

*Hunt Club Grove
Community Development District*

Meeting Agenda

July 8, 2025

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 1, 2025

Board of Supervisors Meeting Hunt Club Grove Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Hunt Club Grove Community Development District** will be held on **Tuesday, July 8, 2025**, at **9:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850**

Zoom Video Link: <https://us06web.zoom.us/j/84664716855>

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

Meeting ID: 846 6471 6855

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the June 10, 2025 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-04 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration Resolution 2025-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Consideration Resolution 2025-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday, November 4, 2025) (Seat #3, Seat #4 & Seat #5)
7. Presentation of Fiscal Year 2024 Audit Report
8. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
9. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Field Manager's Report
 - i. Consideration of Proposal from Floralawn for Additional Pond Discing
- 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
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. 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, June 10, 2025** at 9:31 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
Rob Bonin
Kayla Word
Brent Kewley
Barry Bichard

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Mark Watts *by Zoom*
Allen Bailey

District Manager, GMS
District Counsel, Cobb Cole
Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:31 a.m. and called the roll. 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 April 8, 2025
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 8, 2025, Board of Supervisors meeting. She noted that these meeting minutes have been reviewed by staff. Ms. Adams asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the April 8, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Authorizing the Opening of an Interest
Earning Bank Account**

Ms. Adams explained to the Board that Resolution 2025-03 authorizing the opening of an interest earning bank account is the State Board of Administration Investment Co-op for Florida Government. She stated that this will allow them to insure that the District's surplus funds are earning interest.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-03 Authorizing the Opening of an Interest Earning Bank Account, was approved

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts noted that he had the full package ready to go for the remaining transfers to make sure they went through the plats that were recorded and he will be reporting those to the Chair.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Bailey reported that the landscape around the District is doing well. He noted that the dry ponds were doing well but the southern and most northern ponds are holding some dampness in the center and causing some growth due to the recent rainfall. Mr. Bailey stated that the center pond is doing well and has remained dry. He noted that the vendor has recommended possibly increasing the disking of the pond twice a month to avoid the center of the ponds being green while homes are being sold and people are moving into the area. Mr. Bailey had a brief discussion with the Board on this matter and answered questions and concerns from the Board regarding the disking of the ponds and making sure the contractor is doing the proper maintenance required.

D. District Manager**i. Approval of Check Register**

Ms. Adams presented the check register from April 1, 2025 through June 1, 2025. The total amount is \$212,960.65. The run summary immediately follows the register.

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

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financial report through April 30, 2025. This is for informational purposes only.

iii. Presentation of Number of Registered Voters – 8

Ms. Adams stated that they are required each year to annually report the number of registered voters in the District. She stated that Hunt Club Grove has 8 registered voters who are residents of the District this year.

iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline

Ms. Adams reminded the Board to file Form 1s by July 1, 2025.

E. Project Development Update**i. Status of Property Conveyance**

Ms. Adams stated that they will be kicking off the Delegation Resolution for Assessment Area 2 at the meeting on August 12, 2025. She noted that Mr. Watts had stated to the Board earlier that the District counsel had done an audit of every parcel to confirm that anything that should be conveyed to the District is conveyed to the District. Ms. Adams asked Mr. Watts if he had anything to add and he stated he had nothing further to address and would be reviewing the package and would get it distributed per execution.

ii. Status of Permit Transfers

Ms. Adams had no updates on Status of Permit Transfers.

iii. Status of Construction Funds & Requisitions

a) Ratification of Series 2024 Assessment Area 1 Requisitions #3 through #6

Ms. Adams presented the status of construction funds and requisitions to the Board. She noted that they have all been approved and processed. She asked the Board to ratify Series 2024 Assessment Area 1 Requisitions #3 through #6.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Series 2024 Assessment Area 1 Requisitions #3 through #6, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Hunt Club Grove Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hunt Club Grove Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JULY 2025.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Hunt Club Grove
Community Development District

Proposed Budget
FY2026



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Hunt Club Grove
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 253,662	\$ 254,276	\$ -	\$ 254,276	\$ 170,163
Assessments - Direct	\$ 91,106	\$ 91,108	\$ -	\$ 91,108	\$ 272,180
Developer Contributions	\$ -	\$ 14,384	\$ -	\$ 14,384	\$ -
Total Revenues	\$ 344,768	\$ 359,768	\$ -	\$ 359,768	\$ 442,343
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 12,000
FICA Expenditures	\$ 918	\$ 306	\$ 306	\$ 612	\$ 918
Engineering	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Attorney	\$ 25,000	\$ 5,430	\$ 8,333	\$ 13,763	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 2,850	\$ 2,850	\$ 4,950
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Arbitrage Rebate	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Dissemination Agent	\$ 5,000	\$ 5,833	\$ 1,667	\$ 7,500	\$ 6,500
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ 6,125	\$ 6,125	\$ 13,475
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 46,750
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,980
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,320
Postage & Delivery	\$ 1,000	\$ 225	\$ 333	\$ 559	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 333	\$ 333	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 3,333	\$ 3,333	\$ 5,000
Other Current Charges	\$ 5,000	\$ 319	\$ 164	\$ 483	\$ 2,500
Office Supplies	\$ 625	\$ 10	\$ 208	\$ 219	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal General & Administrative:	\$ 139,268	\$ 56,632	\$ 48,270	\$ 104,902	\$ 155,343
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 7,500	\$ 353	\$ -	\$ 353	\$ 7,500
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 16,500
Landscape Maintenance	\$ 90,000	\$ 21,013	\$ 32,242	\$ 53,255	\$ 160,000
Landscape Replacement	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 5,000
Streetlights	\$ 45,000	\$ -	\$ 6,210	\$ 6,210	\$ 45,000
Electric	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 5,000
Water & Sewer	\$ 5,000	\$ 2,184	\$ 2,200	\$ 4,384	\$ 10,000
Lake Maintenance	\$ 8,000	\$ -	\$ 2,667	\$ 2,667	\$ 8,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 10,000
Field Contingency	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Subtotal Field Expenditures:	\$ 205,500	\$ 28,549	\$ 59,986	\$ 88,535	\$ 287,000
Total Expenditures	\$ 344,768	\$ 85,181	\$ 108,256	\$ 193,437	\$ 442,343
Excess Revenues/(Expenditures)	\$ -	\$ 274,587	\$ (108,256)	\$ 166,331	\$ -

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

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Assessments - On Roll [Platted]	334	\$ 170,163	\$ 509.47	\$ 547.82
Assessments - Direct [Platted]	465	\$ 236,904	\$ 509.47	\$ 547.82
Assessments - Direct [Unplatted]	313	\$ 35,276	\$ 112.70	\$ 121.19
1112		\$ 442,343		

Product	FY2026	FY2025	Increase/ (Decrease)
Assessments - [Platted]	\$ 547.82	\$ 816.63	\$ (268.81)
Assessments - [Unplatted]	\$ 121.19	\$ 125.92	\$ (4.73)

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.

