet-Curb Inlet- Assumed type P-5 (D-107 & D-108)	2	EA	$8,030.00	$16,060.00		16,060.00			0.00	16,060.00	2.00	0.00
3750.	Storm Manhole (D-106)	1	LF	$5,350.00	$5,350.00		5,350.00			0.00	5,350.00	1.00	0.00
3750.	TV & Clean	375	EA	$10.00	$3,750.00		3,750.00			0.00	3,750.00	375.00	0.00
	Reuse distribution sytem												
3750.	Connect to EX 6" RWM	1	EA	$1,600.00	$ 1,600.00		1,600.00			0.00	1,600.00	1.00	0.00
3750.	Connect to Ex.16" RWM	2	EA	$4,710.00	$ 9,420.00		9,420.00			0.00	9,420.00	2.00	0.00
3750.	6" DR-18 PVC	155	EA	$39.00	$ 6,045.00		6,045.00			0.00	6,045.00	155.00	0.00
3750.	16" DR-18 PVC	2,590	EA	$99.00	$ 256,410.00		256,410.00			0.00	256,410.00	2,590.00	0.00
3750.	Fittings	1	EA	$26,120.00	$ 26,120.00		26,120.00			0.00	26,120.00	1.00	0.00
3750.	6" Gate Valve	2	SY	$2,440.00	$ 4,880.00		4,880.00			0.00	4,880.00	2.00	0.00
3750.	16" Gate Valve	2	LS	$9,575.00	$ 19,150.00		19,150.00			0.00	19,150.00	2.00	0.00
3750.	Remove Ex. 16" RWM	2,570	LS	$17.00	$ 43,690.00		43,690.00			0.00	43,690.00	2,570.00	0.00
3750.	Testing	2,745	LS	$2.00	$ 5,490.00		5,490.00			0.00	5,490.00	2,745.00	0.00
	Pavement												
3750.	12" Stabilized Subgrade	9,790	EA	$6.00	$ 58,740.00		58,740.00			0.00	58,740.00	9,790.00	0.00
3750.	6"Limerock Base	9,230	EA	$21.50	$ 198,445.00		198,445.00			0.00	198,445.00	9,230.00	0.00
3750.	2" Type SP-9.5 Asphalt (2-Lifts, 40% RAP)	9,230	EA	$21.50	$ 198,445.00		198,445.00			0.00	198,445.00	9,230.00	0.00
3750.	Type F Curb	1,605	EA	$29.00	$ 46,545.00		46,545.00			0.00	46,545.00	1,605.00	0.00
3750.	3' Valley Gutter	60	LS	$52.00	$ 3,120.00		3,120.00			0.00	3,120.00	60.00	0.00
3750.	5' X 4' Sidewalk (N/R)	4,135	EA	$40.00	$ 165,400.00		148,860.00			0.00	148,860.00	4,135.00	16,540.00
3750.	ADA Ramp W/Dome	2	LF	$1,300.00	$ 2,600.00		0.00			0.00	0.00	2.00	2,600.00
3750.	Remove & Replace Sidewalk-subject to Change	1,270	EA	$46.00	$ 58,420.00		58,420.00			0.00	58,420.00	1,270.00	0.00
3750.	Stripping & Signage	1	EA	$42,120.00	$ 42,120.00		0.00		42,120.00	0.00	42,120.00	1.00	0.00
	Change Order NO 1												
3750.	Demo Roadway	1	LS	$7,533.80	$ 7,533.80		0.00		7,533.80	0.00	7,533.80	1.00	0.00
3750.	12" Stabilized Subgrade	263	SY	$6.00	$ 1,578.00		0.00		1,578.00	0.00	1,578.00	263.00	0.00
3750.	6" Limerock	225	SY	$21.50	$ 4,837.50		0.00		4,837.50	0.00	4,837.50	225.00	0.00
3750.	2" Type SP-9.5	225	SY	$21.50	$ 4,837.50		0.00		4,837.50	0.00	4,837.50	225.00	0.00
3750.	Type F Curb	170	LF	$29.00	$ 4,930.00		0.00		4,930.00	0.00	4,930.00	170.00	0.00
3750.	ARV + Vault	1	LS	$19,720.90	$ 19,720.90		0.00		19,720.90	0.00	19,720.90	1.00	0.00
	Change Order NO 1				$ 43,437.70								
SUBTOTAL					1,448,110.70		1,339,273.00		89,697.70		1,428,970.70		19,140.00
CONTRACT TOTAL					1,448,110.70		1,339,273.00		89,697.70		1,428,970.70		19,140.00

