

*Hunt Club Grove  
Community Development District*

*Meeting Agenda*

*February 10, 2026*

# AGENDA

# *Hunt Club Grove*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

February 3, 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, February 10, 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. Approval of Minutes of the January 13, 2026 Board of Supervisors Meeting
4. Organizational Matters
  - A. Consideration of Resolution 2026-03 Appointing an Assistant Secretary
5. Consideration of Contract Agreement with Polk County Property Appraiser
6. Consideration of Resolution 2026-04 Extending Terms of Office to Coincide with General Election
7. Consideration of Proposals for Dog Waste Stations
  - A. GMS Proposal for Dog Waste Station Purchase and Installation
  - B. CSS Proposal for Dog Station Service
  - C. Pawsitive Scooper Proposal for Purchase, Installation and Service
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Registers
      - a) 12/2/25-01/02/26
      - b) 01/03/26 – 01/31/26
    - ii. Balance Sheet & Income Statement
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
    - iii. Status of Construction Funds & Requisitions
      - a) Ratification of Series 2024 AA1 – Requisition #12
9. Other Business
10. Supervisors Requests
11. Adjournment

# MINUTES

**MINUTES OF MEETING  
HUNT CLUB GROVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held Tuesday, **January 13, 2026** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida, and via Zoom.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Kayla Word	Assistant Secretary
Michelle Dudley	Assistant Secretary
Will Morgan	Appointed as Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts	District Counsel
Kelsey Hanson Walter	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. Four Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Kayla Word and Michelle Dudley (LO Election)**

Ms. Adams stated prior to the call to order of the meeting the oaths of office were administered to Michelle Dudley and Kayla Word who have been elected as a part of the November Landowners' election.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 4, 2025 Board of Supervisors Meeting and Landowners Meeting**

Ms. Adams presented the minutes from the November 4, 2025 Board of Supervisors meeting and the Landowners meeting. She noted 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 Ms. Dudley, with all in favor, the Minutes of the November 4, 2025 Board of Supervisors Meeting and the Landowners' Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from Floralawn for Phase 2 Landscape Maintenance**

Mr. Bailey reviewed the proposal from Floralawn for Phase 2 landscape maintenance totaling \$97,794.60. He noted they will plan to do a gradual phase in for this, and they are currently waiting for the dry ponds.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Floralawn for Hamlin Road ROW Landscape Maintenance**

Mr. Bailey stated this is an addendum for the proposal from Floralawn for Hamlin Road ROW landscape maintenance. He added this proposal totals \$3,600/year and will be \$300 a month. He noted it had been mowed out of courtesy. They presented the landscape service maps on page 43 and 46.

Mr. Morgans asked for clarification on the cost of \$4,700 per disc of one pond. Mr. Bailey explained the size of the pond. The Board felt this was an excessive cost. He asked about a motion and if it was needed today. After discussion the Board made the motion to delegate authority to Rob Bonin to approve final form of the Floralawn proposals.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, to Delegate Authority to Mr. Bonin to Approve the Final Form of the Floralawn Proposals, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Adams reviewed the Data Sharing and Usage Agreement with Polk County Property Appraiser and recommended approval.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Data Sharing & Usage Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Arbitrage Report for Series 2024**

Ms. Adams presented the Arbitrage Rebate Calculation Report for Series 2024 and noted there is no arbitrage issue.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Arbitrage Report for Series 2024, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts stated that he had nothing new to report. However, he added they are working with the bond team for the Phase 2 bond closing.

**B. Engineer**

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

**C. Field Manager's Report**

Mr. Bailey reviewed the field manager's report to include the discing of ponds, Phase 1 overgrowth, landscape updates, and noted the amenity center progress.

Board member asked that the staff look at East Grove dead plants and bushes, and the big pond beside amenity may have dead trees. Mr. Bailey will follow up with both issues.

**D. District Manager**

**i. Approval of Check Register**

Ms. Adams stated that the items for the check register are on page 72 from December 2, 2025 to January 2, 2026. She added that the total amount was \$302,216.74. She then noted the check register was not included in the package, so this item was deferred.

**ii. Balance Sheet & Income Statement**

Ms. Adams stated they had reviewed the unaudited financials for November 30<sup>th</sup>. She explained tax revenues. She noted in the general fund the balance was \$208,520, plus some small amount of revenue. She noted the budget was adopted without planning for the amenity maintenance and therefore may need to consider for future budgets. The preliminary offer is out for Phase 2.