Lake Maintenance

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

General Repairs & Maintenance

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

Field Contingency

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Hunt Club Grove

Community Development District

Proposed Budget

Series 2024 Debt Service Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ 391,793	\$ 392,742	\$ -	\$ 392,742	\$ 391,793
Interest	\$ -	\$ 12,023	\$ 4,008	\$ 16,031	\$ 8,015
Carry Forward Surplus	\$ 146,952	\$ 148,389	\$ -	\$ 148,389	\$ 166,102
Total Revenues	\$ 538,745	\$ 553,153	\$ 4,008	\$ 557,161	\$ 565,910
<u>Expenditures</u>					
Interest - 12/15	\$ 146,952	\$ 146,952	\$ -	\$ 146,952	\$ 153,656
Principal - 6/15	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 85,000
Interest - 6/15	\$ 155,596	\$ -	\$ 155,596	\$ 155,596	\$ 153,656
Total Expenditures	\$ 382,548	\$ 146,952	\$ 235,596	\$ 382,548	\$ 392,313
<u>Other Financing Sources/Uses</u>					
Transfer In/(Out)	\$ -	\$ (5,791)	\$ (2,720)	\$ (8,511)	\$ -
Total Other Financing Sources/Uses	\$ -	\$ (5,791)	\$ (2,720)	\$ (8,511)	\$ -
Excess Revenues/(Expenditures)	\$ 156,196	\$ 400,411	\$ (234,309)	\$ 166,102	\$ 173,598
Interest Expense 12/15/26					\$ 151,595

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

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

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

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

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

SECTION B

SECTION 1

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hunt Club Grove Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in

full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 8TH DAY OF JULY 2025.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Hunt Club Grove
Community Development District

Proposed Budget
FY2026



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5	<u>Series 2024 Debt Service Fund</u>
6-7	<u>Series 2024 Amortization Schedule</u>

Hunt Club Grove

Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 253,662	\$ 254,276	\$ -	\$ 254,276	\$ 170,163
Assessments - Direct	\$ 91,106	\$ 91,108	\$ -	\$ 91,108	\$ 272,180
Developer Contributions	\$ -	\$ 14,384	\$ -	\$ 14,384	\$ -
Total Revenues	\$ 344,768	\$ 359,768	\$ -	\$ 359,768	\$ 442,343
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 12,000
FICA Expenditures	\$ 918	\$ 306	\$ 306	\$ 612	\$ 918
Engineering	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Attorney	\$ 25,000	\$ 5,430	\$ 8,333	\$ 13,763	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 2,850	\$ 2,850	\$ 4,950
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Arbitrage Rebate	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Dissemination Agent	\$ 5,000	\$ 5,833	\$ 1,667	\$ 7,500	\$ 6,500
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ 6,125	\$ 6,125	\$ 13,475
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 46,750
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,980
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,320
Postage & Delivery	\$ 1,000	\$ 225	\$ 333	\$ 559	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 333	\$ 333	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 3,333	\$ 3,333	\$ 5,000
Other Current Charges	\$ 5,000	\$ 319	\$ 164	\$ 483	\$ 2,500
Office Supplies	\$ 625	\$ 10	\$ 208	\$ 219	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal General & Administrative:	\$ 139,268	\$ 56,632	\$ 48,270	\$ 104,902	\$ 155,343
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 7,500	\$ 353	\$ -	\$ 353	\$ 7,500
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 16,500
Landscape Maintenance	\$ 90,000	\$ 21,013	\$ 32,242	\$ 53,255	\$ 160,000
Landscape Replacement	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 5,000
Streetlights	\$ 45,000	\$ -	\$ 6,210	\$ 6,210	\$ 45,000
Electric	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 5,000
Water & Sewer	\$ 5,000	\$ 2,184	\$ 2,200	\$ 4,384	\$ 10,000
Lake Maintenance	\$ 8,000	\$ -	\$ 2,667	\$ 2,667	\$ 8,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 10,000
Field Contingency	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Subtotal Field Expenditures:	\$ 205,500	\$ 28,549	\$ 59,986	\$ 88,535	\$ 287,000
Total Expenditures	\$ 344,768	\$ 85,181	\$ 108,256	\$ 193,437	\$ 442,343
Excess Revenues/(Expenditures)	\$ -	\$ 274,587	\$ (108,256)	\$ 166,331	\$ -

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

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Assessments - On Roll [Platted]	334	\$ 170,163	\$ 509.47	\$ 547.82
Assessments - Direct [Platted]	465	\$ 236,904	\$ 509.47	\$ 547.82
Assessments - Direct [Unplatted]	313	\$ 35,276	\$ 112.70	\$ 121.19
1112		\$ 442,343		

Product	FY2026	FY2025	Increase/ (Decrease)
Assessments - [Platted]	\$ 547.82	\$ 816.63	\$ (268.81)
Assessments - [Unplatted]	\$ 121.19	\$ 125.92	\$ (4.73)

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.

Lake Maintenance

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

General Repairs & Maintenance

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

Field Contingency

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Hunt Club Grove

Community Development District

Proposed Budget

Series 2024 Debt Service Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ 391,793	\$ 392,742	\$ -	\$ 392,742	\$ 391,793
Interest	\$ -	\$ 12,023	\$ 4,008	\$ 16,031	\$ 8,015
Carry Forward Surplus	\$ 146,952	\$ 148,389	\$ -	\$ 148,389	\$ 166,102
Total Revenues	\$ 538,745	\$ 553,153	\$ 4,008	\$ 557,161	\$ 565,910
<u>Expenditures</u>					
Interest - 12/15	\$ 146,952	\$ 146,952	\$ -	\$ 146,952	\$ 153,656
Principal - 6/15	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 85,000
Interest - 6/15	\$ 155,596	\$ -	\$ 155,596	\$ 155,596	\$ 153,656
Total Expenditures	\$ 382,548	\$ 146,952	\$ 235,596	\$ 382,548	\$ 392,313
<u>Other Financing Sources/Uses</u>					
Transfer In/(Out)	\$ -	\$ (5,791)	\$ (2,720)	\$ (8,511)	\$ -
Total Other Financing Sources/Uses	\$ -	\$ (5,791)	\$ (2,720)	\$ (8,511)	\$ -
Excess Revenues/(Expenditures)	\$ 156,196	\$ 400,411	\$ (234,309)	\$ 166,102	\$ 173,598
Interest Expense 12/15/26					\$ 151,595

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

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

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

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

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

Hunt Club Grove CDD FY 26 Assessment Roll
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PARCEL ID	FY 26 O&M	Debt	Total
283007000000032010			
283007000000032020			
283007000000033010			
283007000000034020			
283007000000034030			
283007000000042000			
283007000000044010			
283007000000044040			
283007940856001150	\$547.82	\$1,459.74	\$2,007.56
283007940856001160	\$547.82	\$1,459.74	\$2,007.56
283007940856001170	\$547.82	\$1,459.74	\$2,007.56
283007940856001180	\$547.82	\$1,459.74	\$2,007.56
283007940856001190	\$547.82	\$1,459.74	\$2,007.56
283007940856001200	\$547.82	\$1,459.74	\$2,007.56
283007940856001210	\$547.82	\$1,459.74	\$2,007.56
283007940856001220	\$547.82	\$1,459.74	\$2,007.56
283007940856001230	\$547.82	\$1,459.74	\$2,007.56
283007940856001240	\$547.82	\$1,459.74	\$2,007.56
283007940856001250	\$547.82	\$1,459.74	\$2,007.56
283007940856001260	\$547.82	\$1,459.74	\$2,007.56
283007940856001270	\$547.82	\$1,459.74	\$2,007.56
283007940856001280	\$547.82	\$1,459.74	\$2,007.56
283007940856001290	\$547.82	\$1,459.74	\$2,007.56
283007940856001300	\$547.82	\$1,459.74	\$2,007.56
283007940856001310	\$547.82	\$1,459.74	\$2,007.56
283007940856001320	\$547.82	\$1,459.74	\$2,007.56
283007940856001330	\$547.82	\$1,459.74	\$2,007.56
283007940856001340	\$547.82	\$1,459.74	\$2,007.56
283007940856001350	\$547.82	\$1,459.74	\$2,007.56
283007940856001360	\$547.82	\$1,459.74	\$2,007.56
283007940856001370	\$547.82	\$1,459.74	\$2,007.56
283007940856001380	\$547.82	\$1,459.74	\$2,007.56
283007940856001390	\$547.82	\$1,167.80	\$1,715.62
283007940856001400	\$547.82	\$1,167.80	\$1,715.62
283007940856001410	\$547.82	\$1,167.80	\$1,715.62
283007940856001420	\$547.82	\$1,167.80	\$1,715.62
283007940856001430	\$547.82	\$1,167.80	\$1,715.62
283007940856001440	\$547.82	\$1,167.80	\$1,715.62