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (CONTRACTOR):
Lennar Homes, LLC
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821

PROJECT:
Hunt Club South Ph 1 Mass Grading

APPLICATION NO: 6
Retainage
PERIOD TO : 10/25/2024

Work Agreement No: 28446173
SDC 102414

CONTRACT DATE:

Distribution to:
[x] CONTRACTOR
[ ] PROJECT MANAGER
[ ] ARCHITECT
[ ] OWNER

FROM (SUBCONTRACTOR):
Southern Development And Construction
2544 Connection Point
Oviedo, Fl 32765

Engineer:
Boyd Civil Engineering
6816 Hanging Moss Road
Orlando, Fl 32807

CONTRACTOR'S APPLICATION FOR PAYMENT
Application is made for payment as shown below in connection with the contract.
Continuation Sheet is attached.

1	ORIGINAL CONTRACT SUM	610,125.00
2	Net change by Change Orders	96,667.94
3	CONTRACT SUM TO DATE (Line 1 +/- 2) (Column G on Continuation Sheet)	706,792.94
4	TOTAL COMPLETED & STORED TO DATE	706,792.94
5	RETAINAGE	
	a. 0% of Completed Work (Column D + E on Continuation Sheet)	
	b. 10% of Stored Material (column F on Continuation Sheet)	0.00
	Total Retainage	0.00
6	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	706,792.94
7	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	636,113.65
8	CURRENT PAYMENT DUE	70,679.29
9	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS	TOTAL
Total Changes approved in previous months by Owner	10,427.94		10,427.94
Total approved this Month	86,240.00		86,240.00
TOTAL			
Net Changes by Change Order			96,667.94

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

SUBCONTRACTOR: Southern Development And Construction

By: _____ 10/23/24
Shane R. Cox, VP Estimating

State of: FLORIDA County of: SEMINOLE

Subscribed and sworn to before me this 23 day of October, 2024

Notary Public: Carolyn Mercurio

My commission expires: 8/31/26

Notary Public State of Florida
Carolyn Mercurio
My Commission HH 295447
Expires 8/31/2026

CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certify to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

ARCHITECT: Date:_____

By:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

No.	Description	CONTRACT AMOUNT Amount	Cost Code	PREVIOUSLY COMPLETED	Amount	COMPLETED THIS INVOIC	Amount	COMPLETED TO DATE	Amount	RETENTION	NET DUE	REMAINING ON CONTRACT	Amount
Application For Payment Summary													
1.	Generic Excavation & Grading	$ 360,100.00	2651		360,100.00		0.00		360,100.00				0.00
2.	Survey As-builts	$ 19,900.00	2120		19,900.00		0.00		19,900.00				0.00
3.	Clear & Grubb	$ 149,240.00	2655		149,240.00		0.00		149,240.00				0.00
4.	Mobilization	$ 19,700.00	2745		19,700.00		0.00		19,700.00				0.00
5.	Lot grading	$ 35,685.00	2653		35,685.00		0.00		35,685.00				0.00
6.	Turf	$ 25,500.00	3554		25,500.00		0.00		25,500.00				0.00
	Contract Total	**$ 610,125.00**			**610,125.00**		**0.00**		**610,125.00**				**0.00**
	Change Order #1 28446173-001	$ 10,427.94	2651	1.00	10,427.94	0.00	0.00	1.00	10,427.94				0.00
	Change Order #2 28446173-002	$ 86,240.00		1.00	86,240.00	0.00	0.00	1.00	86,240.00				0.00
TOTAL		$ 706,792.94			$ 706,792.94		$ -		$ 706,792.94	0.00	0.00		0.00

VENDOR: 8288862 CONTRACT # 28446173
Southern Development & Construcion, Inc.
INV.DATE: INV.# APPL.#

DESCRIPTION: **Hunt Club South Ph 1 massgrading**

ACCT# 1116004 ACCT. DATE:

Field Approval	Checked By	Office Approval	Entered By
Date:	Date:	Date:	Date:

Deduction of 10% Retention	
Total Due To-Date	$ 706,792.94
Previous Application	$ 636,113.65
Balance Due This Application	$ 70,679.29

