Hunt Club Grove
Community Development District

Meeting Agenda

January 13, 2026

AGENDA

Hunt Club Grove
Community Development District

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

January 6, 2026

Board of Supervisors Meeting
Hunt Club Grove Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Hunt Club Grove Community Development District** will be held on **Tuesday, January 13, 2026,** at **9:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850**

Zoom Video Link: https://us06web.zoom.us/j/87483055667
Call-In Information: 1-305-224-1968 **Meeting ID:** 874 8305 5667

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Organizational Matters
    A. Administration of Oaths of Office to Kayla Word and Michelle Dudley (LO Election)
4. Approval of Minutes of the November 4, 2025 Board of Supervisors Meeting and Landowners Meeting
5. Consideration of Proposal from Floralawn for Phase 2 Landscape Maintenance
6. Consideration of Proposal from Floralawn for Hamlin Road ROW Landscape Maintenance
7. Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Presentation of Arbitrage Report for Series 2024
9. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
    E. Project Development Update
        i. Status of Property Conveyance
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
            a) Ratification of Series 2024 AA1 – Requisitions #9 -10
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, **November 4, 2025,** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida, and via Zoom.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts	District Counsel
Dave Schmitt	District Engineer
Allen Bailey	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 9:30 a.m. and took roll call. Three 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 **Organizational Matters**

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Adams stated that the oath of office was administered to Supervisor Mr. Kewley before the meeting. She added that he was part of the quorum.

B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Adams reviewed Resolution 2026-01 on page 10, which needed to be updated with the results of the landowners' election. She stated that three seats were on the ballot (seats 3, 4, and 5). Ms. Michelle Dudley and Mr. Brent Kewley were each elected to four-year terms, and Ms. Kayla Word was elected to a two-year term. Ms. Adams added that the oaths of office for Ms. Dudley and Ms. Word would be handled later.

> On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

C. Election of Officers

Ms. Adams stated that following an election or appointment, the Board members were required to organize officers.

D. Consideration of Resolution 2026-02 Electing Officers

Ms. Adams stated that Resolution 2026-02 included the slate of officer positions on page 13 of the agenda packet. She explained that the listed staff positions would remain as shown and asked the Board to consider them while electing officers. It was noted that Mr. Adam Morgan had been serving as Chair, Mr. Rob Bonin as Vice Chair, and the remaining Board members as Assistant Secretaries. The Board was given the option to keep the current slate or make changes, but they stated that they wanted to keep the same slate of officers.

> On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the September 9, 2025, Board of Supervisors Meeting**

Ms. Adams presented the minutes from the September 9, 2025, Board of Supervisors meeting. She noted that she had reviewed the minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the September 9, 2025, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Ratification of FY25 Audit Engagement Letter**

Ms. Adams reviewed the Fiscal Year 2025 audit engagement letter. She reminded the Board that the District is required to undergo an annual independent audit. She noted that the Board had already previously authorized staff to enter into a five-year audit services agreement with DiBartolomeo, McBee, Hartley and Barnes. The engagement letter followed the terms of that agreement, and the cost shown matched both the adopted budget and the pricing outlined in the five-year contract.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the FY25 Audit Engagement Letter, was ratified.

SIXTH ORDER OF BUSINESS **Ratification of Engineer's Scope of Work**

Ms. Adams stated that the Board had reviewed the scope of work from Schmitt Engineering. She explained that the District already had an engineering services agreement with Dave Schmitt Engineering, and this document was intended to formalize Dave Schmitt's service as the District engineer for Hunt Club Grove CDD and to outline project-related coordination tasks. There had been some delays getting the document signed, so it had already been sent to the Chair for signature.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Engineer's Scope of Work, was ratified.

SEVENTH ORDER OF BUSINESS **Ratification of TraceAir Contract for Fiscal Year 2026**

Ms. Adams reviewed the TraceAir contract for FY 2026. She explained that the agreement on page 29 covered 26 bi-weekly aerial flights, totaling $27,300. The contract had already been approved, and the Board was asked to make a motion to ratify it.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the TraceAir Contract for Fiscal Year 2026, was ratified.

EIGHTH ORDER OF BUSINESS **Consideration of Floralawn Proposal to Add Southern Phase/AA2**

Ms. Adams reviewed the upcoming Assessment Area 2 bond issuance and noted that once the bond closes, specific completed infrastructure would be conveyed to the CDD for maintenance. Mr. Bailey had coordinated with Floralawn to obtain a landscape-maintenance proposal for Phase 1 South. The proposal on page 33 reflected an annual cost of $97,794.60 to maintain the southern phase once landscaping was installed. Mr. Bailey explained that Floralawn already had landscape plans. He had asked them for a full build-out price so the District could provide the cost as areas came online. Only the large dry pond in the middle of the phase was being maintained because no other landscaping had been installed yet. District counsel asked whether Floralawn had been authorized to start landscape installation in Phase 1 South. It was confirmed they had not started because they were still waiting on two items: paving on Post Salter Road and construction of the sidewalk around the main stormwater pond. Both needed to be finished before the landscape installation could proceed. It was noted that reuse meters had been ordered. The city had attempted to set them, but one location had the wrong-sized whip, and an additional 2-inch meter still needed to be installed on the north side. He said he would verify whose name the accounts were under and coordinate with Mr. Bailey to ensure the meters were correctly set up in the CDD's name.

Mr. Bailey had discussed that once erosion repairs and grading of the dry pond were completed, Floralawn could start raking and prepping the pond banks. It was noted that the District needed to keep this moving, since home construction was already underway, and closings would require landscaping to be installed. The Board treated the Floralawn proposal as informational for now. The question was asked whether the proposal covered both Phase 1A and 1B**.** The Board agreed not to take formal action yet. Ms. Adams stated that the proposal would be refined and brought back to the next meeting in December, unless there was a need to approve it sooner. The Board approved a motion to delegate authority to Vice Chair Bonin to approve the final proposal outside of a meeting if timing required it.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Authorizing Vice Chair Rob Bonin to Approve the Final Floralawn Outside of a Meeting, was approved.

NINETH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Watts stated that he had nothing new to report. He noted that they would continue responding as needed to provide agreements and were actively reviewing documents related to the pending bond issuance but otherwise had no specific updates.

