

*Hunt Club Grove  
Community Development District*

*Meeting Agenda*

*March 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

March 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, March 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/88124169489>

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

**Meeting ID:** 881 2416 9489

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the February 10, 2026 Board of Supervisors Meeting
4. Consideration of Stormwater Infrastructure Access Agreement with HOA
5. Conveyance Documents for Right of Way to City of Lake Wales
6. Consideration of Bill of Sale and Deed
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal from Floralawn for Plant Replacement
  - 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
8. Other Business
9. Supervisors Requests
10. 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, **February 10, 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	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel
Kelsey Hanson Walter <i>by Zoom</i>	District Counsel
Maria La Touche <i>by Zoom</i>	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. Five Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 13, 2026 Board of Supervisors Meeting and Landowners Meeting**

Ms. Adams presented the minutes from the January 13, 2026 Board of Supervisors 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. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the January 13, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Resolution 2026-03 Appointing an Assistant Secretary**

Ms. Adams stated the Board is required to reorganize officers due to a new appointment at the previous meeting. This resolution to appoint Will Morgan as an Assistant Secretary and is included in the agenda on page 12 for Board review.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Appointing Will Morgan as an Assistant Secretary, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with Polk County Property Appraiser**

Ms. Adams reviewed the contract agreement on page 14 of the agenda packet. She noted this agreement, managed annually by the assessment team, enables CDD fees to be included in the non-ad valorem section of the Polk County property tax bill. It's considered an administrative procedure.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04  
Extending Terms of Office to Coincide  
with General Election**

Ms. Adams stated this resolution drafted by District counsel aligns the expiration of Board members' terms with general election years, extending seats set to expire in 2027 to 2028 and those set for 2029 to 2030.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-04 Extending Terms of Office to Coincide with General Election, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Dog Waste  
Stations**

- A. GMS Proposal for Dog Waste Station Purchase and Installation**
- B. CSS Proposal for Dog Waste Station Service**
- C. Pawsitive Scooper Proposal for Purchase, Installation and Services**

Mr. Bailey stated there are three new dog waste stations that are proposed for installation in the community, supplementing the existing one at the sports complex. Two vendors provided quotes: GMS would install the stations for \$1,720, with ongoing maintenance by CSS at \$150 per month for twice-weekly service. Pawsitive Scooper offered a lower installation price of \$1,227.69 and a maintenance fee of \$154.33 per month for the same level of service. He also noted that between page 22 and 23, there's a map that identifies red dots where the proposed locations would be. The Board has the option to choose separate vendors for installation and maintenance or the combined proposal from Pawsitive Scooper. These are all equal services and there's not a substantial difference in costs.

On MOTION by Ms. Dudley, seconded by Mr. Adam Morgan, with all in favor, Pawsitive Scooper Proposal for Purchase, Installation and Services, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**

Mr. Watts stated that the main remaining task is finalizing the transfer documents related to the AA2 pond and the assessment area 2 bond proceeds, which should be completed soon.

**B. Engineer**

Ms. La Touche had nothing to report. Ms. Adams stated she touched base with Dave Schmidt and Timothy who have taken the lead on this. She also stated they are currently reviewing the plat from the engineer's office to assess the status of the ponds and landscaping, which do not yet appear to be finalized. Communication with the engineer is ongoing to determine which elements are substantially complete and ready for transfer. A Board member stated the job has been accepted by Lake Wales, with most infrastructure, including Paul Salter Road, substantially complete and ready for approval. Some landscaping and irrigation work are still being finalized. The main concern is determining when the requisition will be ready for submission and requesting clarification from Mr. Schmidt if there are any outstanding issues.

**C. Field Manager's Report**

Mr. Bailey reviewed the report on page 35 of the agenda packet. A sign assessment was completed for the north phase, confirming that all District stop signs are properly installed. The pond disking process is progressing well, with cold weather limiting plant growth but overall results look positive. Landscaping vendors are maintaining the area, though some smaller plants were damaged by a freeze. Landscapers are currently on standby for about a month, after which they will begin trimming and evaluating which plants recover and which need replacement. Nothing new has been installed since the last meeting because of the coming freeze. The amenity is making progress, with ongoing construction and continued monitoring as it approaches its opening.

Ms. Adams stated the projected opening date for the amenity center has shifted from July 1<sup>st</sup> to a more likely date of August 1<sup>st</sup>. Communication continues between the District and the association regarding the center's future. Since no bond funds were used in its construction, there are options for transferring ownership to the association. The financial impact on both the District and the association is still being evaluated to determine responsibility for ongoing maintenance and staffing. She noted that the only reason the amenity is being considered as a Community Development District (CDD) responsibility is because it's located on land owned by the CDD; however, no bond funds were used for its construction, making other options possible.

