

*Hunt Club Grove
Community Development District*

Meeting Agenda

June 9, 2026

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 2, 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, June 09, 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 May 12, 2026 Board of Supervisors Meeting
4. Presentation of Arbitrage Report – Series 2026 Assessment Area 2
5. Consideration of Proposal from Floralawn for Fuel Surcharge
6. 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. Reminder of Form 1 Filing Requirement Deadline
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - a) Ratification of Requisition #15
7. Other Business
8. Supervisors Requests
9. 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, **May 12, 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 <i>by phone</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel
Kelsey Hansen-Walter <i>by Zoom</i>	District Counsel
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. One Board Member attended by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 14, 2026,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 14, 2026, Board of Supervisors meeting. She noted she had reviewed the minutes and asked for any comments, corrections, or changes.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the April 14, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Presentation of Arbitrage Report – Series
2026 Assessment Area 2**

Ms. Adams noted this item would be deferred to a future meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated he had no additional report at that time and would wait to discuss their update later under the project update section, specifically about property conveyances.

B. Engineer

There was no Engineer’s Report.

C. Field Manager’s Report

Mr. Bailey stated that replacement plants had been installed to address frost damage, and overall, the landscaping was doing well. He noted the team would monitor the new plants because of the heat, though recent rain had helped. He also mentioned a minor issue with green growth in the retention ponds and said they were working with the contractor to continue double disking to keep those areas clean. He stated the dog stations were being maintained and that the community grounds were generally in good shape.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for April 5, 2026, through April 25, 2026. The total amount was \$ \$9,821.88.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the balance sheet & income statement.

iii. Presentation of Registered Voters – 125

Ms. Adams noted that this agenda item was only for informational purposes. She reported that there were 125 registered voters within the Hunt Club Grove CDD boundary and explained that this was being noted to meet a statutory reporting requirement. She stated that no Board action was needed.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

SIXTH ORDER OF BUSINESS

Other Business

There was no other business.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

**Arbitrage Rebate Computation
Proposal For
Hunt Club Grove
Community Development District
(City of Lake Wales, Florida)
\$3,890,000
Special Assessment Bonds, Series 2026
(Assessment Area Two)**





AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

April 27, 2026

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

Re: \$3,890,000 Hunt Club Grove Community Development District (City of Lake Wales, Florida),
Special Assessment Bonds, Series 2026 (Assessment Area Two)

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 Hunt Club Grove Community Development District (the “District”) Series 2026 (Assessment Area Two) 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 8,000 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 500 bond issues aggregating more than \$15 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 February 3rd, based upon the anniversary of the closing date of the Bonds in February 2026.

Proposal

We are proposing rebate computation services based on the following:

- \$3,890,000 Series 2026 (Assessment Area Two) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, 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 (Assessment Area Two) Bonds is \$450 per year and will encompass all activity from February 3, 2026, the date of the closing, through February 3, 2031 the end of the 5th 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 – \$3,890,000 Series 2026 (Assessment Area Two) Bonds

Report Date	Type of Report	Period Covered	Fee
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	\$ 450
February 28, 2028	Rebate and Opinion	Closing – February 28, 2028	\$ 450
February 28, 2029	Rebate and Opinion	Closing – February 28, 2029	\$ 450
February 28, 2030	Rebate and Opinion	Closing – February 28, 2030	\$ 450
February 3, 2031	Rebate and Opinion	Closing – February 3, 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 February 3, 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.

Hunt Club Grove
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION 5



734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

March 18, 2026

Dear Valued Customer,

As you are likely aware, global unrest has significantly impacted fuel prices, requiring Floralawn to update and reinstate its Fuel Surcharge Program. This program is based on the D.O.E. National Fuel Index and is designed to ensure proportional adjustments to monthly maintenance invoices in response to high fluctuations in fuel pricing.

In addition to transportation costs, all of our equipment is fuel-based, both for mobilization to your property and for operations performed on-site. For this reason, the fuel surcharge is a necessity.

The surcharge will be reviewed and updated prior to each monthly billing cycle based on the D.O.E. National Fuel Index. Given current market conditions, near-term relief is unlikely. We encourage you to contact your Account Manager with any questions or to discuss this surcharge in further detail.

Thank you in advance for your understanding and continued partnership,

A handwritten signature in black ink, appearing to read "Rich Medlong".