**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**

Ms. Adams stated this item if for project updates.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 AA1 Requisitions #9 – 10, were ratified.

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Morgan presented a letter of resignation from Brent Kewley dated January 12, 2026. Accepting the resignation will allow the Board to declare a vacant seat The motion was made to accept Mr. Kewley’s resignation and to declare a vacant seat.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, to Accept Mr. Kewley’s Letter of Resignation and Declare a Vacant Seat, was approved.

Mr. Morgan nominated Will Morgan to the vacant Board seat.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, to Appoint Mr. Will Morgan to the Vacant Seat, was approved.

Mr. Will Morgan was provided the oath of office and joined the meeting. Mr. Kewley asked that he be provided all employment forms, the Sunshine Law, and other administrative issues.

**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 Ms. Dudley, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION 4

# SECTION A

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

**SECTION 1.** Will Morgan is appointed as an Assistant Secretary.

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

**PASSED AND ADOPTED** this 10th day of February 2026.

ATTEST:

**HUNT CLUB GROVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION 5

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Hunt Club Grove Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hunt Club Grove Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:

\_\_\_\_\_  


\_\_\_\_\_  
Neil Combee, Property Appraiser

# SECTION 6

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF CURRENT SUPERVISORS TO COINCIDE WITH THE NOVEMBER GENERAL ELECTION CYCLE IN 2028 AND 2030; CONFIRMING SEAT DESIGNATIONS; AUTHORIZING REQUIRED FILINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the 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; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized under Chapter 190, Florida Statutes, to establish and adjust the terms of office for supervisors in order to align such terms with the general election cycle, as permitted by law; and

**WHEREAS**, the Board finds that extending the current terms of office so that they expire at the November 2028 and November 2030 general elections promotes administrative efficiency, preserves staggered terms, and supports orderly elections; and

**WHEREAS**, the Board desires to extend the existing terms accordingly.

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

**SECTION 1. RECITALS.** The foregoing recitals are true and correct and are hereby adopted as the findings of the Board.

**SECTION 2. EXTENSION OF TERMS – 2027 SEATS.** The terms of office for the following Supervisors, currently scheduled to expire in November 2027, are hereby extended to expire at the November 2028 General Election, and such Supervisors shall continue to serve until their successors are elected and qualified:

- Adam Morgan, Chair, Seat 4
- Rob Bonin, Vice Chair, Seat 5
- Kayla Word, Assistant Secretary, Seat 1

**SECTION 3. EXTENSION OF TERMS – 2029 SEATS.** The terms of office for the following Supervisors, currently scheduled to expire in November 2029, are hereby extended to expire at the November 2030 General Election, and such Supervisors shall continue to serve until their successors are elected and qualified:

- Michelle Dudley, Assistant Secretary, Seat 3
- Will Morgan, Assistant Secretary, Seat 2

The supervisors currently holding these seats shall continue to serve until the newly established expiration dates and until their successors are elected and qualified, unless earlier removed or resigned in accordance with law.

**SECTION 4. ADMINISTRATIVE ACTIONS.** District staff and the District Manager are authorized and directed to provide any notices, filings, or certifications required by the Supervisor of Elections or other governmental offices in order to implement the extended terms and election alignment described herein.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026, by the Board of Supervisors of the Hunt Club Grove Community Development District.

HUNT CLUB GROVE COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Chair / Vice Chair  
Board of Supervisors  
Hunt Club Community Development  
District

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Secretary / Assistant Secretary  
Board of Supervisors

# SECTION 7

# SECTION A



FAMLIN ST

HUNT BROTHERS RD

HARDMAN DR

No 1

KIMBROUGH DR

HOWELL DR

YORKSHIRE DR

004490

283007

CHETLAND DR

MCKINLEY DR

PENNACHIO DR

ALEXANDER DR

No 1

MANRY DR

004500

# SECTION B



## PROPOSAL

<b>DATE</b>	February 3, 2026
<b>CUSTOMER NAME</b>	Hunt Club Groves CDD
<b>ADDRESS</b>	Lake Wales FL 33853
<b>REQUESTED BY</b>	Allen Bailey
<b>LOCATION OF JOB</b>	Community Area