PARCEL ID	FY 26 O&M	Debt	Total
283007940856001450	\$547.82	\$1,167.80	\$1,715.62
283007940856001460	\$547.82	\$1,167.80	\$1,715.62
283007940856001470	\$547.82	\$1,167.80	\$1,715.62
283007940856001480	\$547.82	\$1,167.80	\$1,715.62
283007940856001490	\$547.82	\$1,167.80	\$1,715.62
283007940856001500	\$547.82	\$1,167.80	\$1,715.62
283007940856001510	\$547.82	\$1,167.80	\$1,715.62
283007940856001520	\$547.82	\$1,167.80	\$1,715.62
283007940856001530	\$547.82	\$1,167.80	\$1,715.62
283007940856001540	\$547.82	\$1,167.80	\$1,715.62
283007940856001550	\$547.82	\$1,167.80	\$1,715.62
283007940856001560	\$547.82	\$1,167.80	\$1,715.62
283007940856001570	\$547.82	\$1,167.80	\$1,715.62
283007940856001580	\$547.82	\$1,167.80	\$1,715.62
283007940856001590	\$547.82	\$1,167.80	\$1,715.62
283007940856001600	\$547.82	\$1,167.80	\$1,715.62
283007940856001610	\$547.82	\$1,167.80	\$1,715.62
283007940856001620	\$547.82	\$1,167.80	\$1,715.62
283007940856001630	\$547.82	\$1,167.80	\$1,715.62
283007940856001640	\$547.82	\$1,167.80	\$1,715.62
283007940856001650	\$547.82	\$1,167.80	\$1,715.62
283007940856001660	\$547.82	\$1,167.80	\$1,715.62
283007940856001670	\$547.82	\$1,167.80	\$1,715.62
283007940856001680	\$547.82	\$1,167.80	\$1,715.62
283007940856001690	\$547.82	\$1,167.80	\$1,715.62
283007940856001700	\$547.82	\$1,167.80	\$1,715.62
283007940856001710	\$547.82	\$1,167.80	\$1,715.62
283007940856001720	\$547.82	\$1,167.80	\$1,715.62
283007940856001730	\$547.82	\$1,167.80	\$1,715.62
283007940856001740	\$547.82	\$1,167.80	\$1,715.62
283007940856001750	\$547.82	\$1,167.80	\$1,715.62
283007940856001760	\$547.82	\$1,167.80	\$1,715.62
283007940856001770	\$547.82	\$1,167.80	\$1,715.62
283007940856001780	\$547.82	\$1,167.80	\$1,715.62
283007940856001790	\$547.82	\$1,167.80	\$1,715.62
283007940856001800	\$547.82	\$1,167.80	\$1,715.62
283007940856001810	\$547.82	\$1,167.80	\$1,715.62
283007940856001820	\$547.82	\$1,167.80	\$1,715.62
283007940856001830	\$547.82	\$1,167.80	\$1,715.62
283007940856001840	\$547.82	\$1,167.80	\$1,715.62

PARCEL ID	FY 26 O&M	Debt	Total
283007940856001850	\$547.82	\$1,167.80	\$1,715.62
283007940856001860	\$547.82	\$1,167.80	\$1,715.62
283007940856001870	\$547.82	\$1,167.80	\$1,715.62
283007940856001880	\$547.82	\$1,167.80	\$1,715.62
283007940856001890	\$547.82	\$1,167.80	\$1,715.62
283007940856001900	\$547.82	\$1,167.80	\$1,715.62
283007940856001910	\$547.82	\$1,167.80	\$1,715.62
283007940856001920	\$547.82	\$1,167.80	\$1,715.62
283007940856001930	\$547.82	\$1,167.80	\$1,715.62
283007940856001940	\$547.82	\$1,167.80	\$1,715.62
283007940856001950	\$547.82	\$1,167.80	\$1,715.62
283007940856001960	\$547.82	\$1,167.80	\$1,715.62
283007940856001970	\$547.82	\$1,167.80	\$1,715.62
283007940856001980	\$547.82	\$1,167.80	\$1,715.62
283007940856001990	\$547.82	\$1,167.80	\$1,715.62
283007940856002000	\$547.82	\$1,167.80	\$1,715.62
283007940856002010	\$547.82	\$1,167.80	\$1,715.62
283007940856002020	\$547.82	\$1,167.80	\$1,715.62
283007940856002030	\$547.82	\$1,167.80	\$1,715.62
283007940856002040	\$547.82	\$1,167.80	\$1,715.62
283007940856002050	\$547.82	\$1,167.80	\$1,715.62
283007940856002060	\$547.82	\$1,167.80	\$1,715.62
283007940856002070	\$547.82	\$1,167.80	\$1,715.62
283007940856002080	\$547.82	\$1,167.80	\$1,715.62
283007940856002090	\$547.82	\$1,167.80	\$1,715.62
283007940856002100	\$547.82	\$1,167.80	\$1,715.62
283007940856002110	\$547.82	\$1,167.80	\$1,715.62
283007940856002120	\$547.82	\$1,167.80	\$1,715.62
283007940856002130	\$547.82	\$1,167.80	\$1,715.62
283007940856002140	\$547.82	\$1,167.80	\$1,715.62
283007940856002150	\$547.82	\$1,167.80	\$1,715.62
283007940856002160	\$547.82	\$1,167.80	\$1,715.62
283007940856002170	\$547.82	\$1,167.80	\$1,715.62
283007940856002180	\$547.82	\$1,167.80	\$1,715.62
283007940856002190	\$547.82	\$1,167.80	\$1,715.62
283007940856002200	\$547.82	\$1,167.80	\$1,715.62
283007940856002210	\$547.82	\$1,459.74	\$2,007.56
283007940856002220	\$547.82	\$1,459.74	\$2,007.56
283007940856002230	\$547.82	\$1,459.74	\$2,007.56
283007940856002240	\$547.82	\$1,459.74	\$2,007.56