B. Engineer

Mr. Schmitt stated he had nothing to report but offered to answer any questions,

C. Field Manager's Report

Mr. Bailey reported that the ADA transition mat and concrete strip on McKenna Drive had been installed, and the pothole on that road had been filled. He said the dry ponds were performing well with the extra disking, and the cooler weather was helping reduce green growth. He noted that the pond in the southern phase still needed work, including pulling up the pond bottoms where growth was high and addressing erosion along the western edge. A Board member pointed out that Floralawn had not been mowing the west side of Hamlin Road's right-of-way, even though that area should have always been included in their scope. It was emphasized that the landscaper should have been maintaining it from the start. The Board agreed that expectations needed to be reset and that Floralawn should mow the entire area weekly. Ms. Adams noted that all preparations for the Series 2025 bond issue were complete, but they were waiting for the underwriter to confirm the pre-closing and closing dates, which they expected to occur sometime in December. They would coordinate signatures with the Chair once dates were confirmed.

D. District Manager

i. Approval of Check Register

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

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

ii. Balance Sheet & Income Statement

Ms. Adams stated they had reviewed the unaudited financials for the end of the fiscal year. On page 79, the combined balance sheet showed the unassigned balance, the money available to operate the District until tax revenues begin to come in. Ms. Adams noted that the District was in good shape heading into the new fiscal year and that additional field expenses were expected in the last quarter of 2025 or the first quarter of 2026.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

a) Ratification of Series 2024 AA1 – Requisition #8

Ms. Adams stated that everything was on track to have the bond documents ready for signature in mid-December. There were no questions or comments on the permit transfers. Ms. Adams reviewed Series 2024 Assessment Area 1 Requisition #8 for $3,980 payable to TraceAir and noted it had already been signed and sent to the trustee for processing.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Series 2024 AA1 – Requisition #8, was ratified.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

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

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT

The Landowners meeting of the Hunt Club Grove Community Development District was held Tuesday, **November 4, 2025,** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida, and via Zoom.

Present were:

Adam Morgan
Rob Bonin
Brent Kewley
Tricia Adams

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Ms. Adams stated that they had representation from Lennar with 61 votes and from AGEHC2 LLC Inc. with 204 votes, for a total of 265 votes represented for the landowners' election.

SECOND ORDER OF BUSINESS **Call to Order**

Ms. Adams called the meeting to order.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Ms. Adams stated that she would serve as Chair.

FOURTH ORDER OF BUSINESS **Nominations for the Position of Supervisor**

Ms. Adams stated that there were three vacancies and asked for nominations. Mr. Morgan nominated Michelle Dudley for Seat 3, Kayla Wood for Seat 4, and Brett Kewley for Seat 5.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Mr. Morgan cast 265 votes Michelle Dudley, 260 votes for Kayla Word, and 265 votes for Brent Kewley.

SIXTH ORDER OF BUSINESS Ballot Tabulation

Ms. Adams stated that Ms. Dudley and Mr. Kewley would serve a four-year term on the Board and Ms. Word would serve a two-year term.

SEVENTH ORDER OF BUSINESS Landowners' Questions and Comments

Ms. Adams asked for any questions or comments from the landowners. There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Adams adjourned the meeting.

SECTION 5

floralawn

COMPREHENSIVE LANDSCAPING SIMPLIFIED

HUNT CLUB GROVES SOUTH

October, 2025


Z
SPRAY

TABLE OF CONTENTS

ABOUT US

DESIGN. MAINTAIN. ENHANCE.

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

MAINTENANCE

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

FERTILIZATION

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

OUR DIFFERENCES

IRRIGATION

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

COMMUNICATION

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

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

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

FLORALAWN UNIVERSITY

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

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

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

"HOLDING OUR TEAM ACCOUNTABLE. MAINTAINING THE HIGHEST STANDARDS."

MAINTENANCE DEPARTMENT

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

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

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

YOUR PROPERTY.
OUR PRIORITY.
EVERYTIME.

CORE SERVICES

MOWING & TURF CARE

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

TREE & SHRUB CARE

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

SEASONAL & STORM CLEANUPS

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

LANDSCAPE ENHANCEMENTS

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

FERTILIZATION DEPARTMENT

GREENER.
HEALTHIER.
HAPPIER.

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

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

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

OUR EXPERTISE

TAILORED FERTILIZATION PROGRAMS

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

SOIL & TURF HEALTH MANAGEMENT

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

TREE & SHRUB FERTILIZATION

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

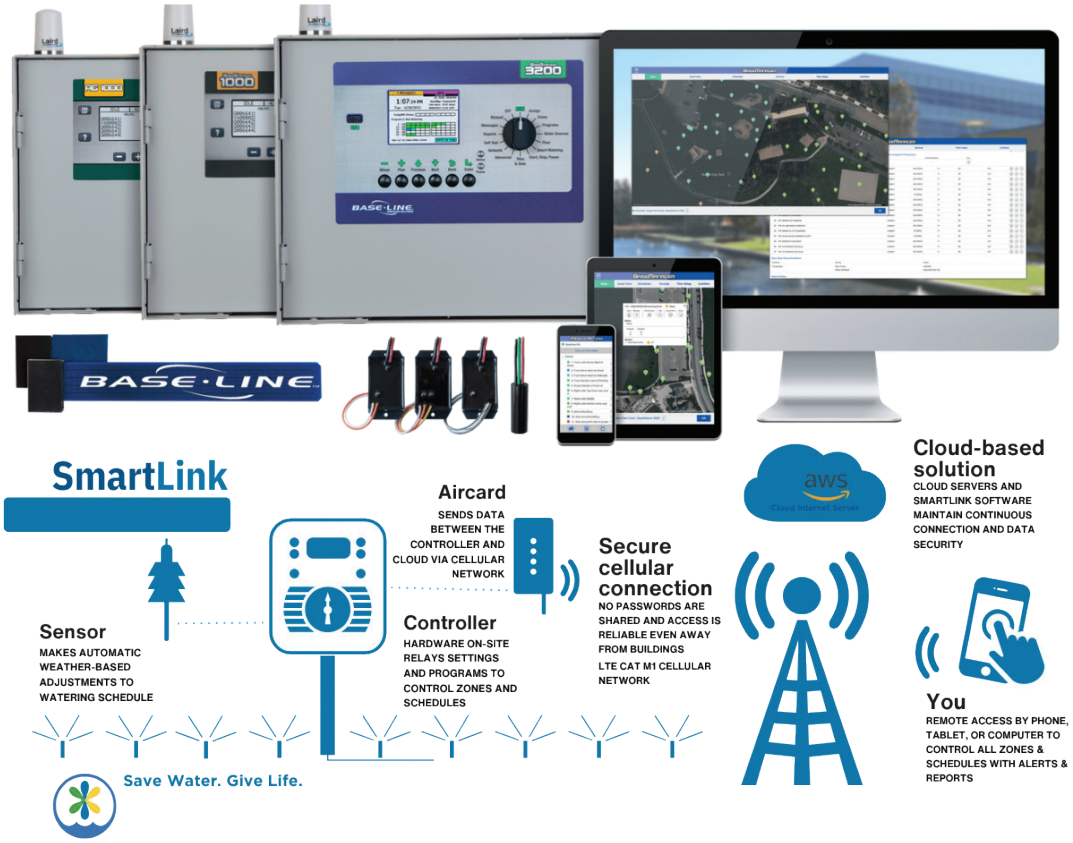
WEED CONTROL & PREVENTION

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

PEST & DISEASE MANAGEMENT

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

IRRIGATION DEPARTMENT



SMART.
WATERING.
SOLUTIONS.