<b>Pet Stations collection, twice a week (3 dog stations \$50 each)</b>	<b>\$ 150.00 monthly</b>
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<b>Doggie waste bags, as needed, 200 bags per box</b>	<b>\$ 10.00/box</b>
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Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**  
**(407) 456-9174**  
[tchacon@starcss.com](mailto:tchacon@starcss.com)

**Sandro Di Lollo**  
**(407) 668-1338**  
[sdilollo@starcss.com](mailto:sdilollo@starcss.com)

# SECTION C



**Pawsitive  
Scooper**

**Hunt Club Groves**

**Lake Wales**

02/03/2026

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# Outline

- About Pawsitive Scooper
- Common Area Cleaning
- Options & Pricing





## Why Choose Pawsitive Scooper?

- Licensed and Insured
- #1 Pooper Scooper in Polk County
- Full Service Staff (We answer the phone!)
- Waste Removal & Sanitation
- 24+ Five Star Google Reviews



## Hunt Club Groves

### Proposed Pet Waste Stations

Approx 300 Sq ft.



## Notes Regarding this Property



- Dog waste in common areas and sidewalks
- Absence of pet waste stations in community
- Neighbors complain about dog owners not picking up after their pets
- Approximately 300 sq. ft (subject to change) in total to be cleaned around waste stations.
- Install/maintain up to 3 waste stations twice a week (station locations are subject to change).
- The initial clean up will include cleaning & sanitation in targeted areas and throughout the community.

# Itemization (2X Weekly Service):

Quantity	Description	Unit Price	Number of Services	Annual Amount
3	Dog Waste Stations (Bag+Can)	\$289.00	3	\$927.69 (One time fee)
3	Station Installation	\$93.75	3	\$300.94 (One time fee)
1	Initial Cleanup of Property Approx. 300 Sq Ft.	\$102.21	1	\$102.21 (One time fee)
3	2XWeekly Station Service, Bag Replacement & waste disposal.	\$50 Monthly	104	\$1800.00
3	2XWeekly Common Area Cleaning Approx. 300 Sq Ft.	\$4.33 Monthly	104	\$52.00

## One Time Fees

**Initial Cleanup:** ~~\$102.21~~  
**Dog Waste Stations:** \$927.69  
**Station Installation:** \$300.94

**Total: \$ 1227.69**

## Recurring Service Costs:

**Annual Service Total:** \$1852  
**Monthly Service Payment:** \$ 154.33

5% Pay in Full Discount Available | Price Totals Include Tax

# Terms & Conditions

## **Common Area Cleaning:**

- Does not include: Micro debris (Cigarettes, needles, glass, etc), large items (bigger than scoop buckets), or hazmat materials.
- We will not be able to fully clean up pet waste that is covered by leaves, yard debris, or encased in ice.

## **Station Service:**

- Pawsitive Scooper will need keys to pet waste stations before servicing.
- If station installation is delayed due to weather or supply chain issues, our team will clean around where the station is to be installed at the same cost until they arrive.
- Final station locations must be approved in writing.

## **Notices:**

- Either party may cancel recurring service with 45 days written notice.
- Pawsitive Scooper will provide 60 days written notice for any future price increases.

## **Billing:**

- One time/initial payment is due upon completion of this agreement.
- Monthly invoices will be sent on the 1st of each month prior to services being completed. (Net 30)
- Services completed during the first partial month will be added to the first monthly invoice.
- Invoices that are more than 30 days past due may be subject to late fees and interest penalties.

## **Emergency Service:**

- Pawsitive Scooper may be able to provide extra service frequencies in the event of station vandalism, overflowing trash cans, or excess pet waste.
- If an additional visit is required, Pawsitive Scooper will add the service charge on the next invoice.

## **Agreement Term:**

- This agreement will continue to renew on a monthly basis until canceled in writing by either party.

# Hunt Club Groves approves this proposal:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# SECTION 8

# SECTION C

### Completed

- ✚ Sign review for the district to confirm that everything is in place. The district of phase 1A has its stop signs in place.



### Contracted Services

- ✚ The vendors are performing as expected.
- ✚ The discing of the ponds is keeping the pond bottoms free of vegetation growth.



### Review

- ✚ The landscape did see some damage from the cold snap, and we will monitor to see if any plants recover.
- ✚ The amenity is progressing to completion.



