

*Hunt Club Grove  
Community Development District*

*Meeting Agenda*

*May 12, 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

May 5, 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, May 12, 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 April 14, 2026 Board of Supervisors Meeting
4. Presentation of Arbitrage Report – Series 2026 Assessment Area 2
5. 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
    - iii. Presentation of Registered Voters- 125
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
    - iii. Status of Construction Funds & Requisitions
6. Other Business
7. Supervisors Requests
8. 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, **April 16, 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 <i>joined late</i>	Vice Chairman
Kayla Word	Assistant Secretary
Michelle Dudley <i>by Zoom</i>	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mark Watts <i>by Zoom</i>	District Counsel
Kelsey Hansen Walter <i>by Zoom</i>	District Counsel
Timothy Todd <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. A quorum was established.

**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 March 10,  
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the March 10, 2026, Board of Supervisors meeting.

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

*\*Mr. Bonin joined the meeting at this time.*

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05  
Approving the Fiscal Year 2027 Budget  
and Setting a Public Hearing**

Ms. Adams presented Resolution 2026-05 approving the proposed Fiscal Year 2027 budget and setting the public hearing. She reviewed key assumptions included in the proposed budget, including anticipated growth within the District, operational and maintenance expenditures, and administrative costs. Discussion ensued regarding landscape replacement and insurance costs. Ms. Adams noted the proposed budget remains subject to revision prior to final adoption.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Resolution 2026-05 Approving the Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Stormwater  
Infrastructure Access Agreement with  
HOA**

Ms. Adams presented the Stormwater Infrastructure Access Agreement with the HOA. District Counsel explained the agreement provides the District with continued access rights for maintenance and operational purposes following conveyance of the amenity areas to the HOA.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Stormwater Infrastructure Access Agreement with HOA, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Bill of Sale and Deed  
from CDD to HOA for Amenity Parcel**

Ms. Adams stated District Counsel prepared the form of bill of sale. Mr. Watts stated this fulfills that overall plan to convey the amenity parcel over to the HOA. He noted the conveyance includes both the real property and the associated improvements to the HOA.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Bill of Sale and Deed from CDD to HOA for Amenity Parcel, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Conveyance Documents  
for Right of Way and Lift Station Tracts to  
City of Lake Wales**

**A. Assessment Area 1**

- i. Bill of Sale Landbank to Lennar**
- ii. Bill of Sale Lennar to CDD**
- iii. Bill of Sale CDD to City**
- iv. Special Warranty Deed ROW & Lift Station Tracts from Owner to CDD**
- v. Special Warranty Deed ROW & Lift Station Tracts from CDD to City**
- vi. Special Warranty Deed Tracts A-O from Owner to CDD**
- vii. Tract H Bill of Sale Owner to CDD**
- viii. Tract H Bill of Sale CDD to City**

Ms. Adams presented conveyance documents related to infrastructure transfers within Assessment Area 1. District Counsel reviewed the purpose of the documents and explained the transfers are intended to align ownership and maintenance responsibilities with the recorded plats and improvement plans.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Conveyance Documents for Right of Way and Lift Station Tracts to City of Lake Wales Assessment Area 1, was approved.

**B. Assessment Area 2**

- i. Bill of Sale Developer to CDD (Tract J Lift Station)**
- ii. Bill of Sale CDD to City (Tract J Lift Station)**
- iii. Tract K Bill of Sale – Owner to CDD**
- iv. Tract K Bill of Sale – CDD to City**
- v. Special Warranty Deed Owner to CDD – Tract K & J**

- vi. **Special Warranty Deed CDD to City Tract K & J**
- vii. **Special Warranty Deed to CDD**

Ms. Adams presented conveyance documents related to infrastructure transfers within Assessment Area 2. District Counsel reviewed the proposed conveyances and noted certain tracts would remain under District ownership and maintenance responsibilities.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Conveyance Documents for Right of Way and Lift Station Tracts to City of Lake Wales Assessment Area 2, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Walters had nothing to report.

**B. Engineer**

Mr. Todd had nothing to report.