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

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

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

PROFESSIONAL SOLUTIONS

HAVE AN OUTDATED IRRGATION SYSTEM?

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

PUMP, WATER SYSTEMS, & ACCESSORIES

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

FILTERS, VALVES, & BACK FLOW PREVENTION

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

IRRIGATION SYSTEM, PARTS, & ACCESSORIES

All irrigation products from every major manufacturer

PIPE, FITTINGS, LANDSCAPE ACCESSORIES

Pipe & fittings, poly tubing, water features, fountains

CULVERT, YARD DRAINAGE SYSTEMS

All sizes of culverts, drainage pipe & accessories

TANKS, POLYETHYLENE, BULK, STORAGE

Vertical, cone bottom, free standing

WELLS

Residential, commercial, agricultural, & industrial

GENERAL HOUSEHOLD PEST

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

Using eco-friendly products and cutting-edge techniques, we ensure that your home remains a safe, pest-free environment for you and your family. Whether it's a one-time treatment or ongoing maintenance, our tailored pest control plans are designed to meet the specific needs of your home and provide long-lasting results.

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

TREE MAINTENANCE

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

We handle everything from shaping trees for aesthetic appeal to removing dead or dangerous branches that could pose a hazard to your property. Our team understands the unique needs of various tree species and customizes each service to ensure long-term tree health and safety.

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

734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

The Hunt Club Groves At Lakes Wales South
% Lennar

October, 15th 2025
Proposal valid for 60 days

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

We hereby propose the following for your review:

One Time Clean Up

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

Landscape Management

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

Additional Services

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

Service	Qty	Price	Total
Pine Bark Mulch	284 Yards	$65.00	$18,460.00
Palm Pruning	12 Palms	$60.00	$720.00
Annuals	Per 4” plants	$2.50	$2.50

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Scope of Services

Turf Care

Mowing

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

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

Trimming

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

Edging

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

Fertilization

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

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

Weed, Insect, & Disease Control

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

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

Tree, Shrub, and Groundcover Care

Pruning

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

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

Weeding

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

Fertilization

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

Insect, & Disease Control

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

Irrigation

Overview

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

Inspections

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

Repairs

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

Miscellaneous

Clean-Up

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

Optional Items & Additional Services

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

CERTIFICATIONS

DESIGN

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

PEST CONTROL

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

MAINTENANCE

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

WATER MANAGEMENT

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

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

INSURANCE

LEASED/RENTED EQUIPMENT

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

COMMERICAL GENERAL LIABILITY

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

GENERAL LICENSURE

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

UMBRELLA LIABILITY

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

AUTOMOBILE LIABILITY

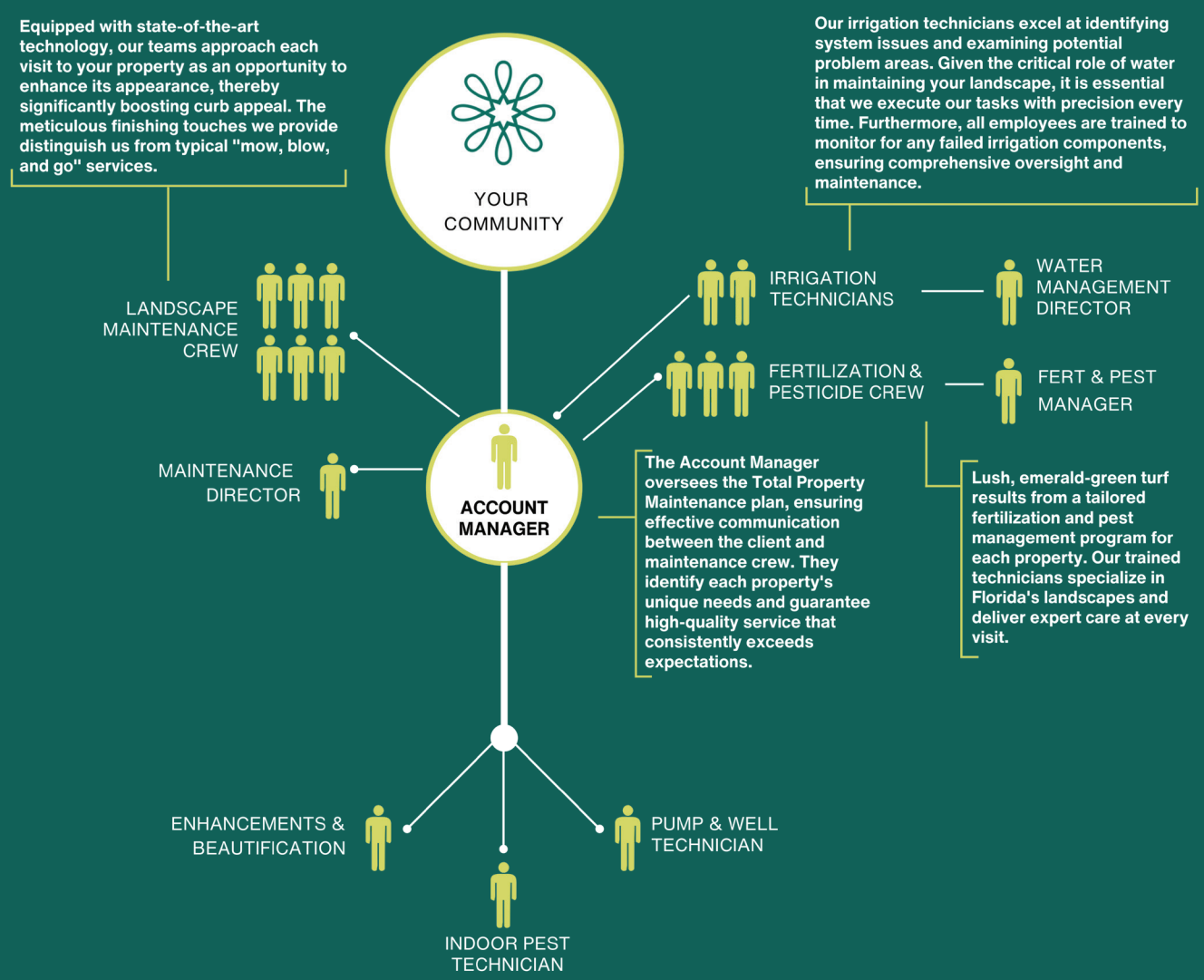
- Hartford Insurance Company #916
- Policy: #21UENOL4791
- Combined Single Limit: $1,000,000
- PIP: $10,000