PARCEL ID	FY 26 O&M	Debt	Total
283007940856002250	\$547.82	\$1,459.74	\$2,007.56
283007940856002260	\$547.82	\$1,459.74	\$2,007.56
283007940856002270	\$547.82	\$1,459.74	\$2,007.56
283007940856002280	\$547.82	\$1,459.74	\$2,007.56
283007940856002290	\$547.82	\$1,459.74	\$2,007.56
283007940856002300	\$547.82	\$1,459.74	\$2,007.56
283007940856002310	\$547.82	\$1,459.74	\$2,007.56
283007940856002320	\$547.82	\$1,459.74	\$2,007.56
283007940856002330	\$547.82	\$1,459.74	\$2,007.56
283007940856002340	\$547.82	\$1,459.74	\$2,007.56
283007940856002350	\$547.82	\$1,459.74	\$2,007.56
283007940856002360	\$547.82	\$1,459.74	\$2,007.56
283007940856002370	\$547.82	\$1,459.74	\$2,007.56
283007940856002380	\$547.82	\$1,459.74	\$2,007.56
283007940856002390	\$547.82	\$1,459.74	\$2,007.56
283007940856002400	\$547.82	\$1,459.74	\$2,007.56
283007940856002410	\$547.82	\$1,459.74	\$2,007.56
283007940856002420	\$547.82	\$1,459.74	\$2,007.56
283007940856002430	\$547.82	\$1,459.74	\$2,007.56
283007940856002440	\$547.82	\$1,459.74	\$2,007.56
283007940856002450	\$547.82	\$1,459.74	\$2,007.56
283007940856002460	\$547.82	\$1,459.74	\$2,007.56
283007940856002470	\$547.82	\$1,459.74	\$2,007.56
283007940856002480	\$547.82	\$1,459.74	\$2,007.56
283007940856002490	\$547.82	\$1,459.74	\$2,007.56
283007940856002500	\$547.82	\$1,459.74	\$2,007.56
283007940856002510	\$547.82	\$1,459.74	\$2,007.56
283007940856002520	\$547.82	\$1,459.74	\$2,007.56
283007940856002530	\$547.82	\$1,459.74	\$2,007.56
283007940856002540	\$547.82	\$1,459.74	\$2,007.56
283007940856002550	\$547.82	\$1,459.74	\$2,007.56
283007940856002560	\$547.82	\$1,459.74	\$2,007.56
283007940856002570	\$547.82	\$1,459.74	\$2,007.56
283007940856002580	\$547.82	\$1,459.74	\$2,007.56
283007940856002590	\$547.82	\$1,459.74	\$2,007.56
283007940856002600	\$547.82	\$1,459.74	\$2,007.56
283007940856002610	\$547.82	\$1,459.74	\$2,007.56
283007940856002620	\$547.82	\$1,459.74	\$2,007.56
283007940856002630	\$547.82	\$1,459.74	\$2,007.56
283007940856002640	\$547.82	\$1,459.74	\$2,007.56

PARCEL ID	FY 26 O&M	Debt	Total
283007940856002650	\$547.82	\$1,459.74	\$2,007.56
283007940856002660	\$547.82	\$1,459.74	\$2,007.56
283007940856002670	\$547.82	\$1,459.74	\$2,007.56
283007940856002680	\$547.82	\$1,459.74	\$2,007.56
283007940856002690	\$547.82	\$1,459.74	\$2,007.56
283007940856002700	\$547.82	\$1,459.74	\$2,007.56
283007940856002710	\$547.82	\$1,459.74	\$2,007.56
283007940856002720	\$547.82	\$1,459.74	\$2,007.56
283007940856002730	\$547.82	\$1,459.74	\$2,007.56
283007940856002740	\$547.82	\$1,459.74	\$2,007.56
283007940856002750	\$547.82	\$1,459.74	\$2,007.56
283007940856002760	\$547.82	\$1,459.74	\$2,007.56
283007940856002770	\$547.82	\$1,459.74	\$2,007.56
283007940856002780	\$547.82	\$1,459.74	\$2,007.56
283007940856002790	\$547.82	\$1,459.74	\$2,007.56
283007940856002800	\$547.82	\$1,459.74	\$2,007.56
283007940856002810	\$547.82	\$1,459.74	\$2,007.56
283007940856002820	\$547.82	\$1,167.80	\$1,715.62
283007940856002830	\$547.82	\$1,167.80	\$1,715.62
283007940856002840	\$547.82	\$1,167.80	\$1,715.62
283007940856002850	\$547.82	\$1,167.80	\$1,715.62
283007940856002860	\$547.82	\$1,167.80	\$1,715.62
283007940856002870	\$547.82	\$1,167.80	\$1,715.62
283007940856002880	\$547.82	\$1,167.80	\$1,715.62
283007940856002890	\$547.82	\$1,167.80	\$1,715.62
283007940856002900	\$547.82	\$1,167.80	\$1,715.62
283007940856002910	\$547.82	\$1,167.80	\$1,715.62
283007940856002920	\$547.82	\$1,167.80	\$1,715.62
283007940856002930	\$547.82	\$1,167.80	\$1,715.62
283007940856002940	\$547.82	\$1,167.80	\$1,715.62
283007940856002950	\$547.82	\$1,167.80	\$1,715.62
283007940856002960	\$547.82	\$1,167.80	\$1,715.62
283007940856002970	\$547.82	\$1,167.80	\$1,715.62
283007940856002980	\$547.82	\$1,167.80	\$1,715.62
283007940856002990	\$547.82	\$1,167.80	\$1,715.62
283007940856003000	\$547.82	\$1,167.80	\$1,715.62
283007940856003010	\$547.82	\$1,167.80	\$1,715.62
283007940856003020	\$547.82	\$1,167.80	\$1,715.62
283007940856003030	\$547.82	\$1,167.80	\$1,715.62
283007940856003040	\$547.82	\$1,167.80	\$1,715.62

PARCEL ID	FY 26 O&M	Debt	Total
283007940856003050	\$547.82	\$1,167.80	\$1,715.62
283007940856003060	\$547.82	\$1,167.80	\$1,715.62
283007940856003070	\$547.82	\$1,167.80	\$1,715.62
283007940856003080	\$547.82	\$1,167.80	\$1,715.62
283007940856003090	\$547.82	\$1,167.80	\$1,715.62
283007940856003100	\$547.82	\$1,167.80	\$1,715.62
283007940856003110	\$547.82	\$1,167.80	\$1,715.62
283007940856003120	\$547.82	\$1,167.80	\$1,715.62
283007940856003130	\$547.82	\$1,167.80	\$1,715.62
283007940856003140	\$547.82	\$1,167.80	\$1,715.62
283007940856003150	\$547.82	\$1,167.80	\$1,715.62
283007940856003160	\$547.82	\$1,167.80	\$1,715.62
283007940856003170	\$547.82	\$1,167.80	\$1,715.62
283007940856003180	\$547.82	\$1,167.80	\$1,715.62
283007940856003190	\$547.82	\$1,167.80	\$1,715.62
283007940856003200	\$547.82	\$1,167.80	\$1,715.62
283007940856003210	\$547.82	\$1,167.80	\$1,715.62
283007940856003220	\$547.82	\$1,167.80	\$1,715.62
283007940856003230	\$547.82	\$1,167.80	\$1,715.62
283007940856003240	\$547.82	\$1,167.80	\$1,715.62
283007940856003250	\$547.82	\$1,167.80	\$1,715.62
283007940856003260	\$547.82	\$1,167.80	\$1,715.62
283007940856003270	\$547.82	\$1,167.80	\$1,715.62
283007940856003280	\$547.82	\$1,167.80	\$1,715.62
283007940856003290	\$547.82	\$1,167.80	\$1,715.62
283007940856003300	\$547.82	\$1,167.80	\$1,715.62
283007940856003310	\$547.82	\$1,167.80	\$1,715.62
283007940856003320	\$547.82	\$1,167.80	\$1,715.62
283007940856003330	\$547.82	\$1,167.80	\$1,715.62
283007940856003340	\$547.82	\$1,167.80	\$1,715.62
283007940856003350	\$547.82	\$1,167.80	\$1,715.62
283007940856003360	\$547.82	\$1,167.80	\$1,715.62
283007940856003370	\$547.82	\$1,167.80	\$1,715.62
283007940856003380	\$547.82	\$1,167.80	\$1,715.62
283007940856003390	\$547.82	\$1,167.80	\$1,715.62
283007940856003400	\$547.82	\$1,167.80	\$1,715.62
283007940856003410	\$547.82	\$1,167.80	\$1,715.62
283007940856003420	\$547.82	\$1,167.80	\$1,715.62
283007940856003430	\$547.82	\$1,167.80	\$1,715.62
283007940856003440	\$547.82	\$1,167.80	\$1,715.62