**C. Field Manager's Report**

Mr. Bailey reviewed the Field Manager's Report and provided updates regarding pond maintenance, sidewalk repairs, dog station installation, and utility improvements completed by Lennar.

**D. District Manager**

**i. Approval of Check Register**

Ms. Adams reviewed the check register for March 1, 2026 through April 4, 2026. The total amount is \$38,050.25.

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

**ii. Balance Sheet & Income Statement**

Ms. Adams reviewed the balance sheet & income statement through the end of February.

**E. Project Development Update**

**i. Status of Property Conveyance**

- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**
  - a) Ratification of Series 2026 Requisition #1**
  - b) Ratification of Series 2024 Requisition #13-14**

Ms. Adams provided an update regarding property conveyance activities, permit transfers, and construction fund requisitions for Assessment Areas 1 and 2. She reported that cleanup and infrastructure transfer activities for Assessment Area 1 were substantially complete. The Board considered ratification of Series 2026 Requisition #1 and Series 2024 Requisitions #13 and #14.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Series 2026 Requisition #1 and Series 2024 Requisitions #13-14, were ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**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. Word, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

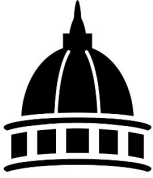
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Chairman/Vice Chairman

# SECTION 4

**Arbitrage Rebate Computation  
Proposal For  
Schaller Preserve  
Community Development District  
(Polk County, Florida)  
\$3,980,000 Special Assessment Bonds,  
Series 2026 (Assessment Area One Project)**





# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

April 27, 2026

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

Re: \$3,980,000 Schaller Preserve Community Development District (Polk County, Florida),  
Special Assessment Bonds, Series 2026 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Schaller Preserve Community Development District (the "District") Series 2026 (Assessment Area One Project) bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

## **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

## **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of March 19<sup>th</sup>, based upon the anniversary of the closing date of the Bonds in March 2026.

## Proposal

We are proposing rebate computation services based on the following:

- \$3,980,000 Series 2026 (Assessment Area One Project) Special Assessment Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2026 Bonds is \$450 per year and will encompass all activity from March 19, 2026, the date of the closing, through March 19, 2031, the end of the 5<sup>th</sup> Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC's Professional Fee – \$3,980,000 Series 2026 Special Assessment Bonds

Report Date	Type of Report	Period Covered	Fee
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$ 450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$ 450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$ 450
March 31, 2030	Rebate and Opinion	Closing – March 31, 2030	\$ 450
March 19, 2031	Rebate and Opinion	Closing – March 19, 2031	\$ 450

**In order to begin, we are requesting copies of the following documentation:**

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from March 19, 2026, the date of the closing, through each report date

### AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2026.

Schaller Preserve  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation

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

By: Michael J. Scarfo  
Senior Vice President

# SECTION 5

# SECTION C

# Hunt Club Grove CDD

## Field Management Report

### **Completed Items**

- The previously damaged landscape areas have been fully restored using Floralawn services. New plant material has been installed where needed, and the areas have been stabilized to prevent further erosion or deterioration. These sections will be routinely monitored over the coming weeks to ensure the plants are establishing properly.
- Several signs that had been identified as leaning or out of alignment have now been reset and secured in their proper positions. This work ensures that all signage remains clearly visible and legible to drivers,
- The dry retention ponds have begun to exhibit minor green vegetative growth as a result of the recent increase in rainfall across the area. While this level of growth is expected under current conditions, it has been reported to the landscape vendor for further evaluation.