# SECTION D

# SECTION i

## SECTION a)

# 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
<u>Supervisor Fees - December 2025</u>			
	Barry Bichard		
	Patrick Bonin	50068	\$ 184.70
	Brent Kewley	50069	\$ 164.70
	Adam Morgan	50070	\$ 184.70
			\$ 534.10
<b>Total Amount</b>			<b>\$ 302,216.74</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/25	00007	12/01/25	74804	202511	310	51300	31500		GENERAL COUNSEL NOV25 COBB & COLE PA	*	507.00	507.00	000081
12/10/25	00020	12/01/25	F0000001	202512	320	53800	43100		STREETLIGHT INSTALLATION DUKE ENERGY	*	2,887.00	2,887.00	000082
12/10/25	00015	12/01/25	36103	202512	320	53800	46200		LANDSCAPE MAINT DEC25 FLORALAWN 2 LLC	*	9,804.54	9,804.54	000083
12/10/25	00021	10/31/25	1	202511	320	53800	48000		TRASH PICK UP GOVERNMENTAL MANAGEMENT SERVICES-TA	*	550.00	550.00	000084
12/16/25	00015	11/01/25	35556	202511	320	53800	46200		LANDSCAPE MAINT NOV25	*	9,804.54		
		11/10/25	35809	202510	320	53800	47300		RPRS FROM OCTOBER INSPECT FLORALAWN 2 LLC	*	1,927.05	11,731.59	000085
12/16/25	00002	12/01/25	40	202512	310	51300	34000		MANAGEMENT FEES DEC25	*	3,895.83		
		12/01/25	40	202512	310	51300	35200		WEBSITE ADMIN DEC25	*	110.00		
		12/01/25	40	202512	310	51300	35100		INFORMATION TECH DEC25	*	165.00		
		12/01/25	40	202512	310	51300	31300		DISSEM AGENT SVC DEC25	*	458.33		
		12/01/25	40	202512	310	51300	51000		OFFICE SUPPLIES DEC25	*	.12		
		12/01/25	40	202512	310	51300	42000		POSTAGE DEC25	*	2.97		
		12/01/25	41	202512	320	53800	34000		FIELD MANAGEMENT DEC25 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,375.00	6,007.25	000086
12/22/25	00015	12/11/25	36344	202512	320	53800	47300		DEC25 INSPECTION REPAIRS FLORALAWN 2 LLC	*	847.15	847.15	000087
12/22/25	00010	12/19/25	12192025	202512	300	20700	10000		FY26 ASSESSMENT TRANSFER HUNT CLUB GROVE CDD C/O USBANK	*	267,966.09	267,966.09	000088

HNTC HUNT CLUB GROV KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/25	00010	12/19/25 12192025	202512 300-20700-10000		FY25 ASSESSMENT TRANSFER	*	1,054.75	
-----								
HUNT CLUB GROVE CDD C/O USBANK								1,054.75 000089
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TOTAL FOR BANK A							301,355.37	

HNTC HUNT CLUB GROV KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/22/25	00013	12/15/25	56355-12	202512	320	53800	43200		CITY OF LAKE WALES	*	5.28	5.28	080004
			ACROSS 2454 MCKIN DEC25										
12/22/25	00013	12/15/25	56357-12	202512	320	53800	43200		CITY OF LAKE WALES	*	321.99	321.99	080005
			HUNTS BRO ENTR S DEC25										
TOTAL FOR BANK Z											327.27		
TOTAL FOR REGISTER											301,682.64		