WORKERS COMPENSATION

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

floralawn

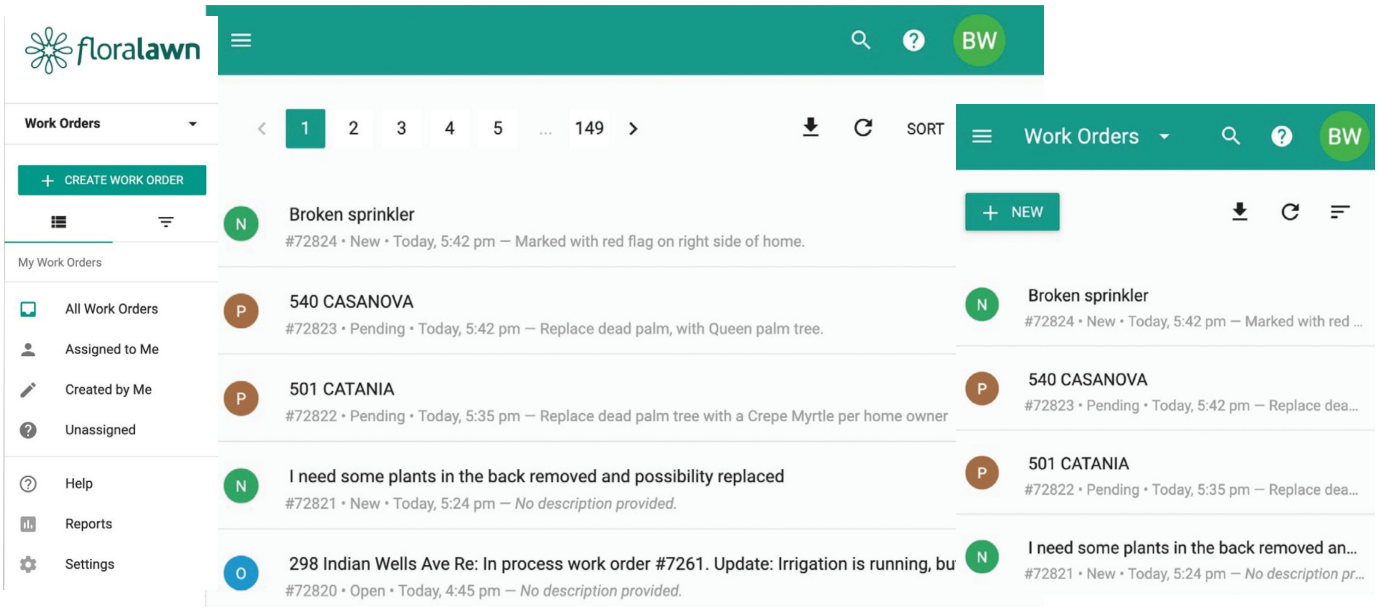
COMMUNICATION



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

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

WORK ORDER SYSTEM



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

RESIDENT ACCOUNTS

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

COMMUNICATION

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

TRACKABLE RESULTS

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

RESIDENT TRAINING

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

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

MY PROMISE

ROB AVERITT
PRESIDENT

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

floralawn

P.O. BOX 91597
LAKELAND, FL 33804

863-668-0494
WWW.FLORALAWN.COM

DESIGNED BY: LUXE ART CREATIVE


POST SALTER RD
No 2
283007
No 1
Key:
Landscape
Dry Pond
002700
ARTEMIS ST
WODEN DR
DIANA DR
002720
DALI DR
002710
RAILROAD
044030
044020
BROTHERS RD

SECTION 6

734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

Hunt Club- Hamlin Road
% Allen Bailey
GMS

December 3, 2025
Proposal valid for 60 days

We hereby propose the following for your review:

Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	$300.00	$3600.00

PROPOSAL

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **30 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **3 times per month May through October** and **2 times per month or as needed November through April.**

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**30 times** per year).