### **Contracted Services**

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

# SECTION D

# SECTION i

# Hunt Club Grove Community Development District

## **Summary of Check Register**

April 5th, 2026 to April 25th, 2026

Fund	Date	Check No.'s	Amount
General Fund	4/9/26	111-113	\$ 3,812.87
	4/15/26	114-115	\$ 4,943.37
		Autodrafts	\$ 142.14
			\$ 8,898.38
	<u>Supervisor Fees - April 2026</u>		
	Patrick Bonin	50086	\$ 184.70
	Michelle Dudley	50087	\$ 184.70
	Kayla Word	50088	\$ 184.70
	Adam Morgan	50089	\$ 184.70
	William Morgan	50090	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 9,821.88</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00020	4/02/26	F0000001	202604	320-53800	43100			HCG N STREETLIGHTS APR26	*	2,887.00		
									DUKE ENERGY			2,887.00	000111
4/09/26	00021	2/28/26	3	202602	320-53800	48000			STRAIGHT SIGN/ADD CONCRET	*	330.00		
		2/28/26	4	202602	320-53800	48000			GRINNED DOWN CONCRETE	*	440.00		
									GOVERNMENTAL MANAGEMENT SERVICES-TA			770.00	000112
4/09/26	00023	4/01/26	3091979	202604	320-53800	49000			PET STATION SVC APR26	*	155.87		
									PAWSITIVE SCOOPER LLC			155.87	000113
4/15/26	00007	4/10/26	80952	202603	310-51300	31500			GENERAL COUNSEL MAR26	*	3,796.50		
									COBB & COLE PA			3,796.50	000114
4/15/26	00015	2/12/26	37519	202601	320-53800	47300			IRR INSPECTION RPRS JAN26	*	741.31		
		4/07/26	38598	202603	320-53800	47300			IRR INSPECTION RPRS MAR26	*	405.56		
									FLORALAWN 2 LLC			1,146.87	000115
TOTAL FOR BANK A											8,756.24		

HNTC HUNT CLUB GROV TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/23/26	00013	4/15/26	56355-04	202604	320	53800	43200		CITY OF LAKE WALES	*	5.28	5.28	080012
-----													
4/23/26	00013	4/15/26	56357-04	202604	320	53800	43200		CITY OF LAKE WALES	*	136.86	136.86	080013
-----													
TOTAL FOR BANK Z											142.14		
TOTAL FOR REGISTER											8,898.38		

HNTC HUNT CLUB GROV TPARK

# SECTION ii

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

***Unaudited Financial Reporting***  
***March 31, 2026***



# Table of Contents

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Cash - 5374	\$ 106,348	\$ -	\$ -	\$ 106,348
State Board of Administration	\$ 321,281	\$ -	\$ -	\$ 321,281
<b>Investments:</b>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 26,514	\$ 26,514
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 395,679	\$ -	\$ 395,679
<i>Series 2026</i>				
Cost of Issuance	\$ -	\$ -	\$ 102	\$ 102
Reserve	\$ -	\$ 66,406	\$ -	\$ 66,406
<b>Total Assets</b>	<b>\$ 427,629</b>	<b>\$ 657,981</b>	<b>\$ 26,616</b>	<b>\$ 1,112,226</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 8,165	\$ -	\$ -	\$ 8,165
<b>Total Liabilities</b>	<b>\$ 8,165</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,165</b>
<b>Fund Balance:</b>				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 26,514	\$ 26,514
Series 2024 Debt Service Fund	\$ -	\$ 591,575	\$ -	\$ 591,575
Series 2026 Capital Projects Fund	\$ -	\$ -	\$ 102	\$ 102
Series 2026 Debt Service Fund	\$ -	\$ 66,406	\$ -	\$ 66,406
Unassigned	\$ 419,464	\$ -	\$ -	\$ 419,464
<b>Total Fund Balances</b>	<b>\$ 419,464</b>	<b>\$ 657,981</b>	<b>\$ 26,616</b>	<b>\$ 1,104,062</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 427,629</b>	<b>\$ 657,981</b>	<b>\$ 26,616</b>	<b>\$ 1,112,226</b>