HNTC HUNT CLUB GROV KCOSTA

## SECTION b)

# Hunt Club Grove Community Development District

## Summary of Check Register

January 3, 2026 to January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund	1/7/26	90-91	\$ 10,254.54
	1/13/26	92-93	\$ 3,277.00
	1/21/26	94-96	\$ 6,768.58
	1/28/26	97-98	\$ 304,641.63
		Autodrafts	\$ 199.77
			<u>\$ 325,141.52</u>
	<u>Supervisor Fees - December 2025</u>		
	Adam Morgan	50074	\$ 184.70
	Kayla Word	50073	\$ 184.70
	Michelle Dudley	50072	\$ 184.70
	Patrick Bonin	50071	\$ 184.70
			<u>\$ 738.80</u>
<b>Total Amount</b>			<b>\$ 325,880.32</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/26	00022	12/19/25	7898-12- SPECIAL ASSESS BOND S2024	202512	310-51300-31200			AMTEC	*	450.00	450.00	000090
1/07/26	00015	1/01/26	36707 LANDSCAPE MAINT JAN26	202601	320-53800-46200			FLORALAWN 2 LLC	*	9,804.54	9,804.54	000091
1/13/26	00020	1/02/26	F0000001 HCG N STREETLIGHTS JAN26	202601	320-53800-43100			DUKE ENERGY	*	2,887.00	2,887.00	000092
1/13/26	00002	11/30/25	42 GRIND CONCRETE SPOTS DOWN	202511	320-53800-48000			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	390.00	390.00	000093
1/21/26	00015	1/15/26	36871 DEC25 IRR INSPECTION RPRS	202512	320-53800-47300			FLORALAWN 2 LLC	*	667.07	667.07	000094
1/21/26	00002	1/01/26	43 FIELD MANAGEMENT JAN26	202601	320-53800-34000				*	1,375.00		
		1/01/26	44 MANAGEMENT FEES JAN26	202601	310-51300-34000				*	3,895.83		
		1/01/26	44 WEBSITE ADMIN JAN26	202601	310-51300-35200				*	110.00		
		1/01/26	44 INFORMATION TECH JAN26	202601	310-51300-35100				*	165.00		
		1/01/26	44 DISSEM AGENT SVCS JAN26	202601	310-51300-31300				*	458.33		
		1/01/26	44 OFFICE SUPPLIES JAN26	202601	310-51300-51000				*	.18		
		1/01/26	44 POSTAGE JAN26	202601	310-51300-42000				*	4.46		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			6,008.80	000095
1/21/26	00012	1/13/26	175 REIMBURSE POSTAGE EXP	202601	310-51300-42000			POLK COUNTY TAX COLLECTOR	*	92.71	92.71	000096
1/28/26	00010	1/28/26	01282026 FY25 ASSESSMENT TRANSFER	202601	300-20700-10000			HUNT CLUB GROVE CDD C/O USBANK	*	104,641.63	104,641.63	000097
1/28/26	00016	1/28/26	01282026 TRANSFER OPERATING TO SBA	202601	300-15100-10000			STATE BOARD OF ADMINISTRATION C/O	*	200,000.00	200,000.00	000098
TOTAL FOR BANK A										324,941.75		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
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HNTC HUNT CLUB GROV KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/21/26	00013	1/15/26	56355-01	202601	320	53800	43200		CITY OF LAKE WALES	*	5.28	5.28	080006
-----													
1/21/26	00013	1/15/26	56357-01	202601	320	53800	43200		CITY OF LAKE WALES	*	194.49	194.49	080007
-----													
TOTAL FOR BANK Z											199.77		
TOTAL FOR REGISTER											325,141.52		

HNTC HUNT CLUB GROV KCOSTA

# SECTION ii

***Hunt Club Grove***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2025***



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Cash - 5374	\$ 404,022	\$ -	\$ -	\$ 404,022
State Board of Administration	\$ 119,014	\$ -	\$ -	\$ 119,014
Due from General Fund	\$ -	\$ 103,311	\$ -	\$ 103,311
<b>Investments:</b>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 28,662	\$ 28,662
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 285,484	\$ -	\$ 285,484
<b>Total Assets</b>	<b>\$ 523,036</b>	<b>\$ 584,691</b>	<b>\$ 28,662</b>	<b>\$ 1,136,390</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,507	\$ -	\$ -	\$ 1,507
Due to Debt Service	\$ 103,311	\$ -	\$ -	\$ 103,311
<b>Total Liabilities</b>	<b>\$ 104,818</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,818</b>
<b>Fund Balance:</b>				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 28,662	\$ 28,662
Series 2024 Debt Service Fund	\$ -	\$ 584,691	\$ -	\$ 584,691
Unassigned	\$ 418,218	\$ -	\$ -	\$ 418,218
<b>Total Fund Balances</b>	<b>\$ 418,218</b>	<b>\$ 584,691</b>	<b>\$ 28,662</b>	<b>\$ 1,031,571</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 523,036</b>	<b>\$ 584,691</b>	<b>\$ 28,662</b>	<b>\$ 1,136,390</b>