PARCEL ID	FY 26 O&M	Debt	Total
283007940856003450	\$547.82	\$1,167.80	\$1,715.62
283007940856003460	\$547.82	\$1,167.80	\$1,715.62
283007940856003470	\$547.82	\$1,167.80	\$1,715.62
283007940856003480	\$547.82	\$1,167.80	\$1,715.62
283007940856003490	\$547.82	\$1,167.80	\$1,715.62
283007940856003500	\$547.82	\$1,167.80	\$1,715.62
283007940856003510	\$547.82	\$1,167.80	\$1,715.62
283007940856003520	\$547.82	\$1,167.80	\$1,715.62
283007940856003530	\$547.82	\$1,167.80	\$1,715.62
283007940856003540	\$547.82	\$1,167.80	\$1,715.62
283007940856003550	\$547.82	\$1,167.80	\$1,715.62
283007940856003560	\$547.82	\$1,167.80	\$1,715.62
283007940856003570	\$547.82	\$1,167.80	\$1,715.62
283007940856003580	\$547.82	\$1,167.80	\$1,715.62
283007940856003590	\$547.82	\$1,167.80	\$1,715.62
283007940856003600	\$547.82	\$1,167.80	\$1,715.62
283007940856003610	\$547.82	\$1,167.80	\$1,715.62
283007940856003620	\$547.82	\$1,167.80	\$1,715.62
283007940856003630	\$547.82	\$1,167.80	\$1,715.62
283007940856003640	\$547.82	\$1,167.80	\$1,715.62
283007940856003650	\$547.82	\$1,167.80	\$1,715.62
283007940856003660	\$547.82	\$1,167.80	\$1,715.62
283007940856003670	\$547.82	\$1,167.80	\$1,715.62
283007940856003680	\$547.82	\$1,167.80	\$1,715.62
283007940856003690	\$547.82	\$1,167.80	\$1,715.62
283007940856003700	\$547.82	\$1,167.80	\$1,715.62
283007940856003710	\$547.82	\$1,167.80	\$1,715.62
283007940856003720	\$547.82	\$1,167.80	\$1,715.62
283007940856003730	\$547.82	\$1,167.80	\$1,715.62
283007940856003740	\$547.82	\$1,167.80	\$1,715.62
283007940856003750	\$547.82	\$1,167.80	\$1,715.62
283007940856003760	\$547.82	\$1,167.80	\$1,715.62
283007940856003770	\$547.82	\$1,167.80	\$1,715.62
283007940856003780	\$547.82	\$1,167.80	\$1,715.62
283007940856003790	\$547.82	\$1,167.80	\$1,715.62
283007940856003800	\$547.82	\$1,167.80	\$1,715.62
283007940856003810	\$547.82	\$1,167.80	\$1,715.62
283007940856003820	\$547.82	\$1,167.80	\$1,715.62
283007940856003830	\$547.82	\$1,167.80	\$1,715.62
283007940856003840	\$547.82	\$1,167.80	\$1,715.62

PARCEL ID	FY 26 O&M	Debt	Total
283007940856003850	\$547.82	\$1,167.80	\$1,715.62
283007940856003860	\$547.82	\$1,167.80	\$1,715.62
283007940856003870	\$547.82	\$1,167.80	\$1,715.62
283007940856003880	\$547.82	\$1,167.80	\$1,715.62
283007940856003890	\$547.82	\$1,167.80	\$1,715.62
283007940856003900	\$547.82	\$1,167.80	\$1,715.62
283007940856003910	\$547.82	\$1,167.80	\$1,715.62
283007940856003920	\$547.82	\$1,167.80	\$1,715.62
283007940856003930	\$547.82	\$1,167.80	\$1,715.62
283007940856003940	\$547.82	\$1,167.80	\$1,715.62
283007940856003950	\$547.82	\$1,167.80	\$1,715.62
283007940856003960	\$547.82	\$1,167.80	\$1,715.62
283007940856003970	\$547.82	\$1,167.80	\$1,715.62
283007940856003980	\$547.82	\$1,167.80	\$1,715.62
283007940856003990	\$547.82	\$1,167.80	\$1,715.62
283007940856004000	\$547.82	\$1,167.80	\$1,715.62
283007940856004010	\$547.82	\$1,167.80	\$1,715.62
283007940856004020	\$547.82	\$1,167.80	\$1,715.62
283007940856004030	\$547.82	\$1,167.80	\$1,715.62
283007940856004040	\$547.82	\$1,167.80	\$1,715.62
283007940856004050	\$547.82	\$1,167.80	\$1,715.62
283007940856004060	\$547.82	\$1,167.80	\$1,715.62
283007940856004070	\$547.82	\$1,167.80	\$1,715.62
283007940856004080	\$547.82	\$1,167.80	\$1,715.62
283007940856004090	\$547.82	\$1,167.80	\$1,715.62
283007940856004100	\$547.82	\$1,167.80	\$1,715.62
283007940856004110	\$547.82	\$1,167.80	\$1,715.62
283007940856004120	\$547.82	\$1,167.80	\$1,715.62
283007940856004130	\$547.82	\$1,167.80	\$1,715.62
283007940856004140	\$547.82	\$1,167.80	\$1,715.62
283007940856004150	\$547.82	\$1,167.80	\$1,715.62
283007940856004160	\$547.82	\$1,167.80	\$1,715.62
283007940856004170	\$547.82	\$1,167.80	\$1,715.62
283007940856004180	\$547.82	\$1,167.80	\$1,715.62
283007940856004190	\$547.82	\$1,167.80	\$1,715.62
283007940856004200	\$547.82	\$1,167.80	\$1,715.62
283007940856004210	\$547.82	\$1,167.80	\$1,715.62
283007940856004220	\$547.82	\$1,167.80	\$1,715.62
283007940856004230	\$547.82	\$1,167.80	\$1,715.62
283007940856004240	\$547.82	\$1,167.80	\$1,715.62

PARCEL ID	FY 26 O&M	Debt	Total
283007940856004250	\$547.82	\$1,167.80	\$1,715.62
283007940856004260	\$547.82	\$1,167.80	\$1,715.62
283007940856004270	\$547.82	\$1,459.74	\$2,007.56
283007940856004280	\$547.82	\$1,459.74	\$2,007.56
283007940856004290	\$547.82	\$1,459.74	\$2,007.56
283007940856004300	\$547.82	\$1,459.74	\$2,007.56
283007940856004310	\$547.82	\$1,459.74	\$2,007.56
283007940856004320	\$547.82	\$1,459.74	\$2,007.56
283007940856004330	\$547.82	\$1,459.74	\$2,007.56
283007940856004340	\$547.82	\$1,459.74	\$2,007.56
283007940856004350	\$547.82	\$1,459.74	\$2,007.56
283007940856004360	\$547.82	\$1,459.74	\$2,007.56
283007940856004370	\$547.82	\$1,459.74	\$2,007.56
283007940856004380	\$547.82	\$1,459.74	\$2,007.56
283007940856004390	\$547.82	\$1,459.74	\$2,007.56
283007940856004400	\$547.82	\$1,459.74	\$2,007.56
283007940856004410	\$547.82	\$1,459.74	\$2,007.56
283007940856004420	\$547.82	\$1,459.74	\$2,007.56
283007940856004430	\$547.82	\$1,459.74	\$2,007.56
283007940856004440	\$547.82	\$1,459.74	\$2,007.56
283007940856004450	\$547.82	\$1,459.74	\$2,007.56
283007940856004460	\$547.82	\$1,459.74	\$2,007.56
283007940856004470	\$547.82	\$1,459.74	\$2,007.56
283007940856004480	\$547.82	\$1,459.74	\$2,007.56
283007940856004490			
283007940856004500			
283007940856004510			
283007940856004520			
283007940856004530			
283007940856004540			
283007940856004550			
283007940856004560			
283007940856004570			
283007940856004580			
283018000000031030			
283018000000033010			
Total Gross Onroll	\$182,971.88	\$421,282.78	\$604,254.66
Total Net Onroll	\$170,163.85	\$391,792.99	\$561,956.83