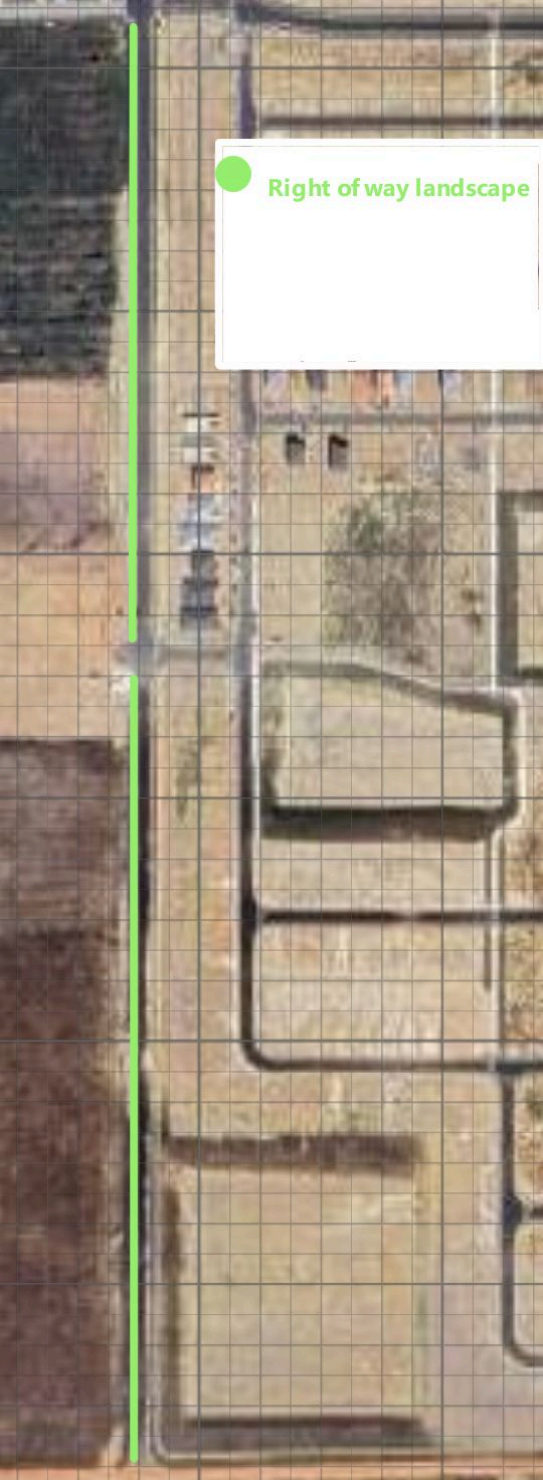
Customer Authorized Signature

_____
Signature

_____
Print Name

FLORALAWN, INC., a Florida Corporation

_____
Rob Averitt, President


Right of way landscape

SECTION 7

POLK COUNTY
Property Appraiser
Neil Combee

Revised 12/2025
ADA Compliant

2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Hunt Club Grove CDD hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," **will be protected as follows**:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2026,** and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 1, 2026

Agency: Hunt Club Grove CDD

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION 8

REBATE REPORT

$5,715,000

Hunt Club Grove Community Development District

(City of Lake Wales, Florida)

Special Assessment Bonds, Series 2024

(Assessment Area One)

Dated: June 25, 2024
Delivered: June 25, 2024

Rebate Report to the Computation Date
June 25, 2029
Reflecting Activity Through
November 30, 2025

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

December 19, 2025

Hunt Club Grove Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $5,715,000 Hunt Club Grove Community Development District (City of Lake Wales, Florida), Special Assessment Bonds, Series 2024 (Assessment Area One)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Hunt Club Grove Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 30, 2026. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 25, 2029 Computation Date
Reflecting Activity from June 25, 2024 through November 30, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.929681%	129,201.08	(20,868.78)
Reserve Fund	4.496862%	12,470.34	(3,652.48)
Capitalized Interest Fund	4.604496%	3,180.20	(838.41)
Cost of Issuance Fund	5.682864%	2.64	0.08
Totals	**4.882430%**	**$144,854.26**	**$(25,359.59)**
Bond Yield	**5.552545%**		
Rebate Computation Credit			(2,639.24)
		Net Rebatable Arbitrage	**$(27,998.83)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from June 25, 2024, the date of the closing, through November 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 25, 2029.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between June 25, 2024 and November 30, 2025, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 25, 2029.

7. Computation Period

The period beginning on June 25, 2024, the date of the closing, and ending on November 30, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	245083000
Interest	245083001
Sinking	245083002
Prepayment	245083003
Reserve	245083004
Acquisition and Construction	245083005
Cost of Issuance	245083006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of November 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 25, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 25, 2029, is the Rebatable Arbitrage.

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Delivered: June 25, 2024

Sources of Funds	
Par Amount	$5,715,000.00
Net Original Issue Discount	-23,137.60
Total	$5,691,862.40

Uses of Funds	
Acquisition and Construction Fund	$5,028,239.14
Reserve Fund	195,896.25
Capitalized Interest Fund	146,952.01
Cost of Issuance Fund	206,475.00
Underwriter's Discount	114,300.00
Total	$5,691,862.40

PROOF OF ARBITRAGE YIELD

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Date	Debt Service	Present Value to 06/25/2024 @ 5.5525446032%
12/15/2024	146,952.01	143,200.12
06/15/2025	235,596.25	223,379.53
12/15/2025	153,656.25	141,753.03
06/15/2026	238,656.25	214,221.02
12/15/2026	151,595.00	132,397.96
06/15/2027	241,595.00	205,301.20
12/15/2027	149,412.50	123,537.16
06/15/2028	244,412.50	196,626.13
12/15/2028	147,108.75	115,149.87
06/15/2029	247,108.75	188,200.26
12/15/2029	144,683.75	107,215.85
06/15/2030	244,683.75	176,421.50
12/15/2030	142,258.75	99,800.45
06/15/2031	247,258.75	168,776.63
12/15/2031	139,712.50	92,790.40
06/15/2032	254,712.50	164,598.24
12/15/2032	136,621.88	85,901.81
06/15/2033	256,621.88	156,993.94
12/15/2033	133,396.88	79,403.93
06/15/2034	258,396.88	149,654.83
12/15/2034	130,037.50	73,278.95
06/15/2035	265,037.50	145,319.90
12/15/2035	126,409.38	67,437.92
06/15/2036	266,409.38	138,287.06
12/15/2036	122,646.88	61,943.49
06/15/2037	272,646.88	133,982.12
12/15/2037	118,615.63	56,714.66
06/15/2038	273,615.63	127,292.11
12/15/2038	114,450.00	51,806.41
06/15/2039	279,450.00	123,077.59
12/15/2039	110,015.63	47,145.08
06/15/2040	285,015.63	118,838.68
12/15/2040	105,312.50	42,724.42
06/15/2041	290,312.50	114,595.92
12/15/2041	100,340.63	38,537.84
06/15/2042	295,340.63	110,367.42
12/15/2042	95,100.00	34,578.44
06/15/2043	300,100.00	106,169.06
12/15/2043	89,590.63	30,839.10
06/15/2044	304,590.63	102,014.71
12/15/2044	83,812.50	27,312.55
06/15/2045	313,812.50	99,501.76
12/15/2045	77,343.75	23,861.23
06/15/2046	317,343.75	95,258.72
12/15/2046	70,593.75	20,618.08
06/15/2047	325,593.75	92,526.29
12/15/2047	63,421.88	17,536.19
06/15/2048	333,421.88	89,701.03
12/15/2048	55,828.13	14,613.81
06/15/2049	340,828.13	86,806.66
12/15/2049	47,812.50	11,848.58
06/15/2050	347,812.50	83,864.29
12/15/2050	39,375.00	9,237.61
06/15/2051	359,375.00	82,034.03
12/15/2051	30,375.00	6,746.36
06/15/2052	370,375.00	80,039.09

PROOF OF ARBITRAGE YIELD

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Date	Debt Service	Present Value to 06/25/2024 @ 5.5525446032%
12/15/2052	20,812.50	4,376.15
06/15/2053	380,812.50	77,908.69
12/15/2053	10,687.50	2,127.44
06/15/2054	390,687.50	75,669.09
	11,839,603.36	5,691,862.40

Proceeds Summary

Delivery date	06/25/2024
Par Value	5,715,000.00
Premium (Discount)	-23,137.60
Target for yield calculation	5,691,862.40