Rich Medlong
Vice President

SECTION 6

SECTION C

Hunt Club Grove CDD

Field Management Report

Completed Items

- The newly installed plants are performing well following installation and have shown positive signs of establishment. Staff will continue to monitor their condition closely to ensure proper root development.
- The dry retention ponds have experienced increased vegetative growth as a result of the recent rainfall across the area. While the level of growth is slightly higher than desired, the landscape vendor has been notified and is aware of the condition. The area will continue to be monitored, and corrective maintenance will be performed as needed.
- Landscaping has been installed along the South Phase 1 wall and has enhanced the overall appearance of the area. The landscape vendor has been instructed to closely monitor the health and establishment of the new plantings, particularly given the ongoing water restrictions.



Contracted Services

- The landscaping contractor remains consistent in maintaining the community grounds at an acceptable level during this water restriction.
- 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 26, 2026 to May 23, 2026

Fund	Date	Check No.'s	Amount
General Fund	5/4/26	116-117	\$ 7,050.25
	5/18/26	118-121	\$ 16,499.39
	5/19/26	122	\$ 6,136.87
			\$ 29,686.51
	<u>Supervisor Fees - May 2026</u>		
	Patrick R Bonin	50091	\$ 184.70
	Michelle C Dudley	50092	\$ 184.70
	Kayla A Word	50093	\$ 184.70
	Adam H Morgan	50094	\$ 184.70
	William D Morgan	50095	\$ 184.70
			\$ 923.50
Total Amount			\$ 30,610.01

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/04/26	00004	4/16/26	32147	202604	320-53800-45000			ADDED PERIMETER WALL EGIS INSURANCE ADVISORS, LLC	*	949.00	949.00	000116
5/04/26	00002	4/01/26	50	202604	320-53800-34000			FIELD MANAGEMENT APR26	*	1,375.00		
		4/01/26	51	202604	310-51300-34000			MANAGEMENT FEES APR26	*	3,895.83		
		4/01/26	51	202604	310-51300-35200			WEBSITE ADMIN APR26	*	110.00		
		4/01/26	51	202604	310-51300-35100			INFORMATION TECH APR26	*	165.00		
		4/01/26	51	202604	310-51300-31300			DISSEM AGENT SVCS APR26	*	541.67		
		4/01/26	51	202604	310-51300-51000			OFFICE SUPPLIES APR26	*	.33		
		4/01/26	51	202604	310-51300-42000			POSTAGE APR26	*	8.17		
		4/01/26	51	202604	310-51300-42500			COPIES APR26	*	5.25		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			6,101.25	000117
5/18/26	00007	5/04/26	81361	202604	310-51300-31500			GENERAL COUNSEL APR26 COBB & COLE PA	*	1,906.50	1,906.50	000118
5/18/26	00020	5/01/26	F0000001	202605	320-53800-43100			HCG N STREETLIGHTS MAY26 DUKE ENERGY	*	2,887.00	2,887.00	000119
5/18/26	00015	5/04/26	39103	202605	320-53800-49000			RMV/RPLC PLANT MATERIAL FLORALAWN 2 LLC	*	11,550.02	11,550.02	000120
5/18/26	00023	5/01/26	3218397	202605	320-53800-49000			PET STATION SVC APR26 PAWSITIVE SCOOPER LLC	*	155.87	155.87	000121
5/19/26	00002	5/01/26	52	202605	320-53800-34000			FIELD MANAGEMENT MAY26	*	1,375.00		
		5/01/26	53	202605	310-51300-34000			MANAGEMENT FEES MAY26	*	3,895.83		
		5/01/26	53	202605	310-51300-35200			WEBSITE ADMIN MAY26	*	110.00		
		5/01/26	53	202605	310-51300-35100			INFORMATION TECH MAY26	*	165.00		

HNTC HUNT CLUB GROV TPAK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/01/26	53	DISSEM AGENT SVCS MAY26	202605 310-51300-31300		*	541.67	
5/01/26	53	OFFICE SUPPLIES MAY26	202605 310-51300-51000		*	.36	
5/01/26	53	POSTAGE MAY26	202605 310-51300-42000		*	49.01	
-----							6,136.87 000122
						TOTAL FOR BANK A	29,686.51
						TOTAL FOR REGISTER	29,686.51