PARCEL ID	FY 26 O&M	Debt	Total
Direct Billing			
283007000000032010	\$24,862.77	\$0.00	\$24,862.77
283007000000032020	\$215.95	\$0.00	\$215.95
283007000000033010	\$9,987.88	\$0.00	\$9,987.88
283007000000034020	\$20,804.18	\$0.00	\$20,804.18
283007000000034030	\$39,722.24	\$0.00	\$39,722.24
283007000000042000	\$45,997.44	\$0.00	\$45,997.44
283007000000044010	\$102,298.60	\$0.00	\$102,298.60
283007000000044040	\$1,856.63	\$0.00	\$1,856.63
283018000000031030	\$35,068.12	\$0.00	\$35,068.12
283018000000033010	\$11,854.97	\$0.00	\$11,854.97
Total Gross Direct	\$292,668.77	\$0.00	\$292,668.77
Total Net Direct	\$272,181.96	\$0.00	\$272,181.96
Total Gross Assessments	\$475,640.65	\$421,282.78	\$896,923.43
Total Net Assessments	\$442,345.80	\$391,792.99	\$834,138.79

SECTION V

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2025/2026”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 8th day of July 2025.

ATTEST:

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of Hunt Club Grove Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at 9:30 AM on the 2nd Tuesday of each month at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, unless otherwise indicated as follows:

October 14, 2025
November 4, 2025 (1st Tuesday—Landowners' Meeting)
November 11, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday of the month in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
3	Barry Bichard	11/2025
4	Kayla Word	11/2025
5	Brent Kewley	11/2025

This year, Seat 3 currently held by Barry Bichard, Seat 4 currently held by Kayla Word, and Seat 5 currently held by Brent Kewley, respectively are subject to a landowner election by landowners in November 2025. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 4th day of November 2025, at ____:____ AM/PM and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **July 8, 2025** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of July 2025.

**HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Hunt Club Grove Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 235 acres, generally located west of CR 653 and south of Eloise Loop Road in Lake Wales, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Tuesday, November 4, 2025
HOUR: ____:____ AM/PM
LOCATION: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least three (3) business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

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

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

TIME: ____:____ AM/PM

LOCATION: _____

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

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

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

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

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

LANDOWNER PROXY

**HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 4, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hunt Club Grove Community Development District to be held at the _____ on Tuesday, November 4, 2025, at

: AM/PM, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 4, 2025

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hunt Club Grove Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VII

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hunt Club Grove Community Development District, City of Lake Wales, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 13, 2025, on our consideration of the Hunt Club Grove Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 13, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

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

Fort Pierce, Florida

June 13, 2025

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Hunt Club Grove Community Development District, City of Lake Wales, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of (\$344,246).
- The change in the District's total net position in comparison with the prior fiscal year was (\$344,121), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$5,433,072. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023 (UNAUDITED)
Current assets	\$ 5,442,871	\$ -
Total assets	5,442,871	-
Current liabilities	175,255	125
Long-term liabilities	5,611,862	-
Total liabilities	5,787,117	125
Net position		
Restricted for debt service	(353,722)	-
Unrestricted	9,476	(125)
Total net position	\$ (344,246)	\$ (125)

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which the ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023 (UNAUDITED)
Program revenues	\$ 89,954	\$ -
General revenues	52,509	-
Total revenues	142,463	-
Expenses		
General government	80,353	125
Interest on long-term debt	85,456	-
Cost of issuance	320,775	-
Total expenses	486,584	125
Change in net position	(344,121)	(125)
Net position - beginning of year	(125)	-
Net position - end of year	\$ (344,246)	\$ (125)

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$486,584, which consisted of costs of issuance, interest on long term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

DEBT ADMINISTRATION

Capital Debt

At September 30, 2024, the District had \$5,691,862 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hunt Club Grove Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2024

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 7,513
Due from developer	6,762
Prepaid items	5,000
Restricted assets:	
Investments	5,423,596
TOTAL ASSETS	\$ 5,442,871
LIABILITIES	
Accounts payable and accrued expenses	\$ 4,799
Accrued interest payable	85,456
Unearned revenue	5,000
Bonds payable, due within one year	80,000
Bonds payable, due in more than one year	5,611,862
TOTAL LIABILITIES	5,787,117
NET POSITION	
Restricted for:	
Debt service	(353,722)
Unrestricted	9,476
TOTAL NET POSITION	\$ (344,246)

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 80,353	\$ -	\$ 80,353	\$ -
Physical environment	-	-	9,601	9,601
Interest on long-term debt	85,456	-	-	(85,456)
Cost of issuance	320,775	-	-	(320,775)
Total governmental activities	<u>\$ 486,584</u>	<u>\$ -</u>	<u>\$ 89,954</u>	<u>(396,630)</u>
General revenues:				
Investment earnings				<u>52,509</u>
Total general revenues				<u>52,509</u>
Change in net position				<u>(344,121)</u>
Net position - October 1, 2023				<u>(125)</u>
Net position - September 30, 2024				<u>\$ (344,246)</u>

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 7,513	\$ -	\$ -	\$ 7,513
Due from developer	6,762	-	-	6,762
Prepaid items	5,000	-	-	5,000
Restricted assets:				
Investments	-	344,285	5,079,311	5,423,596
TOTAL ASSETS	<u>\$ 19,275</u>	<u>\$ 344,285</u>	<u>\$ 5,079,311</u>	<u>\$ 5,442,871</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable	\$ 4,799	\$ -	\$ -	\$ 4,799
Unearned revenue	5,000	-	-	5,000
TOTAL LIABILITIES	<u>9,799</u>	<u>-</u>	<u>-</u>	<u>9,799</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	5,000	-	-	5,000
Restricted for:				
Debt service	-	344,285	-	344,285
Capital projects	-	-	5,079,311	5,079,311
Unassigned	4,476	-	-	4,476
TOTAL FUND BALANCES	<u>9,476</u>	<u>344,285</u>	<u>5,079,311</u>	<u>5,433,072</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 19,275</u>	<u>\$ 344,285</u>	<u>\$ 5,079,311</u>	<u>\$ 5,442,871</u>

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 5,433,072
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(85,456)
Original issue discount	23,138
Governmental bonds payable	(5,715,000)
Net Position of Governmental Activities	<u>\$ (344,246)</u>

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ 89,954	\$ -	\$ -	\$ 89,954
Investment earnings	-	3,347	49,162	52,509
TOTAL REVENUES	<u>89,954</u>	<u>3,347</u>	<u>49,162</u>	<u>142,463</u>
EXPENDITURES				
General government	80,353	-	-	80,353
Debt				
Bond issuance costs	-	-	320,775	320,775
TOTAL EXPENDITURES	<u>80,353</u>	<u>-</u>	<u>320,775</u>	<u>401,128</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	9,601	3,347	(271,613)	(258,665)
OTHER SOURCES (USES)				
Transfers in (out)	-	(1,910)	1,910	-
Bond discount	-	-	(23,138)	(23,138)
Bond proceeds	-	342,848	5,372,152	5,715,000
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>340,938</u>	<u>5,350,924</u>	<u>5,691,862</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	9,601	344,285	5,079,311	5,433,197
FUND BALANCE				
Beginning of year	(125)	-	-	(125)
End of year	<u>\$ 9,476</u>	<u>\$ 344,285</u>	<u>\$ 5,079,311</u>	<u>\$ 5,433,072</u>