BOND DEBT SERVICE

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/25/2024					
12/15/2024			146,952.01	146,952.01	
06/15/2025	80,000	4.850%	155,596.25	235,596.25	382,548.26
12/15/2025			153,656.25	153,656.25	
06/15/2026	85,000	4.850%	153,656.25	238,656.25	392,312.50
12/15/2026			151,595.00	151,595.00	
06/15/2027	90,000	4.850%	151,595.00	241,595.00	393,190.00
12/15/2027			149,412.50	149,412.50	
06/15/2028	95,000	4.850%	149,412.50	244,412.50	393,825.00
12/15/2028			147,108.75	147,108.75	
06/15/2029	100,000	4.850%	147,108.75	247,108.75	394,217.50
12/15/2029			144,683.75	144,683.75	
06/15/2030	100,000	4.850%	144,683.75	244,683.75	389,367.50
12/15/2030			142,258.75	142,258.75	
06/15/2031	105,000	4.850%	142,258.75	247,258.75	389,517.50
12/15/2031			139,712.50	139,712.50	
06/15/2032	115,000	5.375%	139,712.50	254,712.50	394,425.00
12/15/2032			136,621.88	136,621.88	
06/15/2033	120,000	5.375%	136,621.88	256,621.88	393,243.76
12/15/2033			133,396.88	133,396.88	
06/15/2034	125,000	5.375%	133,396.88	258,396.88	391,793.76
12/15/2034			130,037.50	130,037.50	
06/15/2035	135,000	5.375%	130,037.50	265,037.50	395,075.00
12/15/2035			126,409.38	126,409.38	
06/15/2036	140,000	5.375%	126,409.38	266,409.38	392,818.76
12/15/2036			122,646.88	122,646.88	
06/15/2037	150,000	5.375%	122,646.88	272,646.88	395,293.76
12/15/2037			118,615.63	118,615.63	
06/15/2038	155,000	5.375%	118,615.63	273,615.63	392,231.26
12/15/2038			114,450.00	114,450.00	
06/15/2039	165,000	5.375%	114,450.00	279,450.00	393,900.00
12/15/2039			110,015.63	110,015.63	
06/15/2040	175,000	5.375%	110,015.63	285,015.63	395,031.26
12/15/2040			105,312.50	105,312.50	
06/15/2041	185,000	5.375%	105,312.50	290,312.50	395,625.00
12/15/2041			100,340.63	100,340.63	
06/15/2042	195,000	5.375%	100,340.63	295,340.63	395,681.26
12/15/2042			95,100.00	95,100.00	
06/15/2043	205,000	5.375%	95,100.00	300,100.00	395,200.00
12/15/2043			89,590.63	89,590.63	
06/15/2044	215,000	5.375%	89,590.63	304,590.63	394,181.26
12/15/2044			83,812.50	83,812.50	
06/15/2045	230,000	5.625%	83,812.50	313,812.50	397,625.00
12/15/2045			77,343.75	77,343.75	
06/15/2046	240,000	5.625%	77,343.75	317,343.75	394,687.50
12/15/2046			70,593.75	70,593.75	
06/15/2047	255,000	5.625%	70,593.75	325,593.75	396,187.50
12/15/2047			63,421.88	63,421.88	
06/15/2048	270,000	5.625%	63,421.88	333,421.88	396,843.76
12/15/2048			55,828.13	55,828.13	
06/15/2049	285,000	5.625%	55,828.13	340,828.13	396,656.26
12/15/2049			47,812.50	47,812.50	
06/15/2050	300,000	5.625%	47,812.50	347,812.50	395,625.00
12/15/2050			39,375.00	39,375.00	
06/15/2051	320,000	5.625%	39,375.00	359,375.00	398,750.00
12/15/2051			30,375.00	30,375.00	
06/15/2052	340,000	5.625%	30,375.00	370,375.00	400,750.00

BOND DEBT SERVICE

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2052			20,812.50	20,812.50	
06/15/2053	360,000	5.625%	20,812.50	380,812.50	401,625.00
12/15/2053			10,687.50	10,687.50	
06/15/2054	380,000	5.625%	10,687.50	390,687.50	401,375.00
	5,715,000		6,124,603.36	11,839,603.36	11,839,603.36

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-5,028,239.14	-6,612,178.08
07/01/24		-168.60	-221.51
08/02/24		-870.61	-1,138.43
09/04/24		-870.56	-1,132.84
10/02/24		-810.36	-1,050.02
11/04/24		-787.58	-1,015.55
12/03/24		-731.60	-939.21
12/30/24		5,114,521.75	6,538,986.31
12/30/24		1,862.50	2,381.23
01/03/25		-728.69	-931.22
02/04/25		-706.53	-898.65
03/04/25		-638.16	-807.99
03/13/25		4,920.00	6,220.81
04/02/25		-706.52	-890.74
05/02/25		-683.73	-858.08
05/29/25		2,985.00	3,730.83
05/29/25		1,990.00	2,487.22
05/29/25		1,990.00	2,487.22
06/03/25		-706.44	-882.41
07/02/25		-683.73	-850.29
07/23/25		3,980.00	4,933.74
08/04/25		-706.52	-874.36
09/03/25		-705.88	-869.72
09/29/25		3,980.00	4,884.45
10/02/25		-661.73	-811.74
11/04/25		-662.23	-808.40
11/18/25		1,990.00	2,424.08
11/30/25	Bal	30,945.29	37,626.72
11/30/25	Acc	105.15	127.85
06/25/29	TOTALS:	129,201.08	-20,868.78

ISSUE DATE: 06/25/24 REBATABLE ARBITRAGE: -20,868.78
COMP DATE: 06/25/29 NET INCOME: 129,201.08
BOND YIELD: 5.552545% TAX INV YIELD: 4.929681%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-195,896.25	-257,605.27
07/02/24		168.60	221.47
08/02/24		870.61	1,138.43
09/04/24		870.56	1,132.84
10/02/24		810.36	1,050.02
11/04/24		787.58	1,015.55
12/03/24		731.60	939.21
01/03/25		728.69	931.22
02/04/25		706.53	898.65
03/04/25		638.16	807.99
04/02/25		706.52	890.74
05/02/25		683.73	858.08
06/03/25		706.44	882.41
07/02/25		683.73	850.29
08/04/25		706.52	874.36
09/03/25		705.88	869.72
10/02/25		661.73	811.74
11/04/25		662.23	808.40
11/30/25	Bal	195,896.25	238,192.42
11/30/25	Acc	640.87	779.24
06/25/29	TOTALS:	12,470.34	-3,652.48