HNTC HUNT CLUB GROV TPARK

SECTION ii

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
April 30, 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
April 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Cash - 5374	\$ 91,832	\$ -	\$ -	\$ 91,832
State Board of Administration	\$ 322,295	\$ -	\$ -	\$ 322,295
Due from General Fund	\$ -	\$ 5,294	\$ -	\$ 5,294
Investments:				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 20,875	\$ 20,875
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 396,845	\$ -	\$ 396,845
<i>Series 2026</i>				
Construction	\$ -	\$ -	\$ 197	\$ 197
Cost of Issuance	\$ -	\$ -	\$ 102	\$ 102
Reserve	\$ -	\$ 66,406	\$ -	\$ 66,406
Revenue	\$ -	\$ 75,928	\$ -	\$ 75,928
Total Assets	\$ 414,127	\$ 740,369	\$ 21,174	\$ 1,175,670
Liabilities:				
Accounts Payable	\$ 8,957	\$ -	\$ -	\$ 8,957
Due to Debt Service	\$ 5,294	\$ -	\$ -	\$ 5,294
Total Liabilities	\$ 14,251	\$ -	\$ -	\$ 14,251
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 20,875	\$ 20,875
Series 2024 Debt Service Fund	\$ -	\$ 598,035	\$ -	\$ 598,035
Series 2026 Capital Projects Fund	\$ -	\$ -	\$ 299	\$ 299
Series 2026 Debt Service Fund	\$ -	\$ 142,335	\$ -	\$ 142,335
Unassigned	\$ 399,877	\$ -	\$ -	\$ 399,877
Total Fund Balances	\$ 399,877	\$ 740,369	\$ 21,174	\$ 1,161,420
Total Liabilities & Fund Balance	\$ 414,127	\$ 740,369	\$ 21,174	\$ 1,175,670

Hunt Club Grove
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 170,163	\$ 170,163	\$ 165,517	\$ (4,646)
Assessments - Direct	\$ 272,180	\$ 204,136	\$ 204,136	\$ -
Interest Income	\$ -	\$ -	\$ 5,674	\$ 5,674
Total Revenues	\$ 442,343	\$ 374,300	\$ 375,328	\$ 1,028
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,600	\$ 2,400
FICA Expenditures	\$ 918	\$ 536	\$ 352	\$ 184
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 11,024	\$ 3,559
Annual Audit	\$ 4,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,500	\$ 3,792	\$ 3,375	\$ 417
Disclosure Software	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 13,475	\$ 3,185	\$ 3,185	\$ -
Management Fees	\$ 46,750	\$ 27,271	\$ 27,271	\$ -
Information Technology	\$ 1,980	\$ 1,155	\$ 1,155	\$ 0
Website Maintenance	\$ 1,320	\$ 770	\$ 770	\$ -
Postage & Delivery	\$ 1,000	\$ 583	\$ 134	\$ 450
Insurance	\$ 5,750	\$ 5,750	\$ 5,300	\$ 450
Copies	\$ 1,000	\$ 583	\$ 5	\$ 578
Legal Advertising	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Other Current Charges	\$ 2,500	\$ 1,458	\$ 221	\$ 1,237
Office Supplies	\$ 625	\$ 365	\$ 2	\$ 363
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,343	\$ 87,322	\$ 66,018	\$ 21,304

Hunt Club Grove
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 1,576	\$ 5,924
Field Management	\$ 16,500	\$ 9,625	\$ 9,625	\$ -
Landscape Maintenance	\$ 160,000	\$ 93,333	\$ 68,623	\$ 24,710
Landscape Replacement	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ 4,771	\$ (1,855)
Streetlights	\$ 45,000	\$ 26,250	\$ 14,435	\$ 11,815
Electric	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Water & Sewer	\$ 10,000	\$ 5,833	\$ 2,464	\$ 3,369
Lake Maintenance	\$ 8,000	\$ 4,667	\$ -	\$ 4,667
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
General Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 2,490	\$ 3,343
Field Contingency	\$ 15,000	\$ 8,750	\$ 1,538	\$ 7,212
Total Operations & Maintenance	\$ 287,000	\$ 170,542	\$ 105,522	\$ 65,019
Total Expenditures	\$ 442,343	\$ 257,864	\$ 171,541	\$ 86,323
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 203,787	
Fund Balance - Beginning	\$ -		\$ 196,090	
Fund Balance - Ending	\$ -		\$ 399,877	