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 5,433,197
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Amount reported for governmental activities in the Statement of Activities
are different because:

The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	(5,691,862)
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Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

Change in accrued interest payable	(85,456)
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Change in Net Position of Governmental Activities	<u><u>\$ (344,121)</u></u>
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The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Hunt Club Grove Community Development District ("District") was established on January 17, 2023 by Ordinance 2023-01 adopted by the City Commission of the City of Lake Wales, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE C - BUDGETARY INFORMATION (CONTINUED)

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
US Bank Gcts 0490	\$ 5,423,596	N/A	N/A
Total Investments	<u>\$ 5,423,596</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
Capital projects	\$ 1,910	\$ -
Debt service	-	1,910
Total	<u>\$ 1,910</u>	<u>\$ 1,910</u>

Transfers are used to move revenues and other financing sources from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE F – LONG-TERM LIABILITIES

\$5,715,000 Special Assessment Bonds, Series 2024 (Assessment Area One) – On June 25, 2024, the District issued \$5,715,000 Special Assessment Bonds, Series 2024 (Assessment Area One). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through June 2054. The Bonds bear interest ranging from 4.85 % to 5.625% payable semi-annually on the fifteenth day of each June and December. Principal is due serially each June 15, commencing June 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	<u>Balance</u> <u>10/01/2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>09/30/2024</u>	<u>Due Within</u> <u>One Year</u>
Special Assessment Bonds, Series 2024	\$ -	\$ 5,715,000	\$ -	\$ 5,715,000	\$ 80,000
	-	5,715,000	-	5,715,000	80,000
Unamortized bond discount	-	(23,138)	-	(23,138)	-
	<u>\$ -</u>	<u>\$ 5,691,862</u>	<u>\$ -</u>	<u>\$ 5,691,862</u>	<u>\$ 80,000</u>

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 80,000	\$ 302,548	\$ 382,548
2026	85,000	307,313	392,313
2027	90,000	303,190	393,190
2028	95,000	298,825	393,825
2029	100,000	294,218	394,218
2030-2034	565,000	1,393,348	1,958,348
2035-2039	745,000	1,224,319	1,969,319
2040-2044	975,000	1,000,719	1,975,719
2045-2049	1,280,000	702,000	1,982,000
2050-2054	1,700,000	298,125	1,998,125
	<u>\$ 5,715,000</u>	<u>\$ 6,124,605</u>	<u>\$ 11,839,605</u>

NOTE G – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$89,954, which includes a receivable of \$6,762 as of September 30, 2024.

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the inception of the District.

NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Developer contributions	<u>\$ 176,850</u>	<u>\$ 89,954</u>	<u>\$ (86,896)</u>
TOTAL REVENUES	<u>176,850</u>	<u>89,954</u>	<u>(86,896)</u>
EXPENDITURES			
Current			
General government	126,850	80,353	46,497
Physical environment	<u>50,000</u>	<u>-</u>	<u>50,000</u>
TOTAL EXPENDITURES	<u>176,850</u>	<u>80,353</u>	<u>96,497</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	9,601	<u>\$ 9,601</u>
FUND BALANCES			
Beginning of year		<u>(125)</u>	
End of year		<u><u>\$ 9,476</u></u>	

* Original and final budget.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Directors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hunt Club Grove Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise the Hunt Club Grove Community Development District's basic financial statements and have issued our report thereon dated June 13, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



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

Fort Pierce, Florida

June 13, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

We have examined Hunt Club Grove Community Development District, City of Lake Wales, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hunt Club Grove Community Development District, City of Lake Wales, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 13, 2025

Management Letter

To the Board of Supervisors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

Report on the Financial Statements

We have audited the financial statements of the Hunt Club Grove Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 13, 2025.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 13, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Initial year audit, there were no findings in the prior year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Hunt Club Grove Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 4.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$4,400.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$75,323.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hunt Club Grove Community Development District reported:

- a. The rates of non-ad valorem special assessments imposed by the District as N/A.
- b. The total amount of special assessments collected by or on behalf of the District as N/A.
- c. The total amount of outstanding bonds issued by the district as \$5,715,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

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

Fort Pierce, Florida

June 13, 2025

SECTION VIII

SECTION A

Hunt Club Grove Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Hunt Club Grove Community Development District

District Manager: _____

Date: _____

Print Name: _____

Hunt Club Grove Community Development District

SECTION B

Hunt Club Grove Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Hunt Club Grove Community Development District

District Manager: _____

Date: _____

Print Name: _____

Hunt Club Grove Community Development District

SECTION IX

SECTION C

Hunt Club Grove CDD

Field Management Report



July 8th, 2025

Allen Bailey – Field Manager

GMS

Complete

Sign Straightening



✚ The handicap parking sign was found leaning and has been straightened near the lift station.

Debris removal



✚ Work Debris has been removed from the back side of phase 1 to improve the overall appearance.

Review

District Landscape



✚ The Landscape along the sidewalk and the southern portion landscape is healthy and growing.



Review

District Landscape Cont



Review

Ponds



- ✚ The dry ponds at the north and south of phase 1 are still seeing growth in the wetter areas.
- ✚ The vendor cannot spray the ponds and has given a proposal for additional discing during the wet season.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1



734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

Hunt Club Groves CDD

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

June, 19th 2025

Proposal valid for 60 days

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

We hereby propose the following for your review:

Landscape Management

Service	Monthly	Yearly
Pond Disking 17 times per year	\$2,550.00	\$30,600.00
Total	\$2,550.00	\$30,600.00

You are currently being billed \$21,600 per year for pond disking. With this change, your annual obligation will increase to \$30,600.00—an annual increase of \$9,000.00.

Customer Authorized Signature

FLORALAWN, INC., a Florida Corporation

Signature

Rob Averitt, President

Print Name

SECTION D

SECTION 1

Hunt Club Grove Community Development District

Summary of Check Register

June 2, 2025 to June 24, 2025

Fund	Date	Check No.'s	Amount
General Fund	6/17/25	51-52	\$ 9,350.61
			<hr/>
			\$ 9,350.61
Supervisor Fees - June 2025			
	Barry Bichard	50049	\$ 184.70
	Patrick Bonin	50050	\$ 184.70
	Brent Kewley	50051	\$ 164.70
	Kayla Word	50052	\$ 184.70
	Adam Morgan	50053	\$ 184.70
			<hr/>
			\$ 903.50
Total Amount			\$ 10,254.11

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/17/25	00007	6/03/25 66698	202505 310-51300-31500	GENERAL COUNSEL MAY25	*	1,290.00	
				COBB & COLE PA			1,290.00 000051
6/17/25	00015	6/01/25 32425	202506 320-53800-46200	LANDSCAPE MAINT JUN25	*	8,060.61	
				FLORALAWN 2 LLC			8,060.61 000052
TOTAL FOR BANK A						9,350.61	
TOTAL FOR REGISTER						9,350.61	