**Hunt Club Grove**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 170,163	\$ 163,218	\$ 163,218	\$ -
Assessments - Direct	\$ 272,180	\$ 204,136	\$ 204,136	\$ -
Interest Income	\$ -	\$ -	\$ 4,501	\$ 4,501
<b>Total Revenues</b>	<b>\$ 442,343</b>	<b>\$ 367,354</b>	<b>\$ 371,855</b>	<b>\$ 4,501</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,600	\$ 2,400
FICA Expenditures	\$ 918	\$ 459	\$ 275	\$ 184
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 9,118	\$ 3,382
Annual Audit	\$ 4,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,500	\$ 3,250	\$ 2,833	\$ 417
Disclosure Software	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 13,475	\$ 3,185	\$ 3,185	\$ -
Management Fees	\$ 46,750	\$ 23,375	\$ 23,375	\$ -
Information Technology	\$ 1,980	\$ 990	\$ 990	\$ 0
Website Maintenance	\$ 1,320	\$ 660	\$ 660	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 126	\$ 374
Insurance	\$ 5,750	\$ 5,750	\$ 5,300	\$ 450
Copies	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Other Current Charges	\$ 2,500	\$ 1,250	\$ 181	\$ 1,069
Office Supplies	\$ 625	\$ 313	\$ 1	\$ 311
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,343</b>	<b>\$ 77,356</b>	<b>\$ 58,269</b>	<b>\$ 19,088</b>

**Hunt Club Grove**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 627	\$ 6,873
Field Management	\$ 16,500	\$ 8,250	\$ 8,250	\$ -
Landscape Maintenance	\$ 160,000	\$ 80,000	\$ 58,821	\$ 21,179
Landscape Replacement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 4,771	\$ (2,271)
Streetlights	\$ 45,000	\$ 22,500	\$ 11,548	\$ 10,952
Electric	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Water & Sewer	\$ 10,000	\$ 5,000	\$ 2,322	\$ 2,678
Lake Maintenance	\$ 8,000	\$ 4,000	\$ -	\$ 4,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 2,490	\$ 2,510
Field Contingency	\$ 15,000	\$ 7,500	\$ 1,382	\$ 6,118
<b>Total Operations &amp; Maintenance</b>	<b>\$ 287,000</b>	<b>\$ 147,250</b>	<b>\$ 90,212</b>	<b>\$ 57,038</b>
<b>Total Expenditures</b>	<b>\$ 442,343</b>	<b>\$ 224,606</b>	<b>\$ 148,480</b>	<b>\$ 76,126</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 223,374</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 196,090</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 419,464</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 March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments	\$ 391,793	\$ 375,799	\$ 375,799	\$ -
Interest	\$ 8,015	\$ 4,008	\$ 7,653	\$ 3,646
<b>Total Revenues</b>	<b>\$ 399,808</b>	<b>\$ 379,807</b>	<b>\$ 383,453</b>	<b>\$ 3,646</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>\$ 229,796</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,630)	\$ (3,630)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,630)</b>	<b>\$ (3,630)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,495</b>		<b>\$ 226,167</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 166,102</b>		<b>\$ 365,408</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,598</b>		<b>\$ 591,575</b>	

**Hunt Club Grove**  
**Community Development District**  
**Series 2026 - Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 165	\$ 165
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 165</b>	<b>\$ 165</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 12/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 165</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 66,406	\$ 66,406
Transfer In/(Out)	\$ -	\$ -	\$ (165)	\$ (165)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,241</b>	<b>\$ 66,241</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,406</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,406</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 March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 565	\$ 565
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 565</b>	<b>\$ 565</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>\$ (6,510)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,630	\$ 3,630
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,630</b>	<b>\$ 3,630</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,880)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,394</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,514</b>	