**D. District Manager****i. Approval of Check Registers****a) 12/2/25 – 01/02/26****b) 01/03/26 – 01/31/26**

Ms. Adams reviewed two check registers: one covering December 2, 2025, to January 2, 2026 for \$302,216.74 and another from January 3, 2026 to January 31, 2026 totaling \$325,880.32. Tax receipts are divided between District maintenance and debt service, with the latter sent to a trustee account. Funds are also transferred to an interest-earning account to maximize returns before paying bills.

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

**ii. Balance Sheet & Income Statement**

Ms. Adams reviewed the combined balance sheet, noting that the general fund's unassigned balance represents available operating funds. Expenses are increasing as additional property is transferred to the District. The debt service fund from series 2024 shows that all scheduled December interest payments were made on time. No Board action is needed; the financial information is provided for reference only.

**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**

Ms. Adams stated this item is for project updates. She confirmed the closure of Series 2026 bonds on February 3<sup>rd</sup>, with construction funds available for requisition currently under review by the District engineer. A plat was received highlighting property to be conveyed, though most are not ready. The focus of the requisition appears to be the right of way. Property conveyance for completed areas will be recorded at future meetings. The Board is also investigating the ultimate ownership and maintenance of the roads, as there is inconsistency between the engineer's report and the plats, with the City of Lake Wales believing it will own and maintain the roads. Further verification is needed. Ms. Adams asked to ratify Requisition 12 for Series 2024 Assessment Area

1 in the amount of \$2,100. The requisition had already been signed and processed, and Board ratification was needed to confirm this action.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 AA1 Requisition #12, was ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Bonin stated he updated the Floralawn proposal that was received and will share it with the Board. Currently, three dry ponds are serviced 17 times a year for \$30,600. Adding a fourth pond in the south increases the annual cost to \$36,600, with the new pond costing \$6,000 for 17 discs. The previous proposal was incorrect, reflecting the entire future build-out and a much higher estimate of \$56,000. The corrected proposal now provides a breakdown for each phase: phase one, phase two, and phase three, with distinct pricing significantly lower than before. A color-coded map is attached to the proposal for clarity. Mr. Bonin confirmed that Floralawn services will be added and he will forward the approved proposal for agreement.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

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

# SECTION 4

*This item will be provided under  
separate cover*

# SECTION 5

**THIS INSTRUMENT PREPARED BY:**

Mark A. Watts, Esq.  
Cobb Cole  
231 N. Woodland Blvd.  
DeLand, FL 32720

**SPECIAL WARRANTY DEED**

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

**WITNESSETH:**

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

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

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

Witnesses:

GRANTOR:

HUNT CLUB GROVE COMMUNITY  
DEVELOPMENT DISTRICT

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

Name:

Title:

Witnesses:

\_\_\_\_\_

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

\_\_\_\_\_

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

State of: \_\_\_\_\_

County of: \_\_\_\_\_

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

\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_

**EXHIBIT "A"**

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

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

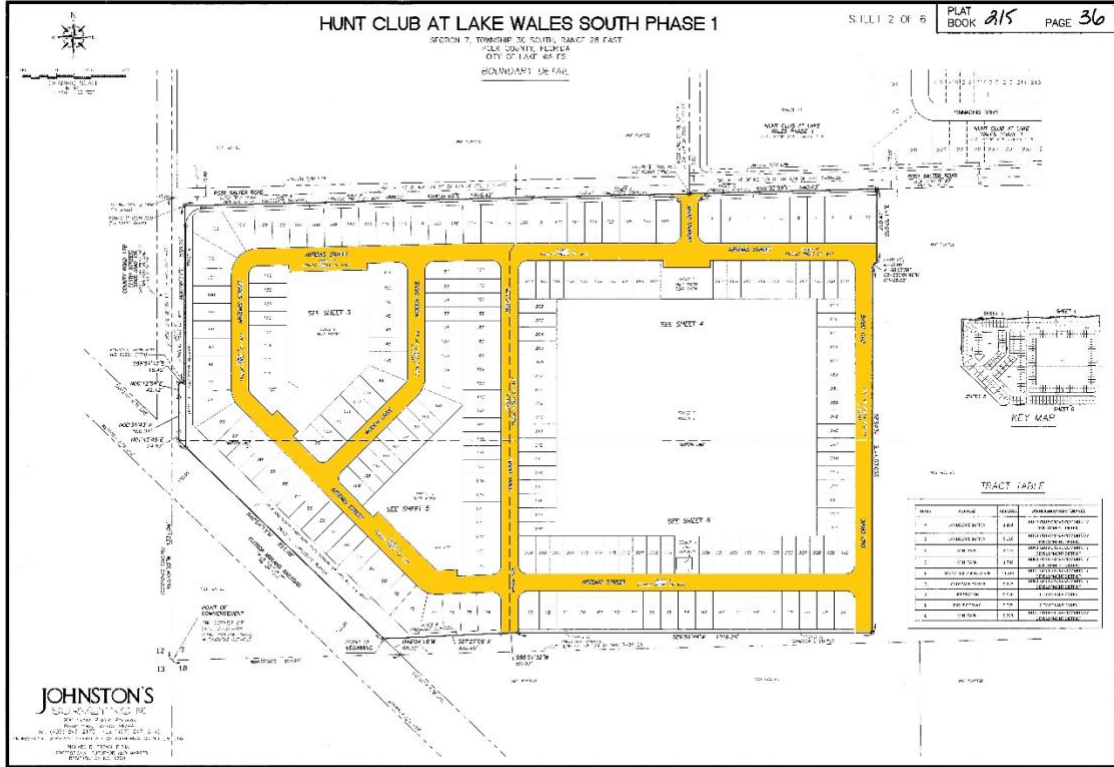


PLATE 10 97

88-01519-05 UNW4231027-3

# SECTION 6

*This item will be provided under  
separate cover*

# SECTION 7

# SECTION C

# Hunt Club Grove CDD

## Field Management Report

### Completed

- ✚ Various signs were placed back up in the district.



### Contracted Services

- ✚ The vendors are performing as expected.
- ✚ The discing of the large pond in phase 1B is complete



### Review

- ✚ The landscaper has prepared a proposal for plants that will not recover.
- ✚ The amenity is progressing to completion.



# SECTION i



## Proposal

Date: 3/5/2026

Work Order #20171

PO #

Customer:

--

Property:

Hunt Club Groves 2445 Mckinley Dr Lake Wales, FL 33853
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## Enhancement Estimate With Irrigation Ticket

FLORALAWN PROPOSES TO DO THE FOLLOWING ENHANCEMENTS:

Remove and replace plant material below due to inclement weather, February 2026

Hibiscus (13) 7-gallon

Podocarpus (1) 3-gallon

Downey Jasmine (107) 3-gallon

Simpson Stopper (51) 3-gallon

Viburnum Odoratissimum (3) 7-gallon

Plumbago (13) 3-gallon

Dwarf Red Ixora (96) 3-gallon

Coontie Palm (16) 3-gallon

Flax Lily (42) 1-gallon

Cardboard Palm (28) 7-gallon

Zanadu (30) 3-gallon

(2) Pallets Mini Pine Bark Nuggets

## Breakdown

### Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	40.00	Hr
Hibiscus (Assorted Species) - Installation	11.00	7 gal.
Downy Jasmine - Installation	107.00	3 Gal
Simpson Stopper - Installation	51.00	3 Gal
Odoratissimum Viburnum - Installation	3.00	3 Gal
Plumbago - Installation	13.00	3 Gal
Dwarf Red Ixora - Installation	96.00	3 Gal
Coontie Cycad - Installation	16.00	3 Gal
Cardboard Cycad - Installation	28.00	7 gal.
Xanadu Philodendron - Installation	31.00	3 Gal
Pine Bark Mulch - Installation	11.00	cuyd
Dianella flax - Installation	42.00	1 gal
Maki Podocarpus - Installation	1.00	3 Gal
Disposal	1.00	ea

### Irrigation Repair and Modification

Irrigation work could total +/-20% of total cost of project.

Items	Quantity	Unit
Material	1.00	ea

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**PROJECT TOTAL:      \$14,500.48**

**Terms & Conditions**

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$14,500.48), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

**By** \_\_\_\_\_  
**Scotty Sharpe**  
**Date** 3/5/2026  
**Floralawn**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_  
**Hunt Club Groves**