HNTC HUNT CLUB GROV NSOLER

SECTION 2

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
May 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Cash - 5374	\$ 100,352	\$ -	\$ -	\$ 100,352
<u>Investments:</u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 36,005	\$ 36,005
Interest	\$ -	\$ 3	\$ -	\$ 3
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 400,408	\$ -	\$ 400,408
State Board of Administration	\$ 185,000	\$ -	\$ -	\$ 185,000
Total Assets	\$ 285,352	\$ 596,307	\$ 36,005	\$ 917,664
Liabilities:				
Accounts Payable	\$ 1,290	\$ -	\$ -	\$ 1,290
Total Liabilites	\$ 1,290	\$ -	\$ -	\$ 1,290
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 36,005	\$ 36,005
Series 2024 Debt Service Fund	\$ -	\$ 596,307	\$ -	\$ 596,307
Unassigned	\$ 284,062	\$ -	\$ -	\$ 284,062
Total Fund Balances	\$ 284,062	\$ 596,307	\$ 36,005	\$ 916,374
Total Liabilities & Fund Balance	\$ 285,352	\$ 596,307	\$ 36,005	\$ 917,664

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 253,662	\$ 253,662	\$ 254,276	\$ 614
Assessments - Direct	\$ 91,106	\$ 91,106	\$ 91,108	\$ 2
Developer Contributions	\$ -	\$ -	\$ 14,384	\$ 14,384
Total Revenues	\$ 344,768	\$ 344,768	\$ 359,768	\$ 15,000
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,000	\$ 4,000
FICA Expenditures	\$ 918	\$ 612	\$ 306	\$ 306
Engineering	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 25,000	\$ 16,667	\$ 5,430	\$ 11,237
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 5,833	\$ (833)
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 28,333	\$ 28,333	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 225	\$ 441
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 667	\$ -	\$ 667
Legal Advertising	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Other Current Charges	\$ 5,000	\$ 3,333	\$ 319	\$ 3,014
Office Supplies	\$ 625	\$ 417	\$ 10	\$ 406
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,268	\$ 92,537	\$ 56,632	\$ 35,905

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 353	\$ 7,147
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 5,000
Landscape Maintenance	\$ 90,000	\$ 60,000	\$ 21,013	\$ 38,987
Landscape Replacement	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Streetlights	\$ 45,000	\$ 30,000	\$ -	\$ 30,000
Electric	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Lake Maintenance	\$ 8,000	\$ 5,333	\$ -	\$ 5,333
General Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Field Contingency	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Water & Sewer	\$ 5,000	\$ 3,333	\$ 2,184	\$ 1,150
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Total Operations & Maintenance	\$ 205,500	\$ 139,500	\$ 28,549	\$ 110,951
Total Expenditures	\$ 344,768	\$ 232,037	\$ 85,181	\$ 146,856
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 274,587	
Fund Balance - Beginning	\$ -		\$ 9,475	
Fund Balance - Ending	\$ -		\$ 284,062	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments	\$ 391,793	\$ 391,793	\$ 392,742	\$ 949
Interest	\$ -	\$ -	\$ 12,023	\$ 12,023
Total Revenues	\$ 391,793	\$ 391,793	\$ 404,765	\$ 12,972
Expenditures:				
Interest - 12/15	\$ 146,952	\$ 146,952	\$ 146,952	\$ -
Principal - 6/15	\$ 80,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 155,596	\$ -	\$ -	\$ -
Total Expenditures	\$ 382,548	\$ 146,952	\$ 146,952	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,244		\$ 257,813	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,791)	\$ (5,791)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,791)	\$ (5,791)
Net Change in Fund Balance	\$ 9,244		\$ 252,022	
Fund Balance - Beginning	\$ 146,952		\$ 344,285	
Fund Balance - Ending	\$ 156,196		\$ 596,307	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 79,174	\$ 79,174
Total Revenues	\$ -	\$ -	\$ 79,174	\$ 79,174
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 5,128,269	\$ (5,128,269)
Total Expenditures	\$ -	\$ -	\$ 5,128,269	\$ (5,128,269)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,049,096)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,791	\$ 5,791
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,791	\$ 5,791
Net Change in Fund Balance	\$ -		\$ (5,043,305)	
Fund Balance - Beginning	\$ -		\$ 5,079,310	
Fund Balance - Ending	\$ -		\$ 36,005	

Hunt Club Grove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 253,879	\$ -	\$ 397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,276
Assessments - Direct	\$ -	\$ -	\$ 45,554	\$ -	\$ 22,777	\$ -	\$ -	\$ 22,777	\$ -	\$ -	\$ -	\$ -	\$ 91,108
Developer Contributions	\$ 14,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,384
Total Revenues	\$ 14,384	\$ -	\$ 299,433	\$ -	\$ 23,174	\$ -	\$ -	\$ 22,777	\$ -	\$ -	\$ -	\$ -	\$ 359,768
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expenditures	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,288	\$ 203	\$ 37	\$ 132	\$ 758	\$ 576	\$ 1,147	\$ 1,290	\$ -	\$ -	\$ -	\$ -	\$ 5,430
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ 28,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 1	\$ 0	\$ -	\$ 102	\$ 4	\$ 87	\$ 1	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 225
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 41	\$ 41	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ 319
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ 0	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Adminstrative	\$ 18,210	\$ 5,526	\$ 4,286	\$ 4,480	\$ 6,088	\$ 5,992	\$ 6,478	\$ 5,572	\$ -	\$ -	\$ -	\$ -	\$ 56,632
Operations & Maintenance													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,004	\$ 7,004	\$ 7,004	\$ -	\$ -	\$ -	\$ -	\$ 21,013
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ 320	\$ 528	\$ -	\$ 483	\$ 852	\$ -	\$ -	\$ -	\$ -	\$ 2,184
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ 320	\$ 1,778	\$ 8,254	\$ 9,090	\$ 9,106	\$ -	\$ -	\$ -	\$ -	\$ 28,549
Total Expenditures	\$ 18,210	\$ 5,526	\$ 4,286	\$ 4,800	\$ 7,867	\$ 14,246	\$ 15,568	\$ 14,678	\$ -	\$ -	\$ -	\$ -	\$ 85,181
Excess Revenues (Expenditures)	\$ (3,826)	\$ (5,526)	\$ 295,147	\$ (4,800)	\$ 15,307	\$ (14,246)	\$ (15,568)	\$ 8,099	\$ -	\$ -	\$ -	\$ -	\$ 274,587

Hunt Club Grove

Community Development District

Long Term Debt Report

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

HUNT CLUB GROVE CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	272,754.42	\$	421,282.78	\$	694,037.20
Net Assessments	\$	253,661.61	\$	391,792.99	\$	645,454.60
		39.30%		60.70%		100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Debt	Total
12/6/24	11/16-11/26/24	\$694,037.20	(\$27,762.68)	(\$13,325.49)	\$0.00	\$652,949.03	\$256,606.90	\$396,342.13	\$652,949.03
1/31/25	1% Prop Appraiser Fee	(\$6,940.37)	\$0.00	\$0.00	\$0.00	(\$6,940.37)	(\$2,727.54)	(\$4,212.83)	(\$6,940.37)
02/03/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$1,009.04	\$1,009.04	\$396.55	\$612.49	\$1,009.04
TOTAL		\$ 687,096.83	\$ (27,762.68)	\$ (13,325.49)	\$ 1,009.04	\$ 647,017.70	\$ 254,275.91	\$ 392,741.79	\$ 647,017.70

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Hunt Club Grove North at Lake Wales LLC 2025-01			Net Assessments	\$91,108.16
Date Received	Due Date	Check Number	Net Assessed	Amount Received
12/4/24	12/1/24	2346073	\$45,554.08	\$45,554.08
2/12/25	2/1/25	2383705	\$22,777.04	\$22,777.04
5/21/25	5/1/25	2436409	\$22,777.04	\$22,777.04
			\$ 91,108.16	\$ 91,108.16