Hunt Club Grove
Community Development District
Series 2024 - Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 391,793	\$ 391,793	\$ 381,093	\$ (10,699)
Interest	\$ 8,015	\$ 8,015	\$ 9,401	\$ 1,386
Total Revenues	\$ 399,808	\$ 399,808	\$ 390,494	\$ (9,314)
Expenditures:				
Interest - 12/15	\$ 153,656	\$ 153,656	\$ 153,656	\$ -
Principal - 6/15	\$ 85,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 153,656	\$ -	\$ -	\$ -
Total Expenditures	\$ 392,313	\$ 153,656	\$ 153,656	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,495		\$ 236,838	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,211)	\$ (4,211)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,211)	\$ (4,211)
Net Change in Fund Balance	\$ 7,495		\$ 232,627	
Fund Balance - Beginning	\$ 166,102		\$ 365,408	
Fund Balance - Ending	\$ 173,598		\$ 598,035	

Hunt Club Grove
Community Development District
Series 2026 - Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Direct	\$ -	\$ -	\$ 75,928	\$ 75,928
Interest	\$ -	\$ -	\$ 363	\$ 363
Total Revenues	\$ -	\$ -	\$ 76,291	\$ 76,291
Expenditures:				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 12/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 76,291	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 66,406	\$ 66,406
Transfer In/(Out)	\$ -	\$ -	\$ (363)	\$ (363)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 66,044	\$ 66,044
Net Change in Fund Balance	\$ -	\$ -	\$ 142,335	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 142,335	

Hunt Club Grove
Community Development District
Series 2024 - Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 644	\$ 644
Total Revenues	\$ -	\$ -	\$ 644	\$ 644
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 13,375	\$ (13,375)
Total Expenditures	\$ -	\$ -	\$ 13,375	\$ (13,375)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (12,731)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,211	\$ 4,211
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,211	\$ 4,211
Net Change in Fund Balance	\$ -	\$ -	\$ (8,520)	
Fund Balance - Beginning	\$ -	\$ -	\$ 29,394	
Fund Balance - Ending	\$ -	\$ -	\$ 20,875	

Hunt Club Grove
Community Development District
Series 2026 - Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 14,264	\$ 14,264
Total Revenues	\$ -	\$ -	\$ 14,264	\$ 14,264
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,556,571	\$ (3,556,571)
Capital Outlay - COI	\$ -	\$ -	\$ 281,350	\$ (281,350)
Total Expenditures	\$ -	\$ -	\$ 3,837,921	\$ (3,837,921)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,823,657)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 3,823,594	\$ 3,823,594
Transfer In/(Out)	\$ -	\$ -	\$ 363	\$ 363
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,823,956	\$ 3,823,956
Net Change in Fund Balance	\$ -	\$ -	\$ 299	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 299	

Hunt Club Grove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 1,924	\$ 159,329	\$ 875	\$ 499	\$ 590	\$ 2,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,517
Assessments - Direct	\$ 136,091	\$ -	\$ -	\$ -	\$ 68,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,136
Interest Income	\$ 569	\$ 403	\$ 403	\$ 815	\$ 1,051	\$ 1,260	\$ 1,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,674
Total Revenues	\$ 136,660	\$ 2,327	\$ 159,732	\$ 1,690	\$ 69,595	\$ 1,850	\$ 3,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,328
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ 800	\$ 800	\$ 1,400	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
FICA Expenditures	\$ -	\$ -	\$ 46	\$ 61	\$ 61	\$ 107	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,423	\$ 507	\$ -	\$ 1,124	\$ 2,268	\$ 3,797	\$ 1,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,024
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 458	\$ 458	\$ 458	\$ 458	\$ 458	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,375
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	\$ 3,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,271
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,155
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770
Postage & Delivery	\$ 4	\$ 5	\$ 3	\$ 97	\$ 11	\$ 4	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 56	\$ -	\$ -	\$ 43	\$ 41	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 22,772	\$ 5,142	\$ 5,728	\$ 6,754	\$ 7,811	\$ 10,062	\$ 7,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,018
Operations & Maintenance													
Property Insurance	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,576
Field Management	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,625
Landscape Maintenance	\$ 9,805	\$ 9,805	\$ 9,805	\$ 9,805	\$ 9,802	\$ 9,802	\$ 9,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,623
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,927	\$ -	\$ 1,514	\$ 741	\$ 183	\$ 406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,771
Streetlights	\$ -	\$ -	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,435
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 1,181	\$ 7	\$ 327	\$ 200	\$ 237	\$ 370	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,464
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 940	\$ 780	\$ -	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,490
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,382	\$ 156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,538
Total Operations & Maintenance	\$ 14,915	\$ 12,126	\$ 16,688	\$ 15,008	\$ 15,254	\$ 16,221	\$ 15,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,522
Total Expenditures	\$ 37,687	\$ 17,268	\$ 22,416	\$ 21,762	\$ 23,064	\$ 26,283	\$ 23,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,541
Excess Revenues (Expenditures)	\$ 98,973	\$ (14,941)	\$ 137,316	\$ (20,071)	\$ 46,531	\$ (24,433)	\$ (19,588)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,787