ISSUE DATE: 06/25/24 REBATABLE ARBITRAGE: -3,652.48
COMP DATE: 06/25/29 NET INCOME: 12,470.34
BOND YIELD: 5.552545% TAX INV YIELD: 4.496862%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-146,952.01	-193,243.17
07/02/24		126.48	166.15
08/02/24		653.09	854.00
09/04/24		653.05	849.80
10/02/24		607.90	787.68
11/04/24		590.80	761.81
12/03/24		548.81	704.55
12/16/24		146,952.01	188,280.75
01/22/25		-2.64	-3.36
02/04/25		0.03	0.04
03/04/25		0.01	0.01
04/02/25		0.01	0.01
05/02/25		0.01	0.01
06/03/25		0.01	0.01
06/16/25		-155,593.61	-193,967.65
06/16/25		155,596.25	193,970.94
06/25/29	TOTALS:	3,180.20	-838.41

ISSUE DATE: 06/25/24 REBATABLE ARBITRAGE: -838.41
COMP DATE: 06/25/29 NET INCOME: 3,180.20
BOND YIELD: 5.552545% TAX INV YIELD: 4.604496%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-206,475.00	-271,516.42
06/25/24		55,000.00	72,325.48
06/25/24		30,000.00	39,450.26
06/25/24		45,000.00	59,175.39
06/25/24		35,000.00	46,025.30
06/25/24		25,000.00	32,875.22
06/25/24		6,250.00	8,218.80
06/25/24		2,500.00	3,287.52
06/25/24		1,750.00	2,301.27
06/28/24		6,125.00	8,050.75
07/08/24		-150.00	-196.86
01/22/25		2.64	3.36
06/25/29	TOTALS:	2.64	0.08

ISSUE DATE: 06/25/24 REBATABLE ARBITRAGE: 0.08
COMP DATE: 06/25/29 NET INCOME: 2.64
BOND YIELD: 5.552545% TAX INV YIELD: 5.682864%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/25		-2,120.00	-2,639.24
06/25/29	TOTALS:	-2,120.00	-2,639.24

ISSUE DATE: 06/25/24 REBATABLE ARBITRAGE: -2,639.24
COMP DATE: 06/25/29
BOND YIELD: 5.552545%

SECTION 9

SECTION C

Hunt Club Grove CDD

Field Management Report

Completed

- A few street signs were leaning and have been placed back up

Contracted Services

- The vendors are performing as expected.
- We will continue to observe services.

Review

- The amenity center is coming along. We are continuing to monitor the progress for opening.

SECTION D

SECTION i

Hunt Club Grove
Community Development District

Summary of Check Register

December 2, 2025 to January 2, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	12/10/25	81-84	$	13,748.54
	12/16/25	85-86	$	17,738.84
	12/22/25	87-89	$	269,867.99
		Autodrafts	$	327.27
		Total:	$	301,682.64
	Supervisor Fees - December 2025			
	Barry Bichard			
	Patrick Bonin	50068	$	184.70
	Brent Kewley	50069	$	164.70
	Adam Morgan	50070	$	184.70
			$	534.10
		Total Amount	**$**	**302,216.74**

SECTION ii

Hunt Club Grove

Community Development District

Unaudited Financial Reporting

November 30, 2025

Table of Contents

Hunt Club Grove

Community Development District

Combined Balance Sheet

November 30, 2025

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Cash - 5374	$ 180,174	$ -	$ -	$ 180,174
State Board of Administration	$ 118,612	$ -	$ -	$ 118,612
Due from General Fund	$ -	$ 5,485	$ -	$ 5,485
Investments:				
Series 2024				
Construction	$ -	$ -	$ 30,945	$ 30,945
Reserve	$ -	$ 195,896	$ -	$ 195,896
Revenue	$ -	$ 169,597	$ -	$ 169,597
Total Assets	**$ 298,786**	**$ 370,979**	**$ 30,945**	**$ 700,710**
Liabilities:				
Accounts Payable	$ 12,789	$ -	$ -	$ 12,789
Due to Debt Service	$ 5,485	$ -	$ -	$ 5,485
Total Liabilites	**$ 18,274**	**$ -**	**$ -**	**$ 18,274**
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	$ -	$ -	$ 30,945	$ 30,945
Series 2024 Debt Service Fund	$ -	$ 370,979	$ -	$ 370,979
Unassigned	$ 280,512	$ -	$ -	$ 280,512
Total Fund Balances	**$ 280,512**	**$ 370,979**	**$ 30,945**	**$ 682,436**
Total Liabilities & Fund Balance	$ 298,786	$ 370,979	$ 30,945	$ 700,710

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 170,163	$ 1,924	$ 1,924	$ -
Assessments - Direct	$ 272,180	$ 136,091	$ 136,091	$ -
Interest Income	$ -	$ -	$ 972	$ 972
Total Revenues	**$ 442,343**	**$ 138,015**	**$ 138,987**	**$ 972**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ -	$ 2,000
FICA Expenditures	$ 918	$ 153	$ -	$ 153
Engineering	$ 15,000	$ 2,500	$ -	$ 2,500
Attorney	$ 25,000	$ 4,167	$ 1,930	$ 2,237
Annual Audit	$ 4,950	$ -	$ -	$ -
Assessment Administration	$ 5,500	$ 5,500	$ 5,500	$ -
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 6,500	$ 1,083	$ 917	$ 167
Disclosure Software	$ 5,000	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 13,475	$ 3,185	$ 3,185	$ -
Management Fees	$ 46,750	$ 7,792	$ 7,792	$ -
Information Technology	$ 1,980	$ 330	$ 330	$ 0
Website Maintenance	$ 1,320	$ 220	$ 220	$ -
Postage & Delivery	$ 1,000	$ 167	$ 10	$ 157
Insurance	$ 5,750	$ 5,750	$ 5,300	$ 450
Copies	$ 1,000	$ 167	$ -	$ 167
Legal Advertising	$ 5,000	$ 833	$ -	$ 833
Other Current Charges	$ 2,500	$ 417	$ 56	$ 361
Office Supplies	$ 625	$ 104	$ 0	$ 104
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 155,343**	**$ 37,042**	**$ 27,914**	**$ 9,128**