No.	Description	CONTRACT AMOUNT Qty	Unit	Price	Amount	PREVIOUSLY COMPLETE Qty	Amount	COMPLETED THIS INVOICE Qty	Amount	COMPLETED TO DATE Qty	Amount	REMAINING ON CONTRACT Qty	Amount
	Hunt Club South Ph 1												
	Generic Excavation & Grading												
	Excavation & Embankment	113000	CY	$ 3.10	$ 350,300.00	1E+05	350,300.00		0.00	113,000.00	350,300.00	0.00	0.00
	Grade Pond Slopes	1	LS	$ 9,800.00	$ 9,800.00	1	9,800.00		0.00	1.00	9,800.00	0.00	0.00
	Total Excavation & Grading				**$ 360,100.00**		**360,100.00**		**0.00**		**360,100.00**		**0.00**
	Survey Asbuilts												
	Construction Layout & As-Builts	1	LS	$ 19,900.00	$ 19,900.00	1	19,900.00		0.00	1.00	19,900.00	0.00	0.00
	Total Grading				**$ 19,900.00**		**$ 19,900.00**		**$ -**		**$ 19,900.00**		**$ -**
	Clear & Grubb												
	Construction Entrance	1	EA	$ 10,400.00	$ 10,400.00	1	10,400.00		0.00	1.00	10,400.00	0.00	0.00
	Clear & Grub, Burn on Site	52	AC	$ 2,670.00	$ 138,840.00	52	138,840.00		0.00	52.00	138,840.00	0.00	0.00
	Total Grubbbin				**$ 149,240.00**		**$ 149,240.00**		**$ -**		**$ 149,240.00**		**$ -**
	Mobilization												
	Mobilization	1	LS	$ 19,700.00	$ 19,700.00	1	19,700.00		0.00	1.00	19,700.00	0.00	0.00
	Total Mobilization				**$ 19,700.00**		**$ 19,700.00**		**$ -**		**$ 19,700.00**		**$ -**
	Grading												
	Lot grading	183	EA	$ 195.00	$ 35,685.00	183	35,685.00		0.00	183.00	35,685.00	0.00	0.00
	Total Grading				**$ 35,685.00**		**$ 35,685.00**		**$ -**		**$ 35,685.00**		**$ -**
	Turf												
	Sod Pond Slopes (Bahia)	8500	SY	$ 3.00	$ 25,500.00	8500	25,500.00		0.00	8,500.00	25,500.00	0.00	0.00
	Total Turf				**$ 25,500.00**		**$ 25,500.00**		**$ -**		**$ 25,500.00**		**$ -**
SUBTOTAL					610,125.00		610,125.00		0.00		610,125.00		0.00
	Change Order # 1												
	Demo/Remove Existing Pipe	1	LS.	$ 10,427.94	$ 10,427.94	1.00	$ 10,427.94		$ -	1.00	$ 10,427.94	0.00	0.00
	Total Change Order #1				**$ 10,427.94**		**$ 10,427.94**		**$ -**		**$ 10,427.94**		**$0.00**

APPLICATION FOR PAYMENT NO.
EXHIBIT "C"

Contract # 28446173
10/23/2024

		CONTRACT AMOUNT				PREVIOUSLY COMPLETE		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	Change Order # 2												
	Over Excavate Pond	1	LS.	$ 86,240.00	$ 86,240.00	1.00	$ 86,240.00		$ -	1.00	$ 86,240.00	0.00	0.00
	Total Change Order #2				**$ 86,240.00**		**$ 86,240.00**		**$ -**		**$ 86,240.00**		**$0.00**
CHANGE ORDER SUBTOTAL					96,667.94		96,667.94		0.00		96,667.94		0.00
CONTRACT TOTAL					**706,792.94**		**706,792.94**		**0.00**		**706,792.94**		**0.00**

SECTION b)

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: 13

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: TraceAir Technologies, Inc.

(D) Amount Payable: $2,100.00

(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 # 29732 - Advanced Scan for Jan 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: 4/8/26

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

Invoice no.: 29732
Terms: Net 30
Invoice date: 01/31/2026
Due date: 03/02/2026

Project: Hunt Club

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Advanced Scan**	1/7/2026, 1/22/2026	2	$1,050.00	$2,100.00

Total **$2,100.00**

Ways to pay

BANK

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: 14

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: TraceAir Technologies, Inc.

(D) Amount Payable: $2,100.00

(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 # 30503 - Advanced Scan for Feb 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: 4/8/24

CONSULTING ENGINEER'S
APPROVAL FOR NON-COST OF ISSUANCE

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

_____
Consulting Engineer

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109
billing@traceair.net

INVOICE

BILL TO

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

INVOICE # 30503
DATE 02/28/2026
DUE DATE 03/30/2026
TERMS Net 30

PROJECT
Hunt Club

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	2/4/2026, 2/18/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:
PO Box 67534
Newark, NJ 07101-8009

ACH PAYMENTS ARE PREFERRED - PLEASE SEND REMITTANCE ADVICE TO BILLING@TRACEAIR.NET