# Hunt Club Grove

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 170,163	\$ 161,253	\$ 161,253	\$ -
Assessments - Direct	\$ 272,180	\$ 136,091	\$ 136,091	\$ -
Interest Income	\$ -	\$ -	\$ 1,375	\$ 1,375
<b>Total Revenues</b>	<b>\$ 442,343</b>	<b>\$ 297,344</b>	<b>\$ 298,719</b>	<b>\$ 1,375</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 600	\$ 2,400
FICA Expenditures	\$ 918	\$ 230	\$ 46	\$ 184
Engineering	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Attorney	\$ 25,000	\$ 6,250	\$ 1,930	\$ 4,320
Annual Audit	\$ 4,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,500	\$ 1,625	\$ 1,375	\$ 250
Disclosure Software	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 13,475	\$ 3,185	\$ 3,185	\$ -
Management Fees	\$ 46,750	\$ 11,688	\$ 11,687	\$ -
Information Technology	\$ 1,980	\$ 495	\$ 495	\$ 0
Website Maintenance	\$ 1,320	\$ 330	\$ 330	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 13	\$ 237
Insurance	\$ 5,750	\$ 5,750	\$ 5,300	\$ 450
Copies	\$ 1,000	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Other Current Charges	\$ 2,500	\$ 625	\$ 56	\$ 569
Office Supplies	\$ 625	\$ 156	\$ 1	\$ 156
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,343</b>	<b>\$ 47,458</b>	<b>\$ 33,642</b>	<b>\$ 13,816</b>

# Hunt Club Grove

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 627	\$ 6,873
Field Management	\$ 16,500	\$ 4,125	\$ 4,125	\$ -
Landscape Maintenance	\$ 160,000	\$ 40,000	\$ 29,414	\$ 10,586
Landscape Replacement	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ 3,441	\$ (2,191)
Streetlights	\$ 45,000	\$ 11,250	\$ 2,887	\$ 8,363
Electric	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Water & Sewer	\$ 10,000	\$ 2,500	\$ 1,515	\$ 985
Lake Maintenance	\$ 8,000	\$ 2,000	\$ -	\$ 2,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
General Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 940	\$ 1,560
Field Contingency	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
<b>Total Operations &amp; Maintenance</b>	<b>\$ 287,000</b>	<b>\$ 77,375</b>	<b>\$ 42,949</b>	<b>\$ 34,426</b>
<b>Total Expenditures</b>	<b>\$ 442,343</b>	<b>\$ 124,833</b>	<b>\$ 76,591</b>	<b>\$ 48,242</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 222,128</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 196,090</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 418,218</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments	\$ 391,793	\$ 371,277	\$ 371,277	\$ -
Interest	\$ 8,015	\$ 2,004	\$ 3,589	\$ 1,586
<b>Total Revenues</b>	<b>\$ 399,808</b>	<b>\$ 373,281</b>	<b>\$ 374,867</b>	<b>\$ 1,586</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 153,656	\$ 153,656	\$ 153,656	\$ -
Principal - 6/15	\$ 85,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 153,656	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 392,313</b>	<b>\$ 153,656</b>	<b>\$ 153,656</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,495</b>		<b>\$ 221,210</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,927)	\$ (1,927)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,927)</b>	<b>\$ (1,927)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,495</b>		<b>\$ 219,283</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 166,102</b>		<b>\$ 365,408</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,598</b>		<b>\$ 584,691</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 326	\$ 326
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 326</b>	<b>\$ 326</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 2,985	\$ (2,985)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,985</b>	<b>\$ (2,985)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,659)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,927	\$ 1,927
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,927</b>	<b>\$ 1,927</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (732)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,394</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,662</b>	