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Operations & Maintenance				
Property Insurance	$ 7,500	$ 7,500	$ 627	$ 6,873
Field Management	$ 16,500	$ 2,750	$ 2,750	$ -
Landscape Maintenance	$ 160,000	$ 26,667	$ 19,609	$ 7,058
Landscape Replacement	$ 2,500	$ 417	$ -	$ 417
Irrigation Repairs	$ 5,000	$ 833	$ 1,927	$ (1,094)
Streetlights	$ 45,000	$ 7,500	$ -	$ 7,500
Electric	$ 5,000	$ 833	$ -	$ 833
Water & Sewer	$ 10,000	$ 1,667	$ 1,188	$ 479
Lake Maintenance	$ 8,000	$ 1,333	$ -	$ 1,333
Sidewalk & Asphalt Maintenance	$ 2,500	$ 417	$ -	$ 417
General Repairs & Maintenance	$ 10,000	$ 1,667	$ 550	$ 1,117
Field Contingency	$ 15,000	$ 2,500	$ -	$ 2,500
Total Operations & Maintenance	**$ 287,000**	**$ 54,083**	**$ 26,651**	**$ 27,432**
Total Expenditures	**$ 442,343**	**$ 91,125**	**$ 54,565**	**$ 36,560**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 84,422	
Fund Balance - Beginning	$ -		$ 196,090	
Fund Balance - Ending	$ -		$ 280,512	

Hunt Club Grove

Community Development District

Series 2024 - Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments	$ 391,793	$ 4,430	$ 4,430	$ -
Interest	$ 8,015	$ 1,336	$ 2,464	$ 1,128
Total Revenues	**$ 399,808**	**$ 5,766**	**$ 6,895**	**$ 1,128**
Expenditures:				
Interest - 12/15	$ 153,656	$ -	$ -	$ -
Principal - 6/15	$ 85,000	$ -	$ -	$ -
Interest - 6/15	$ 153,656	$ -	$ -	$ -
Total Expenditures	**$ 392,313**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,495		$ 6,895	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (1,324)	$ (1,324)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (1,324)**	**$ (1,324)**
Net Change in Fund Balance	**$ 7,495**		**$ 5,571**	
Fund Balance - Beginning	$ 166,102		$ 365,408	
Fund Balance - Ending	$ 173,598		$ 370,979	

Hunt Club Grove

Community Development District

Series 2024 - Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 227	$ 227
Total Revenues	**$ -**	**$ -**	**$ 227**	**$ 227**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 227	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 1,324	$ 1,324
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 1,324**	**$ 1,324**
Net Change in Fund Balance	**$ -**		**$ 1,551**	
Fund Balance - Beginning	$ -		$ 29,394	
Fund Balance - Ending	$ -		$ 30,945	

Hunt Club Grove

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 1,924	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,924
Assessments - Direct	$ 136,091	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 136,091
Interest Income	$ 569	$ 403	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 972
Total Revenues	**$ 136,660**	**$ 2,327**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 138,987**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,423	$ 507	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,930
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,500
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 458	$ 458	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 917
Disclosure Software	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Trustee Fees	$ 3,185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,185
Management Fees	$ 3,896	$ 3,896	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,792
Information Technology	$ 165	$ 165	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 330
Website Maintenance	$ 110	$ 110	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 220
Postage & Delivery	$ 4	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10
Insurance	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 56	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 56
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Adminstrative	**$ 22,772**	**$ 5,142**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,914**
Operations & Maintenance													
Property Insurance	$ 627	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 627
Field Management	$ 1,375	$ 1,375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,750
Landscape Maintenance	$ 9,805	$ 9,805	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,609
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 1,927	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,927
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ 1,181	$ 7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,188
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ 550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 550
Field Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 14,915**	**$ 11,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,651**
Total Expenditures	**$ 37,687**	**$ 16,878**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,565**
Excess Revenues (Expenditures)	$ 98,973	$ (14,551)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 84,422

Hunt Club Grove

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.850%, 5.375%, 5.625%	
Maturity Date:	6/15/2054	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	$195,896	
Reserve Fund Balance	$195,896	
Bonds Outstanding - 6/25/24		$5,715,000
Less: Principal Payment - 6/15/25		($80,000)
Current Bonds Outstanding		**$5,635,000**

HUNT CLUB GROVE CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

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

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*Debt*	*Total*
11/21/25	11/1/25-11/7/25	$11,461.48	($458.44)	($220.06)	$0.00	$10,782.98	$3,265.15	$7,517.83	$10,782.98
11/26/25	11/8/25-11/15/25	$1,715.62	($68.62)	($32.94)	$0.00	$1,614.06	$488.75	$1,125.31	$1,614.06
11/30/25	1% Admin Fee Adj	($6,042.55)	$0.00	$0.00	$0.00	($6,042.55)	($1,829.72)	($4,212.83)	($6,042.55)
	TOTAL	**$ 7,134.55**	**$ (527.06)**	**$ (253.00)**	**$ -**	**$ 6,354.49**	**$ 1,924.18**	**$ 4,430.31**	**$ 6,354.49**

1%	**Net Percent Collected**
$555,602.34	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

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

SECTION E

SECTION iii

SECTION a)

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

(Acquisition and Construction)

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

(A) Requisition Number: 9

(B) Identify Acquisition Agreement, if applicable;

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

(D) Amount Payable: $1,990.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 26360 - Advanced Scan for Sept 2025

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

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

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

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

HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 11/18/25

CONSULTING ENGINEER'S
APPROVAL FOR NON-COST OF ISSUANCE

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

_____
Consulting Engineer

INVOICE

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109

billing@traceair.net
+1 (206) 437-4290
traceair.net

Lennar Homes:Governmental Management Services - Central Florida, LLC

Bill to

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

Invoice details

Invoice no.: 26360
Terms: Net 30
Invoice date: 09/30/2025
Due date: 10/30/2025

Project: Hunt Club

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Advanced Scan**	09/03/25, 09/17/25	2	$995.00	$1,990.00

Total **$1,990.00**

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

(Acquisition and Construction)

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

(A) Requisition Number: 10

(B) Identify Acquisition Agreement, if applicable;

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

(D) Amount Payable: $2,985.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 27222 - Advanced Scan for Oct 2025

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

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

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

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

HUNT CLUB GROVE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 12/1/25

CONSULTING ENGINEER'S
APPROVAL FOR NON-COST OF ISSUANCE

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

_____
Consulting Engineer

INVOICE

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109

billing@traceair.net
+1 (206) 437-4290
traceair.net

Lennar Homes:Governmental Management Services - Central Florida, LLC

Bill to

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

Invoice details

Invoice no.: 27222
Terms: Net 30
Invoice date: 10/31/2025
Due date: 11/30/2025

Project: Hunt Club

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Advanced Scan**	10/1/2025, 10/15/2025, 10/29/2025	3	$995.00	$2,985.00

Total **$2,985.00**