# SECTION D

# SECTION i

# Hunt Club Grove Community Development District

## **Summary of Check Register**

February 1, 2026 to February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/5/26	99-100	\$ 12,688.61
	2/11/26	101	\$ 1,123.50
	2/19/26	102	\$ 6,015.76
		Autodrafts	\$ 237.00
			\$ 20,064.87
	<u>Supervisor Fees - February 2026</u>		
	Patrick Bonin	50075	\$ 184.70
	Michelle Dudley	50076	\$ 184.70
	Kayla Word	50077	\$ 184.70
	Adam Morgan	50078	\$ 184.70
			\$ 738.80
<b>Total Amount</b>			<b>\$ 20,803.67</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/05/26	00020	2/02/26 F0000001	202602 320-53800-43100	HCG N STREETLIGHTS FEB26	*	2,887.00	
				DUKE ENERGY			2,887.00 000099
2/05/26	00015	2/01/26 37289	202602 320-53800-46200	LANDSCAPE MAINT FEB26	*	9,801.61	
				FLORALAWN 2 LLC			9,801.61 000100
2/11/26	00007	2/04/26 78115	202601 310-51300-31500	GENERAL COUNSEL JAN26	*	1,123.50	
				COBB & COLE PA			1,123.50 000101
2/19/26	00002	2/01/26 46	202602 320-53800-34000	FIELD MANAGEMENT FEB26	*	1,375.00	
		2/01/26 47	202602 310-51300-34000	MANAGEMENT FEES FEB26	*	3,895.83	
		2/01/26 47	202602 310-51300-35200	WEBSITE ADMIN FEB26	*	110.00	
		2/01/26 47	202602 310-51300-35100	INFORMATION TECH FEB26	*	165.00	
		2/01/26 47	202602 310-51300-31300	DISSEM AGENT SVCS FEB26	*	458.33	
		2/01/26 47	202602 310-51300-51000	OFFICE SUPPLIES FEB26	*	.45	
		2/01/26 47	202602 310-51300-42000	POSTAGE FEB26	*	11.15	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,015.76 000102
TOTAL FOR BANK A						19,827.87	

HNTC HUNT CLUB GROV BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/23/26	00013	2/16/26	56355-02	202602	320	53800	43200		CITY OF LAKE WALES	*	5.28	5.28	080008
-----													
2/23/26	00013	2/16/26	56357-02	202602	320	53800	43200		CITY OF LAKE WALES	*	231.72	231.72	080009
-----													
TOTAL FOR BANK Z											237.00		
TOTAL FOR REGISTER											20,064.87		

HNTC HUNT CLUB GROV BOH

# SECTION ii

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

***Unaudited Financial Reporting***  
***January 31, 2026***



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6	<hr/>	<u>Month to Month</u>
7	<hr/>	<u>Long Term Debt Report</u>
8	<hr/>	<u>Assessment Receipt Schedule</u>

**Hunt Club Grove**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<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	\$ 81,290	\$ -	\$ -	\$ 81,290
State Board of Administration	\$ 319,406	\$ -	\$ -	\$ 319,406
Due from General Fund	\$ -	\$ 685	\$ -	\$ 685
<b>Investments:</b>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 25,254	\$ 25,254
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 390,598	\$ -	\$ 390,598
<b>Total Assets</b>	<b>\$ 400,697</b>	<b>\$ 587,180</b>	<b>\$ 25,254</b>	<b>\$ 1,013,130</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,124	\$ -	\$ -	\$ 1,124
Due to Debt Service	\$ 685	\$ -	\$ -	\$ 685
<b>Total Liabilities</b>	<b>\$ 1,808</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,808</b>
<b>Fund Balance:</b>				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 25,254	\$ 25,254
Series 2024 Debt Service Fund	\$ -	\$ 587,180	\$ -	\$ 587,180
Unassigned	\$ 398,888	\$ -	\$ -	\$ 398,888
<b>Total Fund Balances</b>	<b>\$ 398,888</b>	<b>\$ 587,180</b>	<b>\$ 25,254</b>	<b>\$ 1,011,322</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 400,697</b>	<b>\$ 587,180</b>	<b>\$ 25,254</b>	<b>\$ 1,013,130</b>

# Hunt Club Grove

## Community Development District

### General Fund

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

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 170,163	\$ 162,129	\$ 162,129	\$ -
Assessments - Direct	\$ 272,180	\$ 136,091	\$ 136,091	\$ -
Interest Income	\$ -	\$ -	\$ 2,190	\$ 2,190
<b>Total Revenues</b>	<b>\$ 442,343</b>	<b>\$ 298,220</b>	<b>\$ 300,410</b>	<b>\$ 2,190</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,400	\$ 2,600
FICA Expenditures	\$ 918	\$ 306	\$ 107	\$ 199
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 25,000	\$ 8,333	\$ 3,053	\$ 5,280
Annual Audit	\$ 4,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,500	\$ 2,167	\$ 1,833	\$ 333
Disclosure Software	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 13,475	\$ 3,185	\$ 3,185	\$ -
Management Fees	\$ 46,750	\$ 15,583	\$ 15,583	\$ -
Information Technology	\$ 1,980	\$ 660	\$ 660	\$ 0
Website Maintenance	\$ 1,320	\$ 440	\$ 440	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 110	\$ 223
Insurance	\$ 5,750	\$ 5,750	\$ 5,300	\$ 450
Copies	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Other Current Charges	\$ 2,500	\$ 833	\$ 99	\$ 735
Office Supplies	\$ 625	\$ 208	\$ 1	\$ 208
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,343</b>	<b>\$ 57,424</b>	<b>\$ 40,396</b>	<b>\$ 17,028</b>