**Hunt Club Grove**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 1,924	\$ 159,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,253
Assessments - Direct	\$ 136,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,091
Interest Income	\$ 569	\$ 403	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,375
<b>Total Revenues</b>	<b>\$ 136,660</b>	<b>\$ 2,327</b>	<b>\$ 159,732</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,719</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expenditures	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,423	\$ 507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,930
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 458	\$ 458	\$ 458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,375
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 3,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,185
Management Fees	\$ 3,896	\$ 3,896	\$ 3,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,687
Information Technology	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330
Postage & Delivery	\$ 4	\$ 5	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 22,772</b>	<b>\$ 5,142</b>	<b>\$ 5,728</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,642</b>
<b>Operations &amp; Maintenance</b>													
Property Insurance	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627
Field Management	\$ 1,375	\$ 1,375	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,125
Landscape Maintenance	\$ 9,805	\$ 9,805	\$ 9,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,414
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,927	\$ -	\$ 1,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,441
Streetlights	\$ -	\$ -	\$ 2,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,887
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 1,181	\$ 7	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,515
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 14,915</b>	<b>\$ 12,126</b>	<b>\$ 15,908</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,949</b>
<b>Total Expenditures</b>	<b>\$ 37,687</b>	<b>\$ 17,268</b>	<b>\$ 21,636</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,591</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 98,973</b>	<b>\$ (14,941)</b>	<b>\$ 138,096</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 222,128</b>

# Hunt Club Grove

## Community Development District

### Long Term Debt Report

<b>Series 2024, Special Assessment Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$5,635,000</b>

**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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	30.28%	69.72%	100.00%
							General Fund	Debt	Total
11/21/25	11/1/25-11/7/25	\$11,461.48	(\$458.44)	(\$220.06)	\$0.00	\$10,782.98	\$3,265.15	\$7,517.83	\$10,782.98
11/26/25	11/8/25-11/15/25	\$1,715.62	(\$68.62)	(\$32.94)	\$0.00	\$1,614.06	\$488.75	\$1,125.31	\$1,614.06
11/30/25	1% Admin Fee Adj	(\$6,042.55)	\$0.00	\$0.00	\$0.00	(\$6,042.55)	(\$1,829.72)	(\$4,212.83)	(\$6,042.55)
12/8/25	11/16/25-11/25/25	\$401,779.26	(\$16,070.22)	(\$7,714.18)	\$0.00	\$377,994.86	\$114,459.08	\$263,535.78	\$377,994.86
12/19/25	11/26/25-11/30/25	\$155,789.68	(\$6,231.28)	(\$2,991.17)	\$0.00	\$146,567.23	\$44,381.42	\$102,185.81	\$146,567.23
12/31/25	12/01/25-12/15/25	\$1,715.62	(\$68.62)	(\$32.94)	\$0.00	\$1,614.06	\$488.75	\$1,125.31	\$1,614.06
<b>TOTAL</b>		<b>\$ 566,419.11</b>	<b>\$ (22,897.18)</b>	<b>\$ (10,991.29)</b>	<b>\$ -</b>	<b>\$ 532,530.64</b>	<b>\$ 161,253.43</b>	<b>\$ 371,277.21</b>	<b>\$ 532,530.64</b>

<b>95%</b>	<b>Net Percent Collected</b>
<b>\$29,426.19</b>	<b>Balance Remaining to Collect</b>

**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		
			<b>\$ 272,181.96</b>	<b>\$ 136,090.98</b>	<b>\$ 136,090.98</b>

# 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: 12
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$2,100.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 28904 - Advanced Scan for Dec 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:

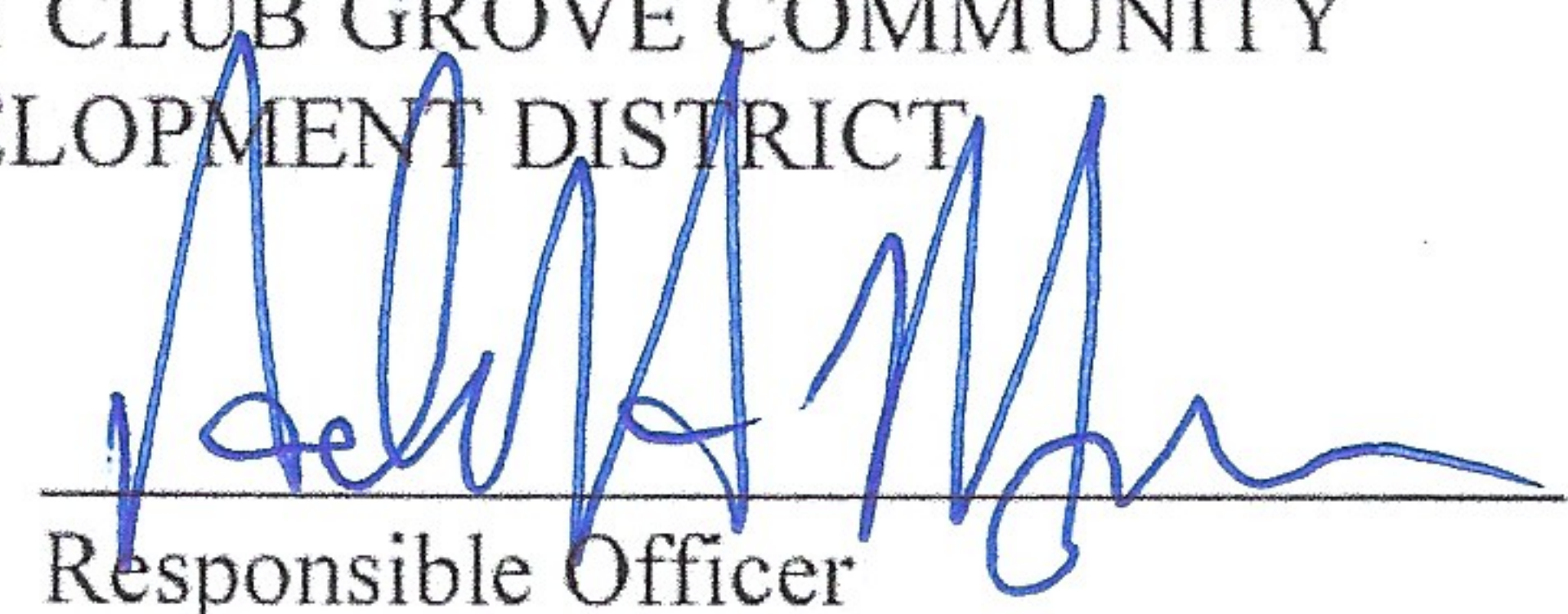
1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; 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.

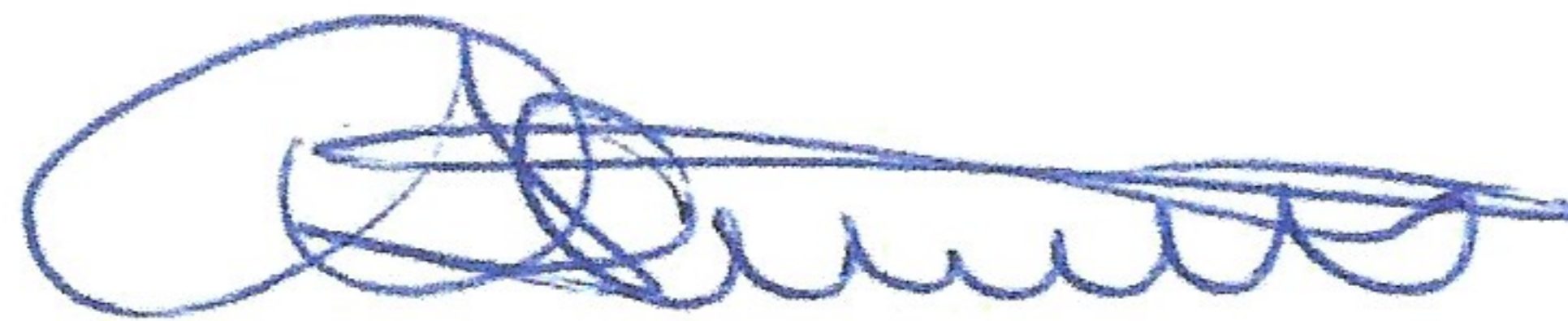
HUNT CLUB GROVE COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 1/30/26

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

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

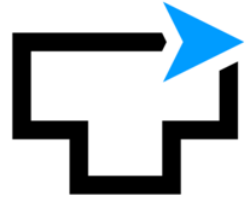


Consulting Engineer

# INVOICE

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

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



## Lennar Homes:Governmental Management Services - Central Florida, LLC

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

### Invoice details

Project: Hunt Club

Invoice no.: 28904  
Terms: Net 30  
Invoice date: 12/31/2025  
Due date: 01/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Advanced Scan</b>	12/10/2025, 12/24/2025	2	\$1,050.00	\$2,100.00
					<b>Total</b>	<b>\$2,100.00</b>