Hunt Club Grove

Community Development District

Long Term Debt Report

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

Series 2026, Special Assessment Revenue Bonds		
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	\$142,335	
Bonds Outstanding - 2/3/26		\$3,890,000
Current Bonds Outstanding		\$3,890,000

HUNT CLUB GROVE CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026
ON ROLL ASSESSMENTS

Gross Assessments \$ 182,971.88 \$ 421,282.78 \$ 604,254.66
Net Assessments \$ 170,163.85 \$ 391,792.99 \$ 561,956.83

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)	\$ -	\$ 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)	\$ -	\$ 1,614.06	\$ 488.75	\$ 1,125.31	\$ 1,614.06
11/30/25	1% Admin Fee Adj	\$ (6,042.55)	\$ -	\$ -	\$ -	\$ (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)	\$ -	\$ 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)	\$ -	\$ 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)	\$ -	\$ 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)	\$ -	\$ 1,908.38	\$ 577.87	\$ 1,330.51	\$ 1,908.38
01/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 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)	\$ -	\$ 1,647.69	\$ 498.93	\$ 1,148.76	\$ 1,647.69
03/13/26	2/1/26-2/28/26	\$ 1,987.49	\$ -	\$ (39.75)	\$ -	\$ 1,947.74	\$ 589.79	\$ 1,357.95	\$ 1,947.74
04/17/26	3/1/26-3/31/26	\$ 7,738.30	\$ -	\$ (154.77)	\$ -	\$ 7,583.53	\$ 2,296.34	\$ 5,287.19	\$ 7,583.53
04/30/26	2/1/26-3/31/26	\$ -	\$ -	\$ -	\$ 7.74	\$ 7.74	\$ 2.34	\$ 5.40	\$ 7.74
04/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 1.67	\$ 1.67	\$ 0.51	\$ 1.16	\$ 1.67
TOTAL		\$ 579,868.08	\$ (22,991.71)	\$ (11,258.39)	\$ 991.88	\$ 546,609.86	\$ 165,516.71	\$ 381,093.15	\$ 546,609.86

97%	Net Percent Collected
\$ 15,346.97	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Hunt Club Grove North at Lake Wales LLC 2026-01						
				Net Assessments	\$ 272,181.96	\$ 272,181.96
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
9/30/25	10/1/25	2538579	\$ 136,090.98	\$ 136,090.98	\$ 136,090.98	
2/12/26	2/1/26	2615724	\$ 68,045.49	\$ 68,045.49	\$ 68,045.49	
	5/1/26		\$ 68,045.49			
				\$ 272,181.96	\$ 204,136.47	\$ 204,136.47

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	4/1/26	2653776	\$ 75,928.28	\$ 75,928.28	\$ 75,928.28	
	10/1/26		\$ 185,893.39			
				\$ 261,821.67	\$ 75,928.28	\$ 75,928.28

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: 15
- (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 # 31338 - Advanced Scan for Mar 2026
- (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

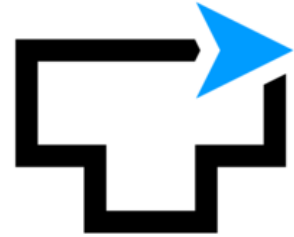
Date: _____

**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

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109
billing@traceair.net



INVOICE

BILL TO

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

INVOICE # 31338
DATE 03/31/2026
DUE DATE 04/30/2026
TERMS Net 30

PROJECT

Hunt Club

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	3/4/2026, 3/21/2026	2	1,050.00	2,100.00

BALANCE DUE

\$2,100.00

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:

PO Box 67534
Newark, NJ 07101-8009

ACH PAYMENTS ARE PREFERRED - PLEASE SEND REMITTANCE ADVICE TO BILLING@TRACEAIR.NET