# Hunt Club Grove

## Community Development District

### General Fund

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

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 627	\$ 6,873
Field Management	\$ 16,500	\$ 5,500	\$ 5,500	\$ -
Landscape Maintenance	\$ 160,000	\$ 53,333	\$ 39,218	\$ 14,115
Landscape Replacement	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 3,441	\$ (1,775)
Streetlights	\$ 45,000	\$ 15,000	\$ 5,774	\$ 9,226
Electric	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Water & Sewer	\$ 10,000	\$ 3,333	\$ 1,715	\$ 1,618
Lake Maintenance	\$ 8,000	\$ 2,667	\$ -	\$ 2,667
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 940	\$ 2,393
Field Contingency	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
<b>Total Operations &amp; Maintenance</b>	<b>\$ 287,000</b>	<b>\$ 100,667</b>	<b>\$ 57,215</b>	<b>\$ 43,451</b>
<b>Total Expenditures</b>	<b>\$ 442,343</b>	<b>\$ 158,091</b>	<b>\$ 97,611</b>	<b>\$ 60,479</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 202,798</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 196,090</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 398,888</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments	\$ 391,793	\$ 373,293	\$ 373,293	\$ -
Interest	\$ 8,015	\$ 2,672	\$ 4,657	\$ 1,986
<b>Total Revenues</b>	<b>\$ 399,808</b>	<b>\$ 375,964</b>	<b>\$ 377,950</b>	<b>\$ 1,986</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>\$ 224,294</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,522)	\$ (2,522)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,522)</b>	<b>\$ (2,522)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,495</b>		<b>\$ 221,771</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 166,102</b>		<b>\$ 365,408</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,598</b>		<b>\$ 587,180</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 413	\$ 413
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 413</b>	<b>\$ 413</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 7,075	\$ (7,075)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,075</b>	<b>\$ (7,075)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,662)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,522	\$ 2,522
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,522</b>	<b>\$ 2,522</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,140)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,394</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,254</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	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,129
Assessments - Direct	\$ 136,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,091
Interest Income	\$ 569	\$ 403	\$ 403	\$ 815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,190
<b>Total Revenues</b>	<b>\$ 136,660</b>	<b>\$ 2,327</b>	<b>\$ 159,732</b>	<b>\$ 1,690</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,410</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expenditures	\$ -	\$ -	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,423	\$ 507	\$ -	\$ 1,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,053
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 458	\$ 458	\$ 458	\$ 458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,833
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 3,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,185
Management Fees	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,583
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440
Postage & Delivery	\$ 4	\$ 5	\$ 3	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 56	\$ -	\$ -	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99
Office Supplies	\$ 0	\$ 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>\$ 6,754</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,396</b>
<b>Operations &amp; Maintenance</b>													
Property Insurance	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627
Field Management	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Landscape Maintenance	\$ 9,805	\$ 9,805	\$ 9,805	\$ 9,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,218
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,927	\$ -	\$ 1,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,441
Streetlights	\$ -	\$ -	\$ 2,887	\$ 2,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,774
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 1,181	\$ 7	\$ 327	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,715
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>\$ 14,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,215</b>
<b>Total Expenditures</b>	<b>\$ 37,687</b>	<b>\$ 17,268</b>	<b>\$ 21,636</b>	<b>\$ 21,020</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,611</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 98,973</b>	<b>\$ (14,941)</b>	<b>\$ 138,096</b>	<b>\$ (19,330)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 202,798</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
01/09/26	12/16/25-12/31/25	\$2,007.56	(\$60.23)	(\$38.95)	\$0.00	\$1,908.38	\$577.87	\$1,330.51	\$1,908.38
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$982.47	\$982.47	\$297.50	\$684.97	\$982.47
<b>TOTAL</b>		<b>\$ 568,426.67</b>	<b>\$ (22,957.41)</b>	<b>\$ (11,030.24)</b>	<b>\$ 982.47</b>	<b>\$ 535,421.49</b>	<b>\$ 162,128.80</b>	<b>\$ 373,292.69</b>	<b>\$ 535,421.49</b>

<b>95%</b>	<b>Net Percent Collected</b>
<b>\$26,535.34</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>