**Hunt Club Grove**  
**Community Development District**  
**Series 2026 - Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 14,264	\$ 14,264
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,264</b>	<b>\$ 14,264</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,556,571	\$ (3,556,571)
Capital Outlay - COI	\$ -	\$ -	\$ 281,350	\$ (281,350)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,837,921</b>	<b>\$ (3,837,921)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,823,658)</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 3,823,594	\$ 3,823,594
Transfer In/(Out)			\$ 165	\$ 165
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,823,759</b>	<b>\$ 3,823,759</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102</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	\$ 499	\$ 590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,218
Assessments - Direct	\$ 136,091	\$ -	\$ -	\$ -	\$ 68,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,136
Interest Income	\$ 569	\$ 403	\$ 403	\$ 815	\$ 1,051	\$ 1,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,501
<b>Total Revenues</b>	<b>\$ 136,660</b>	<b>\$ 2,327</b>	<b>\$ 159,732</b>	<b>\$ 1,690</b>	<b>\$ 69,595</b>	<b>\$ 1,850</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 371,855</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ 800	\$ 800	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expenditures	\$ -	\$ -	\$ 46	\$ 61	\$ 61	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,423	\$ 507	\$ -	\$ 1,124	\$ 2,268	\$ 3,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,118
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 458	\$ 458	\$ 458	\$ 458	\$ 458	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,833
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 3,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,185
Management Fees	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,375
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660
Postage & Delivery	\$ 4	\$ 5	\$ 3	\$ 97	\$ 11	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 56	\$ -	\$ -	\$ 43	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181
Office Supplies	\$ 0	\$ 0	\$ 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>\$ 7,811</b>	<b>\$ 10,062</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,269</b>
<b>Operations &amp; Maintenance</b>													
Property Insurance	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627
Field Management	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,250
Landscape Maintenance	\$ 9,805	\$ 9,805	\$ 9,805	\$ 9,805	\$ 9,802	\$ 9,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,821
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,927	\$ -	\$ 1,514	\$ 741	\$ 183	\$ 406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,771
Streetlights	\$ -	\$ -	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,548
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 1,181	\$ 7	\$ 327	\$ 200	\$ 237	\$ 370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,322
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 940	\$ 780	\$ -	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,490
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,382
<b>Total Operations &amp; Maintenance</b>	<b>\$ 14,915</b>	<b>\$ 12,126</b>	<b>\$ 16,688</b>	<b>\$ 15,008</b>	<b>\$ 15,254</b>	<b>\$ 16,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90,212</b>
<b>Total Expenditures</b>	<b>\$ 37,687</b>	<b>\$ 17,268</b>	<b>\$ 22,416</b>	<b>\$ 21,762</b>	<b>\$ 23,064</b>	<b>\$ 26,283</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 148,480</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 98,973</b>	<b>\$ (14,941)</b>	<b>\$ 137,316</b>	<b>\$ (20,071)</b>	<b>\$ 46,531</b>	<b>\$ (24,433)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 223,374</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>

<b>Series 2026, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.000%, 5.300%, 5.600%	
Maturity Date:	12/15/2055	
Reserve Fund Definition	25% Maximum Annual Debt Service	
Reserve Fund Requirement	\$66,406	
Reserve Fund Balance	\$66,406	
Bonds Outstanding - 2/3/26		\$3,890,000
<b>Current Bonds Outstanding</b>		<b>\$3,890,000</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
02/12/26	01/01/26-01/31/26	\$1,715.62	(\$34.30)	(\$33.63)	\$0.00	\$1,647.69	\$498.93	\$1,148.76	\$1,647.69
03/13/26	2/1/26-2/28/26	\$1,987.49	\$0.00	(\$39.75)	\$0.00	\$1,947.74	\$589.79	\$1,357.95	\$1,947.74
<b>TOTAL</b>		<b>\$ 572,129.78</b>	<b>\$ (22,991.71)</b>	<b>\$ (11,103.62)</b>	<b>\$ 982.47</b>	<b>\$ 539,016.92</b>	<b>\$ 163,217.52</b>	<b>\$ 375,799.40</b>	<b>\$ 539,016.92</b>

<b>96%</b>	<b>Net Percent Collected</b>
<b>\$22,939.91</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			
2/12/26	2/1/26	2615724	\$68,045.49	\$68,045.49	\$68,045.49			
	5/1/26		\$68,045.49					
						<b>\$ 272,181.96</b>	<b>\$ 204,136.47</b>	<b>\$ 204,136.47</b>

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

# SECTION iii



May 5, 2026

Monica Virgen – Recording Secretary  
Hunt Club Grove CDD  
219 E. Livingston St.  
Orlando, FL 32801

**RE: Hunt Club Grove Community Development District Registered Voters**

Dear Ms. Virgen,

In response to your request, there are currently **125** voters within the Hunt Club Grove Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida