Hunt Club Grove
Community Development District

Meeting Agenda

July 14, 2026

AGENDA

Hunt Club Grove

Community Development District

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

July 7, 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, July 14, 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 June 9, 2026 Board of Supervisors Meeting
4. Public Hearing on the Adoption of the Fiscal Year 2027 Budget
    A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Appropriating Funds
5. Public Hearing on Special Assessments
    A. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Meeting Schedule
7. Review and Acceptance of Fiscal Year 2025 Audit Report
8. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Proposal for Pet Waste Station Installation & Maintenance
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
        iii. Goals & Objectives
            a) Adoption of Fiscal Year 2027 Goals & Objectives
            b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives
    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 Requisition 16

9. Other Business
10. Supervisors Requests
11. Adjournment

MINUTES

MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held Tuesday, **June 9, 2026** at 9:31 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 *(arrived later via Zoom)*	Vice Chairman
Kayla Word *(by Zoom and later in person)*	Assistant Secretary
Michelle Dudley	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Kelsey Hansen-Walter	District Counsel
Dave Schmidt (*joined later by Zoom)*	District Engineer
Allen Bailey	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 9:31 a.m. and took roll call. Three Board members were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 12, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the May 12, 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 May 12, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Presentation of Arbitrage Report – Series 2026 Assessment Area 2**

Ms. Adams introduced the proposal for arbitrage services. She explained that the annual arbitrage report for Series 2026 would cost $450 per year, noted that the District works with several firms that provide this service, and said they had moved clients to AMTEC because they provide good service at the lowest price.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Report – Series 2026 Assessment Area 2, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposal from Floralawn for Fuel Surcharge**

Ms. Adams noted that the next agenda item had been withdrawn by the vendor and no Board action was required.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Walter stated she did not have an immediate report, but they did have an update on the conveyance documents that had been discussed at the April meeting. She said those documents could be addressed later under the Project Development Update.

B. Engineer

Ms. Adams stated Dave Schmidt's office provided an engineering report regarding the status of permit transfers before the meeting. She said they would send that report to the project manager. She offered to pass along any additional comments or questions from the Board to the District Engineer.

C. Field Manager's Report

Mr. Bailey provided an update regarding District landscaping and maintenance. Newly installed landscaping continues to be monitored during establishment. Most dry ponds have been disked, though additional growth is occurring in the first pond across from the office due to rainfall and a low area that holds water. He noted that Floralawn has been contacted to help keep up with the growth, which is currently being addressed on an every-other-week schedule.

The landscape along the Phase 1 wall appears to be coming in, and staff will continue monitoring it to ensure it remains healthy. The right-of-way area between the sidewalk and road may still require sod, and staff will continue reviewing it as work progresses. He stated that the landscapers are generally performing well and that the dog waste service continues to address issues, including picking up waste when found.

The Board also discussed the south phase pond, which has been taken over and is being disked. Staff indicated that Floralawn had been directed to increase attention to the area because vegetation growth had begun. Ms. Adams noted that sod may need replacement near the monument sign at the east-side entrance, and Mr. Bailey stated that it would be addressed. The Board asked whether there had been any additional traffic complaints regarding the entrance, and Ms. Adams stated there had not. She reminded the Board that District roads are owned and maintained by the City of Lake Wales, so traffic flow and parking complaints should be referred to City code enforcement or the police department.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for April 26, 2026, through May 23, 2026. The total amount of the check register was $30,610.01.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the balance sheet and income statement. The District remained in a favorable financial position, and expenditures were generally in line with the adopted budget.

**Supervisor Bonin joined the meeting via Zoom at this time, and Supervisor Kayla Word joined in person. The record was updated to reflect their participation in all future Board actions.*

iii. Reminder of Form 1 Filing Requirement Deadline

Ms. Adams reminded the Supervisors to file their Form 1 Financial Disclosure with the Florida Commission on Ethics by July 1.

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

Ms. Walter reported that the team is still working with Lennar on conveyances for the two assessment areas. Staff continues coordinating completion of the remaining conveyance documents for right-of-way transfers and several tracts in both assessment areas. Copies of executed special warranty deeds will be provided once available. The Board also discussed permit transfers, noting that the District Engineer's team would handle filing with the Water Management District, with legal support available if needed. No further update was available on permit transfers.

Requisition No. 15 on page 39 of the agenda packet was reviewed for ratification. The invoice totaled $2,100 for Trace Air, and the requisition had already been processed subject to Board ratification.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Requisition #15, was ratified.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

The Board briefly discussed the remaining balance in the Series 2024 Capital Projects Fund and received clarification regarding construction fund accounting. No Board action was taken.

NINTH 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

SECTION A

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hunt Club Grove Community Development District (the "District") was established by Ordinance No. 2023-01 as adopted by the City Commission of the City of Lake Wales, Florida, effective January 17, 2023, and is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, F.S. (the "Uniform Act"); and

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("Board") of the District the proposed budget ("Proposed Budget") for the upcoming budget year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1 of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as Exhibit A, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget") and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2027 and/or revised projections for Fiscal Year 2027 ("Adopted Budget").

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hunt Club Grove Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $_____________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$__________
DEBT SERVICE FUND – SERIES 2024	$__________
DEBT SERVICE FUND – SERIES 2026	$__________
CAPITAL PROJECT FUND(S)	$ __________
TOTAL ALL FUNDS	**$__________**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within 60 days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF JULY, 2026.

ATTEST:

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary

By:__________________________________

Its:__________________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Hunt Club Grove

Community Development District

Proposed Budget

FY2027

Table of Contents

Hunt Club Grove

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ 170,163	$ 167,179	$ 2,984	$ 170,163	$ 360,086
Assessments - Direct	$ 272,180	$ 272,182	$ -	$ 272,182	$ 165,620
Interest Income	$ -	$ 6,944	$ 1,600	$ 8,544	$ -
Total Revenues	**$ 442,343**	**$ 446,305**	**$ 4,584**	**$ 450,889**	**$ 525,706**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 5,600	$ 4,000	$ 9,600	$ 12,000
FICA Expenditures	$ 918	$ 428	$ 306	$ 734	$ 918
Engineering	$ 15,000	$ -	$ 5,000	$ 5,000	$ 15,000
Attorney	$ 25,000	$ 11,711	$ 6,000	$ 17,711	$ 25,000
Annual Audit	$ 4,950	$ -	$ 3,700	$ 3,700	$ 4,650
Assessment Administration	$ 5,500	$ 5,500	$ -	$ 5,500	$ 5,665
Arbitrage Rebate	$ 900	$ 450	$ -	$ 450	$ 1,350
Dissemination Agent	$ 6,500	$ 3,917	$ 2,167	$ 6,083	$ 7,695
Disclosure Software	$ 5,000	$ 2,500	$ 2,500	$ 5,000	$ 5,000
Trustee Fees	$ 13,475	$ 3,185	$ 10,290	$ 13,475	$ 16,750
Management Fees	$ 46,750	$ 31,167	$ 15,583	$ 46,750	$ 48,153
Information Technology	$ 1,980	$ 1,320	$ 660	$ 1,980	$ 2,039
Website Maintenance	$ 1,320	$ 880	$ 440	$ 1,320	$ 1,360
Postage & Delivery	$ 1,000	$ 183	$ 333	$ 516	$ 1,000
Insurance	$ 5,750	$ 5,300	$ -	$ 5,300	$ 5,831
Copies	$ 1,000	$ 5	$ 333	$ 339	$ 1,000
Legal Advertising	$ 5,000	$ -	$ 4,500	$ 4,500	$ 5,000
Other Current Charges	$ 2,500	$ 270	$ 180	$ 450	$ 2,500
Office Supplies	$ 625	$ 2	$ 208	$ 210	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Subtotal General & Administrative:	**$ 155,343**	**$ 72,593**	**$ 56,201**	**$ 128,794**	**$ 161,711**

Hunt Club Grove

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 7,500	$ 1,576	$ -	$ 1,576	$ 3,000
Field Management	$ 16,500	$ 11,000	$ 5,500	$ 16,500	$ 16,995
Landscape Maintenance	$ 160,000	$ 78,425	$ 39,206	$ 117,631	$ 160,000
Landscape Replacement	$ 2,500	$ -	$ 833	$ 833	$ 20,000
Irrigation Repairs	$ 5,000	$ 4,771	$ 1,667	$ 6,438	$ 10,000
Streetlights	$ 45,000	$ 17,322	$ 11,548	$ 28,870	$ 45,000
Electric	$ 5,000	$ -	$ 1,667	$ 1,667	$ 2,500
Water & Sewer	$ 10,000	$ 2,585	$ 1,520	$ 4,105	$ 15,000
Lake Maintenance	$ 8,000	$ -	$ 2,667	$ 2,667	$ 8,000
Sidewalk & Asphalt Maintenance	$ 2,500	$ -	$ 833	$ 833	$ 2,500
General Repairs & Maintenance	$ 10,000	$ 2,810	$ 3,333	$ 6,143	$ 10,000
Janitorial Services	$ -	$ -	$ -	$ -	$ 6,000
Field Contingency	$ 15,000	$ 13,244	$ 1,756	$ 15,000	$ 15,000
Subtotal Field Expenditures:	**$ 287,000**	**$ 131,733**	**$ 70,531**	**$ 202,264**	**$ 313,995**
Other Expenditures					
Transfer Out - Reserves	$ -	$ -	$ -	$ -	$ 50,000
Subtotal Other Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
Total Expenditures	**$ 442,343**	**$ 204,326**	**$ 126,732**	**$ 331,058**	**$ 525,706**
Excess Revenues/(Expenditures)	$ -	$ 241,979	$ (122,148)	$ 119,831	$ -

Net Assessments	$ 525,706
Add: Discounts & Collections 7%	$ 39,569
Gross Assessments	$ 565,275

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Assessments - On Roll [Platted]	557	$ 360,086	$ 646.47	$695.13
Assessments - Direct [Platted]	193	$ 124,769	$ 646.47	$695.13
Assessments - Direct [Unplatted]	338	$ 40,851	$ 120.86	$129.96
	1088	**$ 525,706**		

Product	FY2027	FY2026	Increase/ (Decrease)
Assessments - [Platted]	$ 695.13	$ 547.82	$ 147.31
Assessments - [Unplatted]	$ 129.96	$ 121.19	$ 8.77

Hunt Club Grove
Community Development District
General Fund Narrative

Revenues:

Assessments
The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees
Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures
Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering
The District's engineer, Dave Schmitt Engineering, Inc., will provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney
The District's legal counsel, Cobb & Cole, will provide general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration
The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage Rebate
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2024 and Series 2026 bonds.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2024 and Series 2026 bonds.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Hunt Club Grove
Community Development District
General Fund Narrative

Trustee Fees
The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees
The District will receive Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology
Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance
Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery
The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance
The District's general liability and public official's liability insurance coverages.

Copies
Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges
Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies
Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Hunt Club Grove
Community Development District
General Fund Narrative

<u>Operations & Maintenance:</u>

Field Expenditures:

<u>Property Insurance</u>
The District's estimated property insurance coverages.

<u>Field Management</u>
The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

<u>Landscape Maintenance</u>
Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

<u>Landscape Replacement</u>
Represents the estimated cost of replacing landscaping within the common areas of the District.

<u>Irrigation Repairs</u>
Represents the estimated cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

<u>Streetlights</u>
Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

<u>Electric</u>
Represents estimated electric charges of common areas throughout the District.

<u>Water & Sewer</u>
Represents estimated costs for water services provided for common areas throughout the District.

<u>Lake Maintenance</u>
Represents the estimated costs to maintain the lakes within the District's boundaries.

<u>Sidewalk & Asphalt Maintenance</u>
Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

<u>General Repairs & Maintenance</u>
Represents estimated costs for general repairs and maintenance of the District's common areas.

<u>Janitorial Services</u>
Represents estimated costs of having trash cans and dog stations serviced throughout the District.

<u>Field Contingency</u>
Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Hunt Club Grove

Community Development District

General Fund Narrative

Other Expenditures:

Transfer Out - Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Hunt Club Grove

Community Development District

Proposed Budget

Series 2024 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 391,793	$ 384,921	$ 6,872	$ 391,793	$ 391,793
Interest	$ 8,015	$ 11,104	$ 2,776	$ 13,880	$ 6,940
Carry Forward Surplus	$ 166,102	$ 169,512	$ -	$ 169,512	$ 176,098
Total Revenues	**$ 565,910**	**$ 565,537**	**$ 9,648**	**$ 575,185**	**$ 574,830**
Expenditures					
Interest - 12/15	$ 153,656	$ 153,656	$ -	$ 153,656	$ 151,595
Principal - 6/15	$ 85,000	$ -	$ 85,000	$ 85,000	$ 90,000
Interest - 6/15	$ 153,656	$ -	$ 153,656	$ 153,656	$ 151,595
Total Expenditures	**$ 392,313**	**$ 153,656**	**$ 238,656**	**$ 392,313**	**$ 393,190**
Other Financing Sources/Uses					
Transfer In/(Out)	$ -	$ (4,774)	$ (2,000)	$ (6,774)	$ -
Total Other Financing Sources/Uses	**$ -**	**$ (4,774)**	**$ (2,000)**	**$ (6,774)**	**$ -**
Excess Revenues/(Expenditures)	$ 173,598	$ 407,106	$ (231,008)	$ 176,098	$ 181,640
				Interest Expense 12/15/26	$ 149,413

Product	Assessable Units	Debt Service	Per Unit	Assessment Per
Single Family 40	227	$ 246,533	$1,086	$1,168
Single Family 50	107	$ 145,259	$1,358	$1,460
	334	$ 391,793		

Hunt Club Grove
Community Development District
Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/26	$ 5,550,000.00	$ -	$ 151,595.00	$ 390,251.25
06/15/27	$ 5,550,000.00	$ 90,000.00	$ 151,595.00	$ -
12/15/27	$ 5,460,000.00	$ -	$ 149,412.50	$ 391,007.50
06/15/28	$ 5,460,000.00	$ 95,000.00	$ 149,412.50	$ -
12/15/28	$ 5,365,000.00	$ -	$ 147,108.75	$ 391,521.25
06/15/29	$ 5,365,000.00	$ 100,000.00	$ 147,108.75	$ -
12/15/29	$ 5,265,000.00	$ -	$ 144,683.75	$ 391,792.50
06/15/30	$ 5,265,000.00	$ 100,000.00	$ 144,683.75	$ -
12/15/30	$ 5,165,000.00	$ -	$ 142,258.75	$ 386,942.50
06/15/31	$ 5,165,000.00	$ 105,000.00	$ 142,258.75	$ -
12/15/31	$ 5,060,000.00	$ -	$ 139,712.50	$ 386,971.25
06/15/32	$ 5,060,000.00	$ 115,000.00	$ 139,712.50	$ -
12/15/32	$ 4,945,000.00	$ -	$ 136,621.88	$ 391,334.38
06/15/33	$ 4,945,000.00	$ 120,000.00	$ 136,621.88	$ -
12/15/33	$ 4,825,000.00	$ -	$ 133,396.88	$ 390,018.76
06/15/34	$ 4,825,000.00	$ 125,000.00	$ 133,396.88	$ -
12/15/34	$ 4,700,000.00	$ -	$ 130,037.50	$ 388,434.38
06/15/35	$ 4,700,000.00	$ 135,000.00	$ 130,037.50	$ -
12/15/35	$ 4,565,000.00	$ -	$ 126,409.38	$ 391,446.88
06/15/36	$ 4,565,000.00	$ 140,000.00	$ 126,409.38	$ -
12/15/36	$ 4,425,000.00	$ -	$ 122,646.88	$ 389,056.26
06/15/37	$ 4,425,000.00	$ 150,000.00	$ 122,646.88	$ -
12/15/37	$ 4,275,000.00	$ -	$ 118,615.63	$ 391,262.51
06/15/38	$ 4,275,000.00	$ 155,000.00	$ 118,615.63	$ -
12/15/38	$ 4,120,000.00	$ -	$ 114,450.00	$ 388,065.63
06/15/39	$ 4,120,000.00	$ 165,000.00	$ 114,450.00	$ -
12/15/39	$ 3,955,000.00	$ -	$ 110,015.63	$ 389,465.63
06/15/40	$ 3,955,000.00	$ 175,000.00	$ 110,015.63	$ -
12/15/40	$ 3,780,000.00	$ -	$ 105,312.50	$ 390,328.13
06/15/41	$ 3,780,000.00	$ 185,000.00	$ 105,312.50	$ -
12/15/41	$ 3,595,000.00	$ -	$ 100,340.63	$ 390,653.13
06/15/42	$ 3,595,000.00	$ 195,000.00	$ 100,340.63	$ -
12/15/42	$ 3,400,000.00	$ -	$ 95,100.00	$ 390,440.63
06/15/43	$ 3,400,000.00	$ 205,000.00	$ 95,100.00	$ -
12/15/43	$ 3,195,000.00	$ -	$ 89,590.63	$ 389,690.63
06/15/44	$ 3,195,000.00	$ 215,000.00	$ 89,590.63	$ -
12/15/44	$ 2,980,000.00	$ -	$ 83,812.50	$ 388,403.13
06/15/45	$ 2,980,000.00	$ 230,000.00	$ 83,812.50	$ -
12/15/45	$ 2,750,000.00	$ -	$ 77,343.75	$ 391,156.25
06/15/46	$ 2,750,000.00	$ 240,000.00	$ 77,343.75	$ -

Hunt Club Grove

Community Development District

Series 2024 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/46	$ 2,510,000.00	$ -	$ 70,593.75	$ 387,937.50
06/15/47	$ 2,510,000.00	$ 255,000.00	$ 70,593.75	$ -
12/15/47	$ 2,255,000.00	$ -	$ 63,421.88	$ 389,015.63
06/15/48	$ 2,255,000.00	$ 270,000.00	$ 63,421.88	$ -
12/15/48	$ 1,985,000.00	$ -	$ 55,828.13	$ 389,250.01
06/12/49	$ 1,985,000.00	$ 285,000.00	$ 55,828.13	$ -
12/15/49	$ 1,700,000.00	$ -	$ 47,812.50	$ 388,640.63
06/15/50	$ 1,700,000.00	$ 300,000.00	$ 47,812.50	$ -
12/15/50	$ 1,400,000.00	$ -	$ 39,375.00	$ 387,187.50
06/15/51	$ 1,400,000.00	$ 320,000.00	$ 39,375.00	$ -
12/15/51	$ 1,080,000.00	$ -	$ 30,375.00	$ 389,750.00
06/15/52	$ 1,080,000.00	$ 340,000.00	$ 30,375.00	$ -
12/15/52	$ 740,000.00	$ -	$ 20,812.50	$ 391,187.50
06/12/53	$ 740,000.00	$ 360,000.00	$ 20,812.50	$ -
12/15/53	$ 380,000.00	$ -	$ 10,687.50	$ 391,500.00
06/12/54	$ 380,000.00	$ 380,000.00	$ 10,687.50	$ -
12/15/54	$ -	$ -	$ -	$ 390,687.50
		$ 5,550,000.00	**$ 5,514,742.60**	**$ 11,303,398.85**

Hunt Club Grove

Community Development District

Proposed Budget

Series 2026 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ -	$ 75,928	$ 189,697	$ 265,625	$ 265,625
Interest	$ -	$ 655	$ 218	$ 874	$ 437
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 190,918
Total Revenues	**$ -**	**$ 76,583**	**$ 189,915**	**$ 266,499**	**$ 456,979**
Expenditures					
Interest - 12/15	$ -	$ -	$ -	$ -	$ 102,013
Principal - 12/15	$ -	$ -	$ -	$ -	$ 85,000
Interest - 6/15	$ -	$ -	$ 74,809	$ 74,809	$ 100,313
Total Expenditures	**$ -**	**$ -**	**$ 74,809**	**$ 74,809**	**$ 287,325**
Other Financing Sources/Uses					
Bond Proceeds	$ -	$ 66,406	$ -	$ 66,406	$ -
Transfer In/(Out)	$ -	$ (553)	$ (218)	$ (772)	$ -
Total Other Financing Sources/Uses	**$ -**	**$ 65,853**	**$ (218)**	**$ 65,634**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 142,436	$ 114,888	$ 257,324	$ 169,654

Interest Expense 12/15/26	$ 100,313
Principal Expense 12/15/26	$ 65,000
	$ 165,313

Product	Assessable Units	Debt Service	Per Unit	Assessment Per
Single Family 40	136	$ 147,600	$1,085	$1,167
Single Family 50	87	$ 118,025	$1,357	$1,459
	223	$ 265,625		

Hunt Club Grove

Community Development District

Series 2026 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
12/15/26	$	3,890,000.00	$	85,000.00	$	102,012.50	$	261,821.67
06/15/27	$	3,805,000.00	$	-	$	100,312.50	$	-
12/15/27	$	3,805,000.00	$	65,000.00	$	100,312.50	$	265,625.00
06/15/28	$	3,740,000.00	$	-	$	99,012.50	$	-
12/15/28	$	3,740,000.00	$	65,000.00	$	99,012.50	$	263,025.00
06/15/29	$	3,675,000.00	$	-	$	97,712.50	$	-
12/15/29	$	3,675,000.00	$	70,000.00	$	97,712.50	$	265,425.00
06/15/30	$	3,605,000.00	$	-	$	96,312.50	$	-
12/15/30	$	3,605,000.00	$	70,000.00	$	96,312.50	$	262,625.00
06/15/31	$	3,535,000.00	$	-	$	94,912.50	$	-
12/15/31	$	3,305,000.00	$	75,000.00	$	94,912.50	$	264,825.00
06/15/32	$	3,305,000.00	$	-	$	93,412.50	$	-
12/15/32	$	3,305,000.00	$	75,000.00	$	93,412.50	$	261,825.00
06/15/33	$	3,305,000.00	$	-	$	91,912.50	$	-
12/15/33	$	3,305,000.00	$	80,000.00	$	91,912.50	$	263,825.00
06/15/34	$	3,305,000.00	$	-	$	90,312.50	$	-
12/15/34	$	3,305,000.00	$	85,000.00	$	90,312.50	$	265,625.00
06/15/35	$	3,220,000.00	$	-	$	88,060.00	$	-
12/15/35	$	3,220,000.00	$	85,000.00	$	88,060.00	$	261,120.00
06/15/36	$	3,135,000.00	$	-	$	85,807.50	$	-
12/15/36	$	3,135,000.00	$	90,000.00	$	85,807.50	$	261,615.00
06/15/37	$	3,045,000.00	$	-	$	83,422.50	$	-
12/15/37	$	3,045,000.00	$	95,000.00	$	83,422.50	$	261,845.00
06/15/38	$	2,950,000.00	$	-	$	80,905.00	$	-
12/15/38	$	2,950,000.00	$	100,000.00	$	80,905.00	$	261,810.00
06/15/39	$	2,850,000.00	$	-	$	78,255.00	$	-
12/15/39	$	2,850,000.00	$	105,000.00	$	78,255.00	$	261,510.00
06/15/40	$	2,745,000.00	$	-	$	75,472.50	$	-
12/15/40	$	2,745,000.00	$	110,000.00	$	75,472.50	$	260,945.00
06/15/41	$	2,635,000.00	$	-	$	72,557.50	$	-
12/15/41	$	2,635,000.00	$	120,000.00	$	72,557.50	$	265,115.00
06/15/42	$	2,515,000.00	$	-	$	69,377.50	$	-
12/15/42	$	2,515,000.00	$	125,000.00	$	69,377.50	$	263,755.00
06/15/43	$	2,390,000.00	$	-	$	66,065.00	$	-
12/15/43	$	2,390,000.00	$	130,000.00	$	66,065.00	$	262,130.00
06/15/44	$	2,260,000.00	$	-	$	62,620.00	$	-
12/15/44	$	2,260,000.00	$	140,000.00	$	62,620.00	$	265,240.00
06/15/45	$	2,120,000.00	$	-	$	58,910.00	$	-
12/15/45	$	2,120,000.00	$	145,000.00	$	58,910.00	$	262,820.00
06/15/46	$	1,975,000.00	$	-	$	55,067.50	$	-
12/15/46	$	1,975,000.00	$	155,000.00	$	55,067.50	$	265,135.00
06/15/47	$	1,820,000.00	$	-	$	50,960.00	$	-

Hunt Club Grove

Community Development District

Series 2026 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/47	$ 1,820,000.00	$ 160,000.00	$ 50,960.00	$ 261,920.00
06/15/48	$ 1,660,000.00	$ -	$ 46,480.00	$ -
12/15/48	$ 1,660,000.00	$ 170,000.00	$ 46,480.00	$ 262,960.00
06/15/49	$ 1,490,000.00	$ -	$ 41,720.00	$ -
12/15/49	$ 1,490,000.00	$ 180,000.00	$ 41,720.00	$ 263,440.00
06/15/50	$ 1,310,000.00	$ -	$ 36,680.00	$ -
12/15/50	$ 1,310,000.00	$ 190,000.00	$ 36,680.00	$ 263,360.00
06/15/51	$ 1,120,000.00	$ -	$ 31,360.00	$ -
12/15/51	$ 1,120,000.00	$ 200,000.00	$ 31,360.00	$ 262,720.00
06/15/52	$ 920,000.00	$ -	$ 25,760.00	$ -
12/15/52	$ 920,000.00	$ 210,000.00	$ 25,760.00	$ 261,520.00
06/15/53	$ 710,000.00	$ -	$ 19,880.00	$ -
12/15/53	$ 710,000.00	$ 225,000.00	$ 19,880.00	$ 264,760.00
06/15/54	$ 485,000.00	$ -	$ 13,580.00	$ -
12/15/55	$ 485,000.00	$ 235,000.00	$ 13,580.00	$ 262,160.00
06/15/55	$ 250,000.00	$ -	$ 7,000.00	$ -
12/15/55	$ 250,000.00	$ 250,000.00	$ 7,000.00	$ 264,000.00
		$ 3,890,000	**$ 4,004,502**	**$ 7,894,502**

SECTION 5

SECTION A

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE Hunt CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO, PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hunt Club Grove Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, such time as authorized by Florida law.

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

SECTION 1. BENEFIT AND ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B,** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT,PENALTIES, INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B.** Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026; 25% due no later than February 1, 2027; and 25% due no later than April 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

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PASSED AND ADOPTED this 14th day of July, 2026.

ATTEST:	Hunt Club Grove Community Development District
______________________________	______________________________
Secretary/Assistant Secretary	Chairman

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A

Exhibit B

Hunt Club Grove CDD
FY 27 Assessment Roll

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007000000032010						
283007000000032020						
283007000000033010						
283007000000034020						
283007000000034030						
283007000000042000						
283007000000044040						
283007940856001150	50	1	$695.13	$1,459.74		$2,154.87
283007940856001160	50	1	$695.13	$1,459.74		$2,154.87
283007940856001170	50	1	$695.13	$1,459.74		$2,154.87
283007940856001180	50	1	$695.13	$1,459.74		$2,154.87
283007940856001190	50	1	$695.13	$1,459.74		$2,154.87
283007940856001200	50	1	$695.13	$1,459.74		$2,154.87
283007940856001210	50	1	$695.13	$1,459.74		$2,154.87
283007940856001220	50	1	$695.13	$1,459.74		$2,154.87
283007940856001230	50	1	$695.13	$1,459.74		$2,154.87
283007940856001240	50	1	$695.13	$1,459.74		$2,154.87
283007940856001250	50	1	$695.13	$1,459.74		$2,154.87
283007940856001260	50	1	$695.13	$1,459.74		$2,154.87
283007940856001270	50	1	$695.13	$1,459.74		$2,154.87
283007940856001280	50	1	$695.13	$1,459.74		$2,154.87
283007940856001290	50	1	$695.13	$1,459.74		$2,154.87
283007940856001300	50	1	$695.13	$1,459.74		$2,154.87
283007940856001310	50	1	$695.13	$1,459.74		$2,154.87
283007940856001320	50	1	$695.13	$1,459.74		$2,154.87
283007940856001330	50	1	$695.13	$1,459.74		$2,154.87
283007940856001340	50	1	$695.13	$1,459.74		$2,154.87
283007940856001350	50	1	$695.13	$1,459.74		$2,154.87
283007940856001360	50	1	$695.13	$1,459.74		$2,154.87
283007940856001370	50	1	$695.13	$1,459.74		$2,154.87
283007940856001380	50	1	$695.13	$1,459.74		$2,154.87
283007940856001390	40	1	$695.13	$1,167.80		$1,862.93
283007940856001400	40	1	$695.13	$1,167.80		$1,862.93
283007940856001410	40	1	$695.13	$1,167.80		$1,862.93
283007940856001420	40	1	$695.13	$1,167.80		$1,862.93
283007940856001430	40	1	$695.13	$1,167.80		$1,862.93
283007940856001440	40	1	$695.13	$1,167.80		$1,862.93
283007940856001450	40	1	$695.13	$1,167.80		$1,862.93
283007940856001460	40	1	$695.13	$1,167.80		$1,862.93
283007940856001470	40	1	$695.13	$1,167.80		$1,862.93
283007940856001480	40	1	$695.13	$1,167.80		$1,862.93
283007940856001490	40	1	$695.13	$1,167.80		$1,862.93
283007940856001500	40	1	$695.13	$1,167.80		$1,862.93
283007940856001510	40	1	$695.13	$1,167.80		$1,862.93
283007940856001520	40	1	$695.13	$1,167.80		$1,862.93
283007940856001530	40	1	$695.13	$1,167.80		$1,862.93
283007940856001540	40	1	$695.13	$1,167.80		$1,862.93
283007940856001550	40	1	$695.13	$1,167.80		$1,862.93
283007940856001560	40	1	$695.13	$1,167.80		$1,862.93
283007940856001570	40	1	$695.13	$1,167.80		$1,862.93
283007940856001580	40	1	$695.13	$1,167.80		$1,862.93
283007940856001590	40	1	$695.13	$1,167.80		$1,862.93
283007940856001600	40	1	$695.13	$1,167.80		$1,862.93
283007940856001610	40	1	$695.13	$1,167.80		$1,862.93
283007940856001620	40	1	$695.13	$1,167.80		$1,862.93
283007940856001630	40	1	$695.13	$1,167.80		$1,862.93

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940856001640	40	1	$695.13	$1,167.80		$1,862.93
283007940856001650	40	1	$695.13	$1,167.80		$1,862.93
283007940856001660	40	1	$695.13	$1,167.80		$1,862.93
283007940856001670	40	1	$695.13	$1,167.80		$1,862.93
283007940856001680	40	1	$695.13	$1,167.80		$1,862.93
283007940856001690	40	1	$695.13	$1,167.80		$1,862.93
283007940856001700	40	1	$695.13	$1,167.80		$1,862.93
283007940856001710	40	1	$695.13	$1,167.80		$1,862.93
283007940856001720	40	1	$695.13	$1,167.80		$1,862.93
283007940856001730	40	1	$695.13	$1,167.80		$1,862.93
283007940856001740	40	1	$695.13	$1,167.80		$1,862.93
283007940856001750	40	1	$695.13	$1,167.80		$1,862.93
283007940856001760	40	1	$695.13	$1,167.80		$1,862.93
283007940856001770	40	1	$695.13	$1,167.80		$1,862.93
283007940856001780	40	1	$695.13	$1,167.80		$1,862.93
283007940856001790	40	1	$695.13	$1,167.80		$1,862.93
283007940856001800	40	1	$695.13	$1,167.80		$1,862.93
283007940856001810	40	1	$695.13	$1,167.80		$1,862.93
283007940856001820	40	1	$695.13	$1,167.80		$1,862.93
283007940856001830	40	1	$695.13	$1,167.80		$1,862.93
283007940856001840	40	1	$695.13	$1,167.80		$1,862.93
283007940856001850	40	1	$695.13	$1,167.80		$1,862.93
283007940856001860	40	1	$695.13	$1,167.80		$1,862.93
283007940856001870	40	1	$695.13	$1,167.80		$1,862.93
283007940856001880	40	1	$695.13	$1,167.80		$1,862.93
283007940856001890	40	1	$695.13	$1,167.80		$1,862.93
283007940856001900	40	1	$695.13	$1,167.80		$1,862.93
283007940856001910	40	1	$695.13	$1,167.80		$1,862.93
283007940856001920	40	1	$695.13	$1,167.80		$1,862.93
283007940856001930	40	1	$695.13	$1,167.80		$1,862.93
283007940856001940	40	1	$695.13	$1,167.80		$1,862.93
283007940856001950	40	1	$695.13	$1,167.80		$1,862.93
283007940856001960	40	1	$695.13	$1,167.80		$1,862.93
283007940856001970	40	1	$695.13	$1,167.80		$1,862.93
283007940856001980	40	1	$695.13	$1,167.80		$1,862.93
283007940856001990	40	1	$695.13	$1,167.80		$1,862.93
283007940856002000	40	1	$695.13	$1,167.80		$1,862.93
283007940856002010	40	1	$695.13	$1,167.80		$1,862.93
283007940856002020	40	1	$695.13	$1,167.80		$1,862.93
283007940856002030	40	1	$695.13	$1,167.80		$1,862.93
283007940856002040	40	1	$695.13	$1,167.80		$1,862.93
283007940856002050	40	1	$695.13	$1,167.80		$1,862.93
283007940856002060	40	1	$695.13	$1,167.80		$1,862.93
283007940856002070	40	1	$695.13	$1,167.80		$1,862.93
283007940856002080	40	1	$695.13	$1,167.80		$1,862.93
283007940856002090	40	1	$695.13	$1,167.80		$1,862.93
283007940856002100	40	1	$695.13	$1,167.80		$1,862.93
283007940856002110	40	1	$695.13	$1,167.80		$1,862.93
283007940856002120	40	1	$695.13	$1,167.80		$1,862.93
283007940856002130	40	1	$695.13	$1,167.80		$1,862.93
283007940856002140	40	1	$695.13	$1,167.80		$1,862.93
283007940856002150	40	1	$695.13	$1,167.80		$1,862.93
283007940856002160	40	1	$695.13	$1,167.80		$1,862.93
283007940856002170	40	1	$695.13	$1,167.80		$1,862.93
283007940856002180	40	1	$695.13	$1,167.80		$1,862.93
283007940856002190	40	1	$695.13	$1,167.80		$1,862.93
283007940856002200	40	1	$695.13	$1,167.80		$1,862.93

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940856002210	50	1	$695.13	$1,459.74		$2,154.87
283007940856002220	50	1	$695.13	$1,459.74		$2,154.87
283007940856002230	50	1	$695.13	$1,459.74		$2,154.87
283007940856002240	50	1	$695.13	$1,459.74		$2,154.87
283007940856002250	50	1	$695.13	$1,459.74		$2,154.87
283007940856002260	50	1	$695.13	$1,459.74		$2,154.87
283007940856002270	50	1	$695.13	$1,459.74		$2,154.87
283007940856002280	50	1	$695.13	$1,459.74		$2,154.87
283007940856002290	50	1	$695.13	$1,459.74		$2,154.87
283007940856002300	50	1	$695.13	$1,459.74		$2,154.87
283007940856002310	50	1	$695.13	$1,459.74		$2,154.87
283007940856002320	50	1	$695.13	$1,459.74		$2,154.87
283007940856002330	50	1	$695.13	$1,459.74		$2,154.87
283007940856002340	50	1	$695.13	$1,459.74		$2,154.87
283007940856002350	50	1	$695.13	$1,459.74		$2,154.87
283007940856002360	50	1	$695.13	$1,459.74		$2,154.87
283007940856002370	50	1	$695.13	$1,459.74		$2,154.87
283007940856002380	50	1	$695.13	$1,459.74		$2,154.87
283007940856002390	50	1	$695.13	$1,459.74		$2,154.87
283007940856002400	50	1	$695.13	$1,459.74		$2,154.87
283007940856002410	50	1	$695.13	$1,459.74		$2,154.87
283007940856002420	50	1	$695.13	$1,459.74		$2,154.87
283007940856002430	50	1	$695.13	$1,459.74		$2,154.87
283007940856002440	50	1	$695.13	$1,459.74		$2,154.87
283007940856002450	50	1	$695.13	$1,459.74		$2,154.87
283007940856002460	50	1	$695.13	$1,459.74		$2,154.87
283007940856002470	50	1	$695.13	$1,459.74		$2,154.87
283007940856002480	50	1	$695.13	$1,459.74		$2,154.87
283007940856002490	50	1	$695.13	$1,459.74		$2,154.87
283007940856002500	50	1	$695.13	$1,459.74		$2,154.87
283007940856002510	50	1	$695.13	$1,459.74		$2,154.87
283007940856002520	50	1	$695.13	$1,459.74		$2,154.87
283007940856002530	50	1	$695.13	$1,459.74		$2,154.87
283007940856002540	50	1	$695.13	$1,459.74		$2,154.87
283007940856002550	50	1	$695.13	$1,459.74		$2,154.87
283007940856002560	50	1	$695.13	$1,459.74		$2,154.87
283007940856002570	50	1	$695.13	$1,459.74		$2,154.87
283007940856002580	50	1	$695.13	$1,459.74		$2,154.87
283007940856002590	50	1	$695.13	$1,459.74		$2,154.87
283007940856002600	50	1	$695.13	$1,459.74		$2,154.87
283007940856002610	50	1	$695.13	$1,459.74		$2,154.87
283007940856002620	50	1	$695.13	$1,459.74		$2,154.87
283007940856002630	50	1	$695.13	$1,459.74		$2,154.87
283007940856002640	50	1	$695.13	$1,459.74		$2,154.87
283007940856002650	50	1	$695.13	$1,459.74		$2,154.87
283007940856002660	50	1	$695.13	$1,459.74		$2,154.87
283007940856002670	50	1	$695.13	$1,459.74		$2,154.87
283007940856002680	50	1	$695.13	$1,459.74		$2,154.87
283007940856002690	50	1	$695.13	$1,459.74		$2,154.87
283007940856002700	50	1	$695.13	$1,459.74		$2,154.87
283007940856002710	50	1	$695.13	$1,459.74		$2,154.87
283007940856002720	50	1	$695.13	$1,459.74		$2,154.87
283007940856002730	50	1	$695.13	$1,459.74		$2,154.87
283007940856002740	50	1	$695.13	$1,459.74		$2,154.87
283007940856002750	50	1	$695.13	$1,459.74		$2,154.87
283007940856002760	50	1	$695.13	$1,459.74		$2,154.87
283007940856002770	50	1	$695.13	$1,459.74		$2,154.87

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940856002780	50	1	$695.13	$1,459.74		$2,154.87
283007940856002790	50	1	$695.13	$1,459.74		$2,154.87
283007940856002800	50	1	$695.13	$1,459.74		$2,154.87
283007940856002810	50	1	$695.13	$1,459.74		$2,154.87
283007940856002820	40	1	$695.13	$1,167.80		$1,862.93
283007940856002830	40	1	$695.13	$1,167.80		$1,862.93
283007940856002840	40	1	$695.13	$1,167.80		$1,862.93
283007940856002850	40	1	$695.13	$1,167.80		$1,862.93
283007940856002860	40	1	$695.13	$1,167.80		$1,862.93
283007940856002870	40	1	$695.13	$1,167.80		$1,862.93
283007940856002880	40	1	$695.13	$1,167.80		$1,862.93
283007940856002890	40	1	$695.13	$1,167.80		$1,862.93
283007940856002900	40	1	$695.13	$1,167.80		$1,862.93
283007940856002910	40	1	$695.13	$1,167.80		$1,862.93
283007940856002920	40	1	$695.13	$1,167.80		$1,862.93
283007940856002930	40	1	$695.13	$1,167.80		$1,862.93
283007940856002940	40	1	$695.13	$1,167.80		$1,862.93
283007940856002950	40	1	$695.13	$1,167.80		$1,862.93
283007940856002960	40	1	$695.13	$1,167.80		$1,862.93
283007940856002970	40	1	$695.13	$1,167.80		$1,862.93
283007940856002980	40	1	$695.13	$1,167.80		$1,862.93
283007940856002990	40	1	$695.13	$1,167.80		$1,862.93
283007940856003000	40	1	$695.13	$1,167.80		$1,862.93
283007940856003010	40	1	$695.13	$1,167.80		$1,862.93
283007940856003020	40	1	$695.13	$1,167.80		$1,862.93
283007940856003030	40	1	$695.13	$1,167.80		$1,862.93
283007940856003040	40	1	$695.13	$1,167.80		$1,862.93
283007940856003050	40	1	$695.13	$1,167.80		$1,862.93
283007940856003060	40	1	$695.13	$1,167.80		$1,862.93
283007940856003070	40	1	$695.13	$1,167.80		$1,862.93
283007940856003080	40	1	$695.13	$1,167.80		$1,862.93
283007940856003090	40	1	$695.13	$1,167.80		$1,862.93
283007940856003100	40	1	$695.13	$1,167.80		$1,862.93
283007940856003110	40	1	$695.13	$1,167.80		$1,862.93
283007940856003120	40	1	$695.13	$1,167.80		$1,862.93
283007940856003130	40	1	$695.13	$1,167.80		$1,862.93
283007940856003140	40	1	$695.13	$1,167.80		$1,862.93
283007940856003150	40	1	$695.13	$1,167.80		$1,862.93
283007940856003160	40	1	$695.13	$1,167.80		$1,862.93
283007940856003170	40	1	$695.13	$1,167.80		$1,862.93
283007940856003180	40	1	$695.13	$1,167.80		$1,862.93
283007940856003190	40	1	$695.13	$1,167.80		$1,862.93
283007940856003200	40	1	$695.13	$1,167.80		$1,862.93
283007940856003210	40	1	$695.13	$1,167.80		$1,862.93
283007940856003220	40	1	$695.13	$1,167.80		$1,862.93
283007940856003230	40	1	$695.13	$1,167.80		$1,862.93
283007940856003240	40	1	$695.13	$1,167.80		$1,862.93
283007940856003250	40	1	$695.13	$1,167.80		$1,862.93
283007940856003260	40	1	$695.13	$1,167.80		$1,862.93
283007940856003270	40	1	$695.13	$1,167.80		$1,862.93
283007940856003280	40	1	$695.13	$1,167.80		$1,862.93
283007940856003290	40	1	$695.13	$1,167.80		$1,862.93
283007940856003300	40	1	$695.13	$1,167.80		$1,862.93
283007940856003310	40	1	$695.13	$1,167.80		$1,862.93
283007940856003320	40	1	$695.13	$1,167.80		$1,862.93
283007940856003330	40	1	$695.13	$1,167.80		$1,862.93
283007940856003340	40	1	$695.13	$1,167.80		$1,862.93

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940856003350	40	1	$695.13	$1,167.80		$1,862.93
283007940856003360	40	1	$695.13	$1,167.80		$1,862.93
283007940856003370	40	1	$695.13	$1,167.80		$1,862.93
283007940856003380	40	1	$695.13	$1,167.80		$1,862.93
283007940856003390	40	1	$695.13	$1,167.80		$1,862.93
283007940856003400	40	1	$695.13	$1,167.80		$1,862.93
283007940856003410	40	1	$695.13	$1,167.80		$1,862.93
283007940856003420	40	1	$695.13	$1,167.80		$1,862.93
283007940856003430	40	1	$695.13	$1,167.80		$1,862.93
283007940856003440	40	1	$695.13	$1,167.80		$1,862.93
283007940856003450	40	1	$695.13	$1,167.80		$1,862.93
283007940856003460	40	1	$695.13	$1,167.80		$1,862.93
283007940856003470	40	1	$695.13	$1,167.80		$1,862.93
283007940856003480	40	1	$695.13	$1,167.80		$1,862.93
283007940856003490	40	1	$695.13	$1,167.80		$1,862.93
283007940856003500	40	1	$695.13	$1,167.80		$1,862.93
283007940856003510	40	1	$695.13	$1,167.80		$1,862.93
283007940856003520	40	1	$695.13	$1,167.80		$1,862.93
283007940856003530	40	1	$695.13	$1,167.80		$1,862.93
283007940856003540	40	1	$695.13	$1,167.80		$1,862.93
283007940856003550	40	1	$695.13	$1,167.80		$1,862.93
283007940856003560	40	1	$695.13	$1,167.80		$1,862.93
283007940856003570	40	1	$695.13	$1,167.80		$1,862.93
283007940856003580	40	1	$695.13	$1,167.80		$1,862.93
283007940856003590	40	1	$695.13	$1,167.80		$1,862.93
283007940856003600	40	1	$695.13	$1,167.80		$1,862.93
283007940856003610	40	1	$695.13	$1,167.80		$1,862.93
283007940856003620	40	1	$695.13	$1,167.80		$1,862.93
283007940856003630	40	1	$695.13	$1,167.80		$1,862.93
283007940856003640	40	1	$695.13	$1,167.80		$1,862.93
283007940856003650	40	1	$695.13	$1,167.80		$1,862.93
283007940856003660	40	1	$695.13	$1,167.80		$1,862.93
283007940856003670	40	1	$695.13	$1,167.80		$1,862.93
283007940856003680	40	1	$695.13	$1,167.80		$1,862.93
283007940856003690	40	1	$695.13	$1,167.80		$1,862.93
283007940856003700	40	1	$695.13	$1,167.80		$1,862.93
283007940856003710	40	1	$695.13	$1,167.80		$1,862.93
283007940856003720	40	1	$695.13	$1,167.80		$1,862.93
283007940856003730	40	1	$695.13	$1,167.80		$1,862.93
283007940856003740	40	1	$695.13	$1,167.80		$1,862.93
283007940856003750	40	1	$695.13	$1,167.80		$1,862.93
283007940856003760	40	1	$695.13	$1,167.80		$1,862.93
283007940856003770	40	1	$695.13	$1,167.80		$1,862.93
283007940856003780	40	1	$695.13	$1,167.80		$1,862.93
283007940856003790	40	1	$695.13	$1,167.80		$1,862.93
283007940856003800	40	1	$695.13	$1,167.80		$1,862.93
283007940856003810	40	1	$695.13	$1,167.80		$1,862.93
283007940856003820	40	1	$695.13	$1,167.80		$1,862.93
283007940856003830	40	1	$695.13	$1,167.80		$1,862.93
283007940856003840	40	1	$695.13	$1,167.80		$1,862.93
283007940856003850	40	1	$695.13	$1,167.80		$1,862.93
283007940856003860	40	1	$695.13	$1,167.80		$1,862.93
283007940856003870	40	1	$695.13	$1,167.80		$1,862.93
283007940856003880	40	1	$695.13	$1,167.80		$1,862.93
283007940856003890	40	1	$695.13	$1,167.80		$1,862.93
283007940856003900	40	1	$695.13	$1,167.80		$1,862.93
283007940856003910	40	1	$695.13	$1,167.80		$1,862.93

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940856003920	40	1	$695.13	$1,167.80		$1,862.93
283007940856003930	40	1	$695.13	$1,167.80		$1,862.93
283007940856003940	40	1	$695.13	$1,167.80		$1,862.93
283007940856003950	40	1	$695.13	$1,167.80		$1,862.93
283007940856003960	40	1	$695.13	$1,167.80		$1,862.93
283007940856003970	40	1	$695.13	$1,167.80		$1,862.93
283007940856003980	40	1	$695.13	$1,167.80		$1,862.93
283007940856003990	40	1	$695.13	$1,167.80		$1,862.93
283007940856004000	40	1	$695.13	$1,167.80		$1,862.93
283007940856004010	40	1	$695.13	$1,167.80		$1,862.93
283007940856004020	40	1	$695.13	$1,167.80		$1,862.93
283007940856004030	40	1	$695.13	$1,167.80		$1,862.93
283007940856004040	40	1	$695.13	$1,167.80		$1,862.93
283007940856004050	40	1	$695.13	$1,167.80		$1,862.93
283007940856004060	40	1	$695.13	$1,167.80		$1,862.93
283007940856004070	40	1	$695.13	$1,167.80		$1,862.93
283007940856004080	40	1	$695.13	$1,167.80		$1,862.93
283007940856004090	40	1	$695.13	$1,167.80		$1,862.93
283007940856004100	40	1	$695.13	$1,167.80		$1,862.93
283007940856004110	40	1	$695.13	$1,167.80		$1,862.93
283007940856004120	40	1	$695.13	$1,167.80		$1,862.93
283007940856004130	40	1	$695.13	$1,167.80		$1,862.93
283007940856004140	40	1	$695.13	$1,167.80		$1,862.93
283007940856004150	40	1	$695.13	$1,167.80		$1,862.93
283007940856004160	40	1	$695.13	$1,167.80		$1,862.93
283007940856004170	40	1	$695.13	$1,167.80		$1,862.93
283007940856004180	40	1	$695.13	$1,167.80		$1,862.93
283007940856004190	40	1	$695.13	$1,167.80		$1,862.93
283007940856004200	40	1	$695.13	$1,167.80		$1,862.93
283007940856004210	40	1	$695.13	$1,167.80		$1,862.93
283007940856004220	40	1	$695.13	$1,167.80		$1,862.93
283007940856004230	40	1	$695.13	$1,167.80		$1,862.93
283007940856004240	40	1	$695.13	$1,167.80		$1,862.93
283007940856004250	40	1	$695.13	$1,167.80		$1,862.93
283007940856004260	40	1	$695.13	$1,167.80		$1,862.93
283007940856004270	50	1	$695.13	$1,459.74		$2,154.87
283007940856004280	50	1	$695.13	$1,459.74		$2,154.87
283007940856004290	50	1	$695.13	$1,459.74		$2,154.87
283007940856004300	50	1	$695.13	$1,459.74		$2,154.87
283007940856004310	50	1	$695.13	$1,459.74		$2,154.87
283007940856004320	50	1	$695.13	$1,459.74		$2,154.87
283007940856004330	50	1	$695.13	$1,459.74		$2,154.87
283007940856004340	50	1	$695.13	$1,459.74		$2,154.87
283007940856004350	50	1	$695.13	$1,459.74		$2,154.87
283007940856004360	50	1	$695.13	$1,459.74		$2,154.87
283007940856004370	50	1	$695.13	$1,459.74		$2,154.87
283007940856004380	50	1	$695.13	$1,459.74		$2,154.87
283007940856004390	50	1	$695.13	$1,459.74		$2,154.87
283007940856004400	50	1	$695.13	$1,459.74		$2,154.87
283007940856004410	50	1	$695.13	$1,459.74		$2,154.87
283007940856004420	50	1	$695.13	$1,459.74		$2,154.87
283007940856004430	50	1	$695.13	$1,459.74		$2,154.87
283007940856004440	50	1	$695.13	$1,459.74		$2,154.87
283007940856004450	50	1	$695.13	$1,459.74		$2,154.87
283007940856004460	50	1	$695.13	$1,459.74		$2,154.87
283007940856004470	50	1	$695.13	$1,459.74		$2,154.87
283007940856004480	50	1	$695.13	$1,459.74		$2,154.87

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940856004490						$0.00
283007940856004500						$0.00
283007940856004510						$0.00
283007940856004520						$0.00
283007940856004530						$0.00
283007940856004540						$0.00
283007940856004550						$0.00
283007940856004560						$0.00
283007940856004570						$0.00
283007940856004580						$0.00
283007940857000010	50	1	$695.13		$1,458.72	$2,153.85
283007940857000020	50	1	$695.13		$1,458.72	$2,153.85
283007940857000030	50	1	$695.13		$1,458.72	$2,153.85
283007940857000040	50	1	$695.13		$1,458.72	$2,153.85
283007940857000050	50	1	$695.13		$1,458.72	$2,153.85
283007940857000060	50	1	$695.13		$1,458.72	$2,153.85
283007940857000070	50	1	$695.13		$1,458.72	$2,153.85
283007940857000080	50	1	$695.13		$1,458.72	$2,153.85
283007940857000090	50	1	$695.13		$1,458.72	$2,153.85
283007940857000100	50	1	$695.13		$1,458.72	$2,153.85
283007940857000550	50	1	$695.13		$1,458.72	$2,153.85
283007940857000560	50	1	$695.13		$1,458.72	$2,153.85
283007940857000570	50	1	$695.13		$1,458.72	$2,153.85
283007940857000580	50	1	$695.13		$1,458.72	$2,153.85
283007940857000590	50	1	$695.13		$1,458.72	$2,153.85
283007940857000600	50	1	$695.13		$1,458.72	$2,153.85
283007940857000610	50	1	$695.13		$1,458.72	$2,153.85
283007940857000620	50	1	$695.13		$1,458.72	$2,153.85
283007940857000630	50	1	$695.13		$1,458.72	$2,153.85
283007940857000640	50	1	$695.13		$1,458.72	$2,153.85
283007940857000650	50	1	$695.13		$1,458.72	$2,153.85
283007940857000660	50	1	$695.13		$1,458.72	$2,153.85
283007940857000670	50	1	$695.13		$1,458.72	$2,153.85
283007940857000680	50	1	$695.13		$1,458.72	$2,153.85
283007940857000690	50	1	$695.13		$1,458.72	$2,153.85
283007940857000700	50	1	$695.13		$1,458.72	$2,153.85
283007940857000710	50	1	$695.13		$1,458.72	$2,153.85
283007940857000720	50	1	$695.13		$1,458.72	$2,153.85
283007940857000730	50	1	$695.13		$1,458.72	$2,153.85
283007940857000740	50	1	$695.13		$1,458.72	$2,153.85
283007940857000750	50	1	$695.13		$1,458.72	$2,153.85
283007940857000760	50	1	$695.13		$1,458.72	$2,153.85
283007940857000770	50	1	$695.13		$1,458.72	$2,153.85
283007940857000780	50	1	$695.13		$1,458.72	$2,153.85
283007940857000790	50	1	$695.13		$1,458.72	$2,153.85
283007940857000800	50	1	$695.13		$1,458.72	$2,153.85
283007940857000810	50	1	$695.13		$1,458.72	$2,153.85
283007940857000820	50	1	$695.13		$1,458.72	$2,153.85
283007940857000830	50	1	$695.13		$1,458.72	$2,153.85
283007940857000840	50	1	$695.13		$1,458.72	$2,153.85
283007940857000850	50	1	$695.13		$1,458.72	$2,153.85
283007940857000860	50	1	$695.13		$1,458.72	$2,153.85
283007940857000870	50	1	$695.13		$1,458.72	$2,153.85
283007940857000880	50	1	$695.13		$1,458.72	$2,153.85
283007940857000890	50	1	$695.13		$1,458.72	$2,153.85
283007940857000900	50	1	$695.13		$1,458.72	$2,153.85
283007940857000910	50	1	$695.13		$1,458.72	$2,153.85

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940857000920	50	1	$695.13		$1,458.72	$2,153.85
283007940857000930	50	1	$695.13		$1,458.72	$2,153.85
283007940857000940	50	1	$695.13		$1,458.72	$2,153.85
283007940857000950	50	1	$695.13		$1,458.72	$2,153.85
283007940857000960	50	1	$695.13		$1,458.72	$2,153.85
283007940857000970	50	1	$695.13		$1,458.72	$2,153.85
283007940857000980	50	1	$695.13		$1,458.72	$2,153.85
283007940857000990	50	1	$695.13		$1,458.72	$2,153.85
283007940857001000	50	1	$695.13		$1,458.72	$2,153.85
283007940857001010	50	1	$695.13		$1,458.72	$2,153.85
283007940857001020	50	1	$695.13		$1,458.72	$2,153.85
283007940857001030	50	1	$695.13		$1,458.72	$2,153.85
283007940857001040	50	1	$695.13		$1,458.72	$2,153.85
283007940857001050	50	1	$695.13		$1,458.72	$2,153.85
283007940857001060	50	1	$695.13		$1,458.72	$2,153.85
283007940857001070	50	1	$695.13		$1,458.72	$2,153.85
283007940857001080	50	1	$695.13		$1,458.72	$2,153.85
283007940857001090	50	1	$695.13		$1,458.72	$2,153.85
283007940857001100	50	1	$695.13		$1,458.72	$2,153.85
283007940857001110	50	1	$695.13		$1,458.72	$2,153.85
283007940857001120	50	1	$695.13		$1,458.72	$2,153.85
283007940857001130	50	1	$695.13		$1,458.72	$2,153.85
283007940857001140	50	1	$695.13		$1,458.72	$2,153.85
283007940857001150	50	1	$695.13		$1,458.72	$2,153.85
283007940857001160	50	1	$695.13		$1,458.72	$2,153.85
283007940857001170	50	1	$695.13		$1,458.72	$2,153.85
283007940857001180	50	1	$695.13		$1,458.72	$2,153.85
283007940857001190	50	1	$695.13		$1,458.72	$2,153.85
283007940857001200	50	1	$695.13		$1,458.72	$2,153.85
283007940857001210	50	1	$695.13		$1,458.72	$2,153.85
283007940857001220	50	1	$695.13		$1,458.72	$2,153.85
283007940857001230	50	1	$695.13		$1,458.72	$2,153.85
283007940857001240	50	1	$695.13		$1,458.72	$2,153.85
283007940857001250	50	1	$695.13		$1,458.72	$2,153.85
283007940857001260	50	1	$695.13		$1,458.72	$2,153.85
283007940857001270	50	1	$695.13		$1,458.72	$2,153.85
283007940857001280	50	1	$695.13		$1,458.72	$2,153.85
283007940857001290	40	1	$695.13		$1,166.98	$1,862.11
283007940857001300	40	1	$695.13		$1,166.98	$1,862.11
283007940857001310	40	1	$695.13		$1,166.98	$1,862.11
283007940857001320	40	1	$695.13		$1,166.98	$1,862.11
283007940857001330	40	1	$695.13		$1,166.98	$1,862.11
283007940857001340	40	1	$695.13		$1,166.98	$1,862.11
283007940857001350	40	1	$695.13		$1,166.98	$1,862.11
283007940857001360	40	1	$695.13		$1,166.98	$1,862.11
283007940857001370	40	1	$695.13		$1,166.98	$1,862.11
283007940857001380	50	1	$695.13		$1,458.72	$2,153.85
283007940857001390	40	1	$695.13		$1,166.98	$1,862.11
283007940857001400	40	1	$695.13		$1,166.98	$1,862.11
283007940857001410	40	1	$695.13		$1,166.98	$1,862.11
283007940857001420	40	1	$695.13		$1,166.98	$1,862.11
283007940857001430	40	1	$695.13		$1,166.98	$1,862.11
283007940857001440	50	1	$695.13		$1,458.72	$2,153.85
283007940857001450	50	1	$695.13		$1,458.72	$2,153.85
283007940857001460	40	1	$695.13		$1,166.98	$1,862.11
283007940857001470	40	1	$695.13		$1,166.98	$1,862.11
283007940857001480	40	1	$695.13		$1,166.98	$1,862.11

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940857001490	40	1	$695.13		$1,166.98	$1,862.11
283007940857001500	40	1	$695.13		$1,166.98	$1,862.11
283007940857001510	40	1	$695.13		$1,166.98	$1,862.11
283007940857001520	40	1	$695.13		$1,166.98	$1,862.11
283007940857001530	40	1	$695.13		$1,166.98	$1,862.11
283007940857001540	40	1	$695.13		$1,166.98	$1,862.11
283007940857001550	40	1	$695.13		$1,166.98	$1,862.11
283007940857001560	40	1	$695.13		$1,166.98	$1,862.11
283007940857001570	40	1	$695.13		$1,166.98	$1,862.11
283007940857001580	40	1	$695.13		$1,166.98	$1,862.11
283007940857001590	40	1	$695.13		$1,166.98	$1,862.11
283007940857001600	40	1	$695.13		$1,166.98	$1,862.11
283007940857001610	40	1	$695.13		$1,166.98	$1,862.11
283007940857001620	40	1	$695.13		$1,166.98	$1,862.11
283007940857001630	40	1	$695.13		$1,166.98	$1,862.11
283007940857001640	40	1	$695.13		$1,166.98	$1,862.11
283007940857001650	40	1	$695.13		$1,166.98	$1,862.11
283007940857001660	40	1	$695.13		$1,166.98	$1,862.11
283007940857001670	40	1	$695.13		$1,166.98	$1,862.11
283007940857001680	40	1	$695.13		$1,166.98	$1,862.11
283007940857001690	40	1	$695.13		$1,166.98	$1,862.11
283007940857001700	40	1	$695.13		$1,166.98	$1,862.11
283007940857001710	40	1	$695.13		$1,166.98	$1,862.11
283007940857001720	40	1	$695.13		$1,166.98	$1,862.11
283007940857001730	40	1	$695.13		$1,166.98	$1,862.11
283007940857001740	40	1	$695.13		$1,166.98	$1,862.11
283007940857001750	40	1	$695.13		$1,166.98	$1,862.11
283007940857001760	40	1	$695.13		$1,166.98	$1,862.11
283007940857001770	40	1	$695.13		$1,166.98	$1,862.11
283007940857001780	40	1	$695.13		$1,166.98	$1,862.11
283007940857001790	40	1	$695.13		$1,166.98	$1,862.11
283007940857001800	40	1	$695.13		$1,166.98	$1,862.11
283007940857001810	40	1	$695.13		$1,166.98	$1,862.11
283007940857001820	40	1	$695.13		$1,166.98	$1,862.11
283007940857001830	40	1	$695.13		$1,166.98	$1,862.11
283007940857001840	40	1	$695.13		$1,166.98	$1,862.11
283007940857001850	40	1	$695.13		$1,166.98	$1,862.11
283007940857001860	40	1	$695.13		$1,166.98	$1,862.11
283007940857001870	40	1	$695.13		$1,166.98	$1,862.11
283007940857001880	40	1	$695.13		$1,166.98	$1,862.11
283007940857001890	40	1	$695.13		$1,166.98	$1,862.11
283007940857001900	40	1	$695.13		$1,166.98	$1,862.11
283007940857001910	40	1	$695.13		$1,166.98	$1,862.11
283007940857001920	40	1	$695.13		$1,166.98	$1,862.11
283007940857001930	40	1	$695.13		$1,166.98	$1,862.11
283007940857001940	40	1	$695.13		$1,166.98	$1,862.11
283007940857001950	40	1	$695.13		$1,166.98	$1,862.11
283007940857001960	40	1	$695.13		$1,166.98	$1,862.11
283007940857001970	40	1	$695.13		$1,166.98	$1,862.11
283007940857001980	40	1	$695.13		$1,166.98	$1,862.11
283007940857001990	40	1	$695.13		$1,166.98	$1,862.11
283007940857002000	40	1	$695.13		$1,166.98	$1,862.11
283007940857002010	40	1	$695.13		$1,166.98	$1,862.11
283007940857002020	40	1	$695.13		$1,166.98	$1,862.11
283007940857002030	40	1	$695.13		$1,166.98	$1,862.11
283007940857002040	40	1	$695.13		$1,166.98	$1,862.11
283007940857002050	40	1	$695.13		$1,166.98	$1,862.11

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940857002060	40	1	$695.13		$1,166.98	$1,862.11
283007940857002070	40	1	$695.13		$1,166.98	$1,862.11
283007940857002080	40	1	$695.13		$1,166.98	$1,862.11
283007940857002090	40	1	$695.13		$1,166.98	$1,862.11
283007940857002100	40	1	$695.13		$1,166.98	$1,862.11
283007940857002110	40	1	$695.13		$1,166.98	$1,862.11
283007940857002120	40	1	$695.13		$1,166.98	$1,862.11
283007940857002130	40	1	$695.13		$1,166.98	$1,862.11
283007940857002140	40	1	$695.13		$1,166.98	$1,862.11
283007940857002150	40	1	$695.13		$1,166.98	$1,862.11
283007940857002160	40	1	$695.13		$1,166.98	$1,862.11
283007940857002170	40	1	$695.13		$1,166.98	$1,862.11
283007940857002180	40	1	$695.13		$1,166.98	$1,862.11
283007940857002190	40	1	$695.13		$1,166.98	$1,862.11
283007940857002200	40	1	$695.13		$1,166.98	$1,862.11
283007940857002210	40	1	$695.13		$1,166.98	$1,862.11
283007940857002220	40	1	$695.13		$1,166.98	$1,862.11
283007940857002230	40	1	$695.13		$1,166.98	$1,862.11
283007940857002240	40	1	$695.13		$1,166.98	$1,862.11
283007940857002250	40	1	$695.13		$1,166.98	$1,862.11
283007940857002260	40	1	$695.13		$1,166.98	$1,862.11
283007940857002270	40	1	$695.13		$1,166.98	$1,862.11
283007940857002280	40	1	$695.13		$1,166.98	$1,862.11
283007940857002290	40	1	$695.13		$1,166.98	$1,862.11
283007940857002300	40	1	$695.13		$1,166.98	$1,862.11
283007940857002310	40	1	$695.13		$1,166.98	$1,862.11
283007940857002320	40	1	$695.13		$1,166.98	$1,862.11
283007940857002330	40	1	$695.13		$1,166.98	$1,862.11
283007940857002340	40	1	$695.13		$1,166.98	$1,862.11
283007940857002350	40	1	$695.13		$1,166.98	$1,862.11
283007940857002360	40	1	$695.13		$1,166.98	$1,862.11
283007940857002370	40	1	$695.13		$1,166.98	$1,862.11
283007940857002380	40	1	$695.13		$1,166.98	$1,862.11
283007940857002390	40	1	$695.13		$1,166.98	$1,862.11
283007940857002400	40	1	$695.13		$1,166.98	$1,862.11
283007940857002410	40	1	$695.13		$1,166.98	$1,862.11
283007940857002420	40	1	$695.13		$1,166.98	$1,862.11
283007940857002430	40	1	$695.13		$1,166.98	$1,862.11
283007940857002440	40	1	$695.13		$1,166.98	$1,862.11
283007940857002450	40	1	$695.13		$1,166.98	$1,862.11
283007940857002460	40	1	$695.13		$1,166.98	$1,862.11
283007940857002470	40	1	$695.13		$1,166.98	$1,862.11
283007940857002480	40	1	$695.13		$1,166.98	$1,862.11
283007940857002490	40	1	$695.13		$1,166.98	$1,862.11
283007940857002500	40	1	$695.13		$1,166.98	$1,862.11
283007940857002510	40	1	$695.13		$1,166.98	$1,862.11
283007940857002520	40	1	$695.13		$1,166.98	$1,862.11
283007940857002530	40	1	$695.13		$1,166.98	$1,862.11
283007940857002540	40	1	$695.13		$1,166.98	$1,862.11
283007940857002550	40	1	$695.13		$1,166.98	$1,862.11
283007940857002560	40	1	$695.13		$1,166.98	$1,862.11
283007940857002570	40	1	$695.13		$1,166.98	$1,862.11
283007940857002580	40	1	$695.13		$1,166.98	$1,862.11
283007940857002590	40	1	$695.13		$1,166.98	$1,862.11
283007940857002600	40	1	$695.13		$1,166.98	$1,862.11
283007940857002610	40	1	$695.13		$1,166.98	$1,862.11
283007940857002620	40	1	$695.13		$1,166.98	$1,862.11

PARCEL ID	Type	Units	O&M	2024 Debt	2026 Debt	Total
283007940857002630	40	1	$695.13		$1,166.98	$1,862.11
283007940857002640	40	1	$695.13		$1,166.98	$1,862.11
283007940857002650	40	1	$695.13		$1,166.98	$1,862.11
283007940857002660	40	1	$695.13		$1,166.98	$1,862.11
283007940857002670	40	1	$695.13		$1,166.98	$1,862.11
283007940857002680						$0.00
283007940857002690						$0.00
283007940857002700						$0.00
283007940857002710						$0.00
283007940857002720						$0.00
283007940857002730						$0.00
283007940857002740						$0.00
283007940857002750						$0.00
283018000000031030						$0.00
283018000000033010						$0.00
Total Gross Onroll		557	$387,187.41	$421,282.78	$285,617.92	$1,094,088.11
Total Net Onroll			$360,084.29	$391,792.99	$265,624.67	$1,017,501.94
Direct Billing		**Acres**				
283007000000032010		13.07	$23,514.51	$0.00	$0.00	$23,514.51
283007000000033010		5.25	$9,446.25	$0.00	$0.00	$9,446.25
283007000000034020		10.93	$19,676.01	$0.00	$0.00	$19,676.01
283007000000034030		20.88	$37,568.18	$0.00	$0.00	$37,568.18
283007000000042000		24.18	$43,503.08	$0.00	$0.00	$43,503.08
283018000000031030		18.43	$33,166.44	$0.00	$0.00	$33,166.44
283018000000033010		6.23	$11,212.10	$0.00	$0.00	$11,212.10
Total Gross Direct		98.96	$178,086.57	$0.00	$0.00	$178,086.57
Total Net Direct			$165,620.51	$0.00	$0.00	$165,620.51
Total Gross Assessments			$565,273.98	$421,282.78	$285,617.92	$1,272,174.68
Total Net Assessments			$525,704.80	$391,792.99	$265,624.67	$1,183,122.45

SECTION 6

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SCHALLER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 14th day of July 2026.

ATTEST:	**HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Hunt Club Grove Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, at 9:30 a.m. on the following dates, unless otherwise indicated as follows:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 10, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("District Manager's Office").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 7

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

CONTENTS

DMHB
DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hunt Club Grove Community Development District, City of Lake Wales, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

2222 Colonial Road, Suite 201 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 3, 2026, on our consideration of the Hunt Club Grove Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 3, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 3, 2026

Our discussion and analysis of Hunt Club Grove Community Development District, City of Lake Wales, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The of the District assets exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $9,635,608

- The change in the District's total net position in comparison with the prior fiscal year was $9,979,854, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $590,893. A portion of fund balance is restricted for nonspendable prepaid items, debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	$ 620,330	$ 5,442,871
Capital assets	14,746,255	-
Total assets	15,366,585	5,442,871
Current liabilities	203,791	175,255
Long-term liabilities	5,527,186	5,611,862
Total liabilities	5,730,977	5,787,117
Net position		
Net invested in capital assets	9,132,079	-
Restricted for debt service	276,054	(353,722)
Restricted for capital projects	31,385	-
Unrestricted	196,090	9,476
Total net position	$ 9,635,608	$ (344,246)

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded the ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	$10,446,078	$ 89,954
General revenues	2,640	52,509
Total revenues	10,448,718	142,463
Expenses		
General government	89,665	80,353
Maintenance and operations	72,427	-
Interest on long-term debt	306,772	85,456
Total expenses	468,864	486,584
Change in net position	9,979,854	(344,121)
Net position - beginning of year	(344,246)	(125)
Net position - end of year	$ 9,635,608	$ (344,246)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $468,864, which consisted of interest on long term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District’s activities were funded by developer contributions and assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $14,746,255 invested construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. More detailed information about the District’s capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $5,612,186 Bonds outstanding for its governmental activities. More detailed information about the District’s capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hunt Club Grove Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2025

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	$ 62,029
Investments	157,640
Assessments receivable	1,738
Prepaid items	3,185
Restricted assets:	
Investments	395,738
Capital assets:	
Non-depreciable	14,746,255
TOTAL ASSETS	$ 15,366,585
LIABILITIES	
Accounts payable and accrued expenses	$ 15,053
Accrued interest payable	89,354
Due to developer	14,384
Bonds payable, due within one year	85,000
Bonds payable, due in more than one year	5,527,186
TOTAL LIABILITIES	5,730,977
NET POSITION	
Net investment in capital assets	9,132,079
Restricted for:	
Debt service	276,054
Capital projects	31,385
Unrestricted	196,090
TOTAL NET POSITION	$ 9,635,608

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

		Program Revenues			Net (Expense) Revenues and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
General government	$ 89,665	$ -	$ -	$ -	$ (89,665)
Maintenance and operations	72,427	346,067	-	9,687,746	9,961,386
Interest on long-term debt	306,772	393,797	18,468	-	105,493
Total governmental activities	$ 468,864	$ 739,864	$ 18,468	$ 9,687,746	9,977,214
	General revenues:				
	Unrestricted investment earnings				2,640
	Total general revenues				2,640
	Change in net position				9,979,854
	Net position - October 1, 2024				(344,246)
	Net position - September 30, 2025				$ 9,635,608

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 62,029	$ -	$ -	$ 62,029
Investments	157,640	364,353	31,385	553,378
Assessments receivable	683	1,055	-	1,738
Prepaid items	3,185	-	-	3,185
TOTAL ASSETS	$ 223,537	$ 365,408	$ 31,385	$ 620,330
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 13,063	$ -	$ 1,990	$ 15,053
Due to developer	14,384	-	-	14,384
TOTAL LIABILITIES	27,447	-	1,990	29,437
FUND BALANCES				
Nonspendable:				
Prepaid items	3,185	-	-	3,185
Restricted for:				
Debt service	-	365,408	-	365,408
Capital projects	-	-	29,395	29,395
Unassigned	192,905	-	-	192,905
TOTAL FUND BALANCES	196,090	365,408	29,395	590,893
TOTAL LIABILITIES AND FUND BALANCES	$ 223,537	$ 365,408	$ 31,385	$ 620,330

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	$	590,893
Amount reported for governmental activities in the Statement of Net Assets are different because:		
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:		
Governmental capital assets		14,746,255
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:		
Accrued interest payable		(89,354)
Original issue discount		22,814
Governmental bonds payable		(5,635,000)
Net Position of Governmental Activities	$	9,635,608

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	$ -	$ -	$ 9,608,036	$ 9,608,036
Assessments	346,067	393,797	-	739,864
Investment earnings	2,640	18,468	79,710	100,818
TOTAL REVENUES	348,707	412,265	9,687,746	10,448,718
EXPENDITURES				
General government	89,665	-	-	89,665
Maintenance and operations	72,427	-	-	72,427
Capital outlay	-	-	14,746,255	14,746,255
Debt				
Principal	-	80,000	-	80,000
Interest expense	-	302,548	-	302,548
TOTAL EXPENDITURES	162,092	382,548	14,746,255	15,290,895
EXCESS REVENUES OVER (UNDER) EXPENDITURES	186,615	29,717	(5,058,509)	(4,842,177)
OTHER SOURCES (USES)				
Transfers in (out)	-	(8,594)	8,594	-
TOTAL OTHER SOURCES (USES)	-	(8,594)	8,594	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	186,615	21,123	(5,049,915)	(4,842,177)
FUND BALANCE				
Beginning of year	9,475	344,285	5,079,310	5,433,070
End of year	$ 196,090	$ 365,408	$ 29,395	$ 590,893

The accompanying notes are an integral part of this financial statement

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ (4,842,177)
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	14,746,255
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	80,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Change in accrued interest payable	(3,900)
Provision for amortization of bond discount	(324)
Change in Net Position of Governmental Activities	$ 9,979,854

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Hunt Club Grove Community Development District ("District") was established on January 17, 2023 by Ordinance 2023-01 adopted by the City Commission of the City of Lake Wales, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a"2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District’s Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
US Bank Gcts 0490	$ 395,738	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	157,640	S&P AAAm	Weighted average maturity 47 days
Total Investments	$ 553,378		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida PrimeTM) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida PrimeTM, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer In	Transfer Out
Capital projects	$ 8,594	$ -
Debt service	-	8,594
Total	$ 8,594	$ 8,594

Transfers are used to move revenues and other financing sources from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	$ -	$ 14,746,255	$ -	$14,746,255
Total capital assets, not being depreciated	-	14,746,255	-	14,746,255
Governmental activities capital assets - net	$ -	$ 14,746,255	$ -	$14,746,255

The total project cost of the infrastructure improvements to be financed with bond proceeds have been estimated at $38 million. The District Capital Improvement Project ("CIP") is being built in phases. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. The infrastructure will include stormwater management systems, utilities, irrigation, amenities and other land improvements. Upon completion, certain infrastructure is to be conveyed to others for ownership and maintenance.

Developer contributions to the capital projects fund for the current fiscal year were $9,608,036.

NOTE G – LONG-TERM LIABILITIES

$5,715,000 Special Assessment Bonds, Series 2024 (Assessment Area One) – On June 25, 2024, the District issued $5,715,000 Special Assessment Bonds, Series 2024 (Assessment Area One). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through June 2054. The Bonds bear interest ranging from 4.85 % to 5.625% payable semi-annually on the fifteenth day of each June and December. Principal is due serially each June 15, commencing June 2025.

The Series 2024 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Bonds, Series 2024	$ 5,715,000	$ -	$ 80,000	$ 5,635,000	$ 85,000
	5,715,000	-	80,000	5,635,000	85,000
Unamortized bond discount	(23,138)	-	(324)	(22,814)	-
	$ 5,691,862	$ -	$ 79,676	$ 5,612,186	$ 85,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 85,000	$ 307,313	$ 392,313
2027	90,000	303,190	393,190
2028	95,000	298,825	393,825
2029	100,000	294,218	394,218
2030	100,000	289,368	389,368
2031-2035	600,000	1,364,055	1,964,055
2036-2040	785,000	1,184,275	1,969,275
2041-2045	1,030,000	948,313	1,978,313
2046-2050	1,350,000	630,000	1,980,000
2051-2054	1,400,000	202,500	1,602,500
	$ 5,635,000	$ 5,822,057	$ 11,457,057

NOTE H – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. See Note F for additional Developer transactions.

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE J - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the inception of the District.

NOTE K – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Assessments	$ 344,768	$ 346,067	$ 1,299
Investment earnings	-	2,640	2,640
TOTAL REVENUES	344,768	348,707	3,939
EXPENDITURES			
Current			
General government	139,268	89,665	49,603
Maintenance and operations	205,500	72,427	133,073
TOTAL EXPENDITURES	344,768	162,092	182,676
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ -	186,615	$ 186,615
FUND BALANCES			
Beginning of year		9,475	
End of year		$ 196,090	

* Original and final budget.

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

DMHB

DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hunt Club Grove Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the Hunt Club Grove Community Development District's basic financial statements and have issued our report thereon dated June 3, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 3, 2026

DMHB

DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

We have examined Hunt Club Grove Community Development District, City of Lake Wales, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hunt Club Grove Community Development District, City of Lake Wales, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 3, 2026

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CERTIFIED PUBLIC ACCOUNTANTS

Management Letter

To the Board of Supervisors
Hunt Club Grove Community Development District
City of Lake Wales, Florida

Report on the Financial Statements

We have audited the financial statements of the Hunt Club Grove Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 3, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

2222 Colonial Road, Suite 201 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Hunt Club Grove Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 3.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $7,800.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $153,317.
e. Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as $14,722,557.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hunt Club Grove Community Development District reported:

a. The rates of non-ad valorem special assessments imposed by the District range from $126 to $1,460 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $739,864.
c. The total amount of outstanding bonds issued by the District as $5,715,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 3, 2026

SECTION 8

SECTION C

July ,14,2026

Hunt Club Grove CDD

Field Management Report

Completed Items

- The replacement landscaping has established well in the newly planted areas. The new plant material is showing healthy growth and is blending in with the existing landscape, enhancing the overall appearance of the community.
- Sod has been installed in the open area near the mailboxes, improving the appearance of the site. Some additional work is still needed around the planting beds and along the roadway to complete the project.

Contracted Services

- The landscaping contractor continues to maintain the community grounds at an acceptable standard despite the ongoing water restrictions. Recent rainfall has resulted in increased vegetation growth within the dry ponds, and the vendor is actively working to manage these areas to maintain their appearance and prevent excessive overgrowth.

- Dog station services continue to perform well, with stations being serviced regularly to ensure they remain clean, stocked, and orderly. This ongoing maintenance helps provide a pleasant and sanitary environment for residents and their pets.

SECTION i

Hunt Club Groves

Section 2 · Lake Wales, FL

Prepared for Allen Bailey · Hunt Club Grove CDD
June 25, 2026

Outline

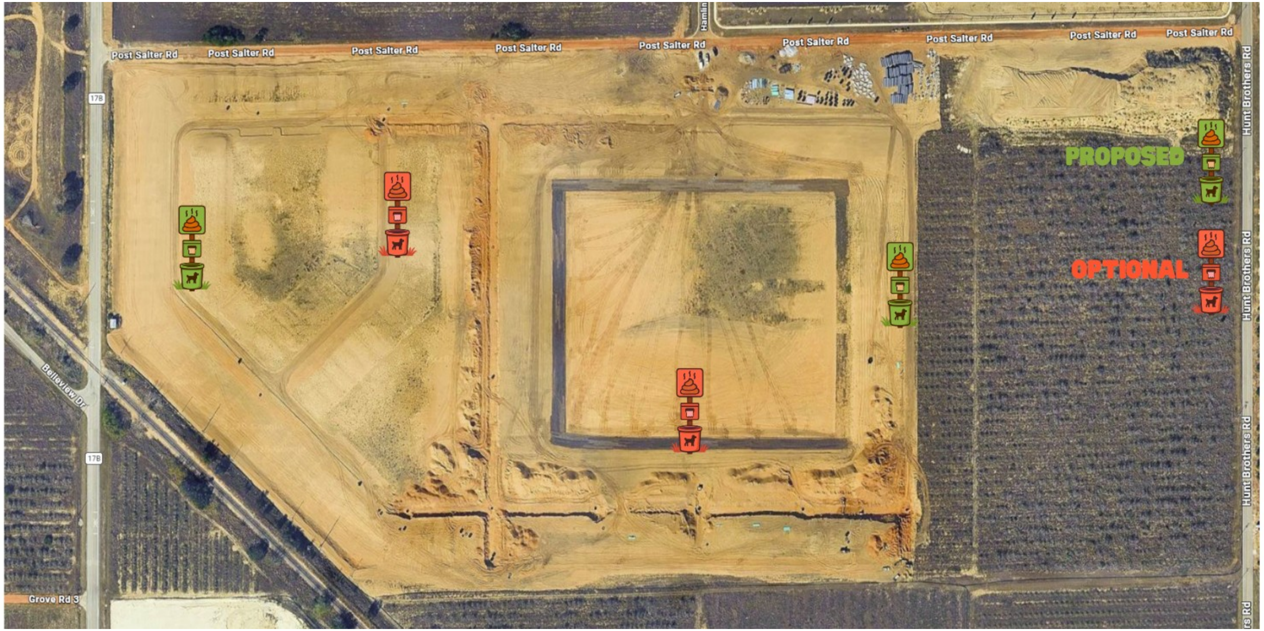
- About Pawsitive Scooper
- Section 2 Station Plan
- Options & Pricing

Why Choose Pawsitive Scooper?

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

Already servicing the Hunt Club Grove CDD.

Proposed Pet Waste Stations — Section 2



- New second section under development off Post Salter Rd & Hunt Brothers Rd
- 2 proposed stations (green) + 2 optional stations (orange)
- Establish stations ahead of resident move-in
- Install & maintain stations twice weekly; final locations approved in writing
- Same crew already on-site for the existing CDD stations — no extra trip charge
- Markers at right of map are a legend (proposed vs optional)

Itemization (2X Weekly Service)

Qty	Description	Unit Price	No. of Services	Annual Amount
PROPOSED — 2 Stations				
2	Dog Waste Stations (Bag + Can)	$289.00	2	$578.00 (one-time)
2	Station Installation	$93.75	2	$187.50 (one-time)
2	2X Weekly Station Service — bag replacement & waste disposal	$50 / mo	104	$1,200.00
OPTIONAL ADD-ON — 2 Stations				
2	Dog Waste Stations (Bag + Can)	$289.00	2	$578.00 (one-time)
2	Station Installation	$93.75	2	$187.50 (one-time)
2	2X Weekly Station Service	$50 / mo	104	$1,200.00

One-Time Fees

Proposed (2): $765.50 · Optional (2): $765.50
Full buildout (4 stations): $1,531.00
Initial Cleanup: Waived — new section

Recurring Service

Proposed (2 stations): $100.00 / mo
Full buildout (4 stations): $200.00 / mo
5% Pay-in-Full discount available · CDD tax-exempt

Terms & Conditions

Common Area Cleaning

- Does not include micro debris (cigarettes, needles, glass), large items, or hazmat materials.
- Cannot fully clean waste covered by leaves, yard debris, or encased in ice.

Station Service

- Pawsitive Scooper requires keys to pet waste stations before servicing.
- If install is delayed by weather or supply chain, our team cleans around the planned location at the same cost until stations arrive.
- Final station locations must be approved in writing.

Notices

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

Billing

- One-time fees are invoiced upon execution of the agreement or completion of the applicable installation.
- Monthly invoices sent on the 1st of each month (Net 30).
- Services in the first partial month are added to the first monthly invoice.
- Invoices more than 30 days past due may be subject to late fees and interest penalties.

Emergency Service

- Extra service frequencies may be available for station vandalism, overflow, or excess waste.
- Additional visits are added to the next invoice as a per-visit charge.

Agreement Term

- This agreement renews on a monthly basis until canceled in writing by either party.

Hunt Club Groves approves this proposal:

Hunt Club Grove Community Development District

Name: ____________________________________

Title: ______________________________________

Signature: ______________________________

Date: __________________

SECTION D

SECTION i

Hunt Club Grove
Community Development District

Summary of Check Register

May 24, 2026 to June 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	6/8/26	123	$	9,121.30
	6/9/26	124-125	$	12,688.61
	6/16/26	126-131	$	54,449.97
	6/30/26	132	$	320.00
		Autodrafts	$	328.65
			$	76,908.53
	Supervisor Fees - June 2026			
	Patrick R Bonin	50096	$	184.70
	Michelle C Dudley	50097	$	184.70
	Kayla A Word	50098	$	184.70
	Adam H Morgan	50099	$	184.70
	William D Morgan	50100	$	184.70
			$	923.50
		Total Amount	**$**	**77,832.03**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/08/26	00010	6/08/26	06082026	202606	300-20700-10000		*	9,121.30		
			FY26 ASSESS TRANSFER							
						HUNT CLUB GROVE CDD C/O USBANK			9,121.30	000123
6/09/26	00020	6/01/26	F0000001	202606	320-53800-43100		*	2,887.00		
			HCG N STREETLIGHTS JUN26							
						DUKE ENERGY			2,887.00	000124
6/09/26	00015	6/01/26	39516	202606	320-53800-46200		*	9,801.61		
			LANDSCAPE MAINT JUN26							
						FLORALAWN 2 LLC			9,801.61	000125
6/16/26	00007	6/02/26	82922	202605	310-51300-31500		*	687.00		
			GENERAL COUNSEL MAY26							
						COBB & COLE PA			687.00	000126
6/16/26	00018	6/08/26	90119473	202606	310-51300-32200		*	3,700.00		
			AUDIT SERVICES FY25							
						DIBARTOLOMEO, MCBEE, HARTLEY &			3,700.00	000127
6/16/26	00015	5/01/26	38893	202605	320-53800-46200		*	9,801.61		
			LANDSCAPE MAINT MAY26							
						FLORALAWN 2 LLC			9,801.61	000128
6/16/26	00002	6/01/26	54	202606	320-53800-34000		*	1,375.00		
			FIELD MANAGEMENT JUN26							
		6/01/26	55	202606	310-51300-34000		*	3,895.83		
			MANAGEMENT FEES JUN26							
		6/01/26	55	202606	310-51300-35200		*	110.00		
			WEBSITE ADMIN JUN26							
		6/01/26	55	202606	310-51300-35100		*	165.00		
			INFORMATION TECH JUN26							
		6/01/26	55	202606	310-51300-31300		*	541.67		
			DISSEM AGENT SVCS JUN26							
		6/01/26	55	202606	310-51300-51000		*	.30		
			OFFICE SUPPLIES JUN26							
		6/01/26	55	202606	310-51300-42000		*	22.31		
			POSTAGE JUN26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,110.11	000129
6/16/26	00023	6/09/26	3412274	202606	320-53800-49000		*	151.25		
			PET STATION SVC JUN26							
						PAWSITIVE SCOOPER LLC			151.25	000130
6/16/26	00016	6/11/26	06112026	202606	300-15100-10000		*	34,000.00		
			TSFR OPERATING FUNDS-SBA							
						STATE BOARD OF ADMINISTRATION C/O			34,000.00	000131

*** CHECK DATES 05/24/2026 - 06/30/2026 *** HUNT CLUB GROVE-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/30/26	00021	5/31/26	6	202602	320-53800-48000		*	320.00		
			REINSTALL SPEED SIGN							
						GOVERNMENTAL MANAGEMENT SERVICES-TA			320.00	000132

TOTAL FOR BANK A 76,579.88

*** CHECK DATES 05/24/2026 - 06/30/2026 *** HUNT CLUB GROVE-GENERAL FUND
BANK Z GENERAL FUND-AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/28/26	00013	5/15/26	56355-05	202605	320-53800-43200		*	5.28		
			ACROSS 2454 MCKIN MAY26							
						CITY OF LAKE WALES			5.28	080014
5/28/26	00013	5/15/26	56357-05	202605	320-53800-43200		*	115.95		
			HUNTS BRO ENTR S MAY26							
						CITY OF LAKE WALES			115.95	080015
6/22/26	00013	6/15/26	6355-06.	202606	320-53800-43200		*	5.28		
			ACROSS 2454 MCKIN JUN26							
						CITY OF LAKE WALES			5.28	080016
6/22/26	00013	6/15/26	6357-06.	202606	320-53800-43200		*	202.14		
			HUNT BROS ENTR S JUN26							
						CITY OF LAKE WALES			202.14	080017

TOTAL FOR BANK Z 328.65

TOTAL FOR REGISTER 76,908.53

SECTION ii

Hunt Club Grove

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Hunt Club Grove

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Cash - 5374	$ 134,661	$ -	$ -	$ 134,661
State Board of Administration	$ 323,338	$ -	$ -	$ 323,338
Due from General Fund	$ -	$ 9,121	$ -	$ 9,121
Investments:				
Series 2024				
Construction	$ -	$ -	$ 21,506	$ 21,506
Reserve	$ -	$ 195,896	$ -	$ 195,896
Revenue	$ -	$ 397,985	$ -	$ 397,985
Series 2026				
Construction	$ -	$ -	$ 389	$ 389
Cost of Issuance	$ -	$ -	$ 102	$ 102
Reserve	$ -	$ 66,406	$ -	$ 66,406
Revenue	$ -	$ 76,030	$ -	$ 76,030
Total Assets	**$ 457,999**	**$ 745,439**	**$ 21,997**	**$ 1,225,434**
Liabilities:				
Accounts Payable	$ 10,809	$ -	$ -	$ 10,809
Due to Debt Service	$ 9,121	$ -	$ -	$ 9,121
Total Liabilites	**$ 19,930**	**$ -**	**$ -**	**$ 19,930**
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	$ -	$ -	$ 21,506	$ 21,506
Series 2024 Debt Service Fund	$ -	$ 603,003	$ -	$ 603,003
Series 2026 Capital Projects Fund	$ -	$ -	$ 491	$ 491
Series 2026 Debt Service Fund	$ -	$ 142,436	$ -	$ 142,436
Unassigned	$ 438,069	$ -	$ -	$ 438,069
Total Fund Balances	**$ 438,069**	**$ 745,439**	**$ 21,997**	**$ 1,205,504**
Total Liabilities & Fund Balance	$ 457,999	$ 745,439	$ 21,997	$ 1,225,434

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 170,163	$ 170,163	$ 167,179	$ (2,984)
Assessments - Direct	$ 272,180	$ 272,180	$ 272,182	$ 2
Interest Income	$ -	$ -	$ 6,944	$ 6,944
Total Revenues	**$ 442,343**	**$ 442,343**	**$ 446,305**	**$ 3,962**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 8,000	$ 5,600	$ 2,400
FICA Expenditures	$ 918	$ 612	$ 428	$ 184
Engineering	$ 15,000	$ 10,000	$ -	$ 10,000
Attorney	$ 25,000	$ 16,667	$ 11,711	$ 4,955
Annual Audit	$ 4,950	$ -	$ -	$ -
Assessment Administration	$ 5,500	$ 5,500	$ 5,500	$ -
Arbitrage	$ 900	$ 450	$ 450	$ -
Dissemination	$ 6,500	$ 4,333	$ 3,917	$ 417
Disclosure Software	$ 5,000	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 13,475	$ 3,185	$ 3,185	$ -
Management Fees	$ 46,750	$ 31,167	$ 31,167	$ -
Information Technology	$ 1,980	$ 1,320	$ 1,320	$ 0
Website Maintenance	$ 1,320	$ 880	$ 880	$ -
Postage & Delivery	$ 1,000	$ 667	$ 183	$ 484
Insurance	$ 5,750	$ 5,750	$ 5,300	$ 450
Copies	$ 1,000	$ 667	$ 5	$ 661
Legal Advertising	$ 5,000	$ 3,333	$ -	$ 3,333
Other Current Charges	$ 2,500	$ 1,667	$ 270	$ 1,397
Office Supplies	$ 625	$ 417	$ 2	$ 415
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 155,343**	**$ 97,288**	**$ 72,593**	**$ 24,696**

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Operations & Maintenance				
Property Insurance	$ 7,500	$ 7,500	$ 1,576	$ 5,924
Field Management	$ 16,500	$ 11,000	$ 11,000	$ -
Landscape Maintenance	$ 160,000	$ 106,667	$ 78,425	$ 28,242
Landscape Replacement	$ 2,500	$ 1,667	$ -	$ 1,667
Irrigation Repairs	$ 5,000	$ 3,333	$ 4,771	$ (1,438)
Streetlights	$ 45,000	$ 30,000	$ 17,322	$ 12,678
Electric	$ 5,000	$ 3,333	$ -	$ 3,333
Water & Sewer	$ 10,000	$ 6,667	$ 2,585	$ 4,081
Lake Maintenance	$ 8,000	$ 5,333	$ -	$ 5,333
Sidewalk & Asphalt Maintenance	$ 2,500	$ 1,667	$ -	$ 1,667
General Repairs & Maintenance	$ 10,000	$ 6,667	$ 2,810	$ 3,857
Field Contingency	$ 15,000	$ 10,000	$ 13,244	$ (3,244)
Total Operations & Maintenance	**$ 287,000**	**$ 193,833**	**$ 131,733**	**$ 62,100**
Total Expenditures	**$ 442,343**	**$ 291,122**	**$ 204,326**	**$ 86,796**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 241,979	
Fund Balance - Beginning	$ -		$ 196,090	
Fund Balance - Ending	$ -		$ 438,069	

Hunt Club Grove

Community Development District

Series 2024 - Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 391,793	$ 391,793	$ 384,921	$ (6,872)
Interest	$ 8,015	$ 8,015	$ 11,104	$ 3,089
Total Revenues	**$ 399,808**	**$ 399,808**	**$ 396,025**	**$ (3,783)**
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		$ 242,369	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (4,774)	$ (4,774)
Total Other Financing Sources (Uses)	$ -	$ -	$ (4,774)	$ (4,774)
Net Change in Fund Balance	**$ 7,495**		**$ 237,594**	
Fund Balance - Beginning	$ 166,102		$ 365,408	
Fund Balance - Ending	$ 173,598		$ 603,003	

Hunt Club Grove

Community Development District

Series 2026 - Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Direct	$ -	$ -	$ 75,928	$ 75,928
Interest	$ -	$ -	$ 655	$ 655
Total Revenues	**$ -**	**$ -**	**$ 76,583**	**$ 76,583**
Expenditures:				
Interest - 12/15	$ -	$ -	$ -	$ -
Principal - 12/15	$ -	$ -	$ -	$ -
Interest - 6/15	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 76,583	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 66,406	$ 66,406
Transfer In/(Out)	$ -	$ -	$ (553)	$ (553)
Total Other Financing Sources (Uses)	$ -	$ -	$ 65,853	$ 65,853
Net Change in Fund Balance	**$ -**		**$ 142,436**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 142,436	

Hunt Club Grove

Community Development District

Series 2024 - Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 712	$ 712
Total Revenues	**$ -**	**$ -**	**$ 712**	**$ 712**
Expenditures:				
Capital Outlay	$ -	$ -	$ 13,375	$ (13,375)
Total Expenditures	**$ -**	**$ -**	**$ 13,375**	**$ (13,375)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (12,663)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 4,774	$ 4,774
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 4,774**	**$ 4,774**
Net Change in Fund Balance	**$ -**		**$ (7,888)**	
Fund Balance - Beginning	$ -		$ 29,394	
Fund Balance - Ending	$ -		$ 21,506	

Hunt Club Grove

Community Development District

Series 2026 - Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 14,265	$ 14,265
Total Revenues	**$ -**	**$ -**	**$ 14,265**	**$ 14,265**
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	$ -		$ (3,823,656)	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 3,823,594	$ 3,823,594
Transfer In/(Out)	$ -	$ -	$ 553	$ 553
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,824,147**	**$ 3,824,147**
Net Change in Fund Balance	**$ -**		**$ 491**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 491	

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	$ 1,662	$ -	$ -	$ -	$ -	$ 167,179
Assessments - Direct	$ 136,091	$ -	$ -	$ -	$ 68,045	$ -	$ -	$ 68,045	$ -	$ -	$ -	$ -	$ 272,182
Interest Income	$ 569	$ 403	$ 403	$ 815	$ 1,051	$ 1,260	$ 1,174	$ 1,269	$ -	$ -	$ -	$ -	$ 6,944
Total Revenues	**$ 136,660**	**$ 2,327**	**$ 159,732**	**$ 1,690**	**$ 69,595**	**$ 1,850**	**$ 3,473**	**$ 70,977**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 446,305**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 600	$ 800	$ 800	$ 1,400	$ 1,000	$ 1,000	$ -	$ -	$ -	$ -	$ 5,600
FICA Expenditures	$ -	$ -	$ 46	$ 61	$ 61	$ 107	$ 77	$ 77	$ -	$ -	$ -	$ -	$ 428
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,423	$ 507	$ -	$ 1,124	$ 2,268	$ 3,797	$ 1,907	$ 687	$ -	$ -	$ -	$ -	$ 11,711
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,500
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 458	$ 458	$ 458	$ 458	$ 458	$ 542	$ 542	$ 542	$ -	$ -	$ -	$ -	$ 3,917
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	$ 3,896	$ -	$ -	$ -	$ -	$ 31,167
Information Technology	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ -	$ -	$ -	$ -	$ 1,320
Website Maintenance	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ -	$ -	$ -	$ -	$ 880
Postage & Delivery	$ 4	$ 5	$ 3	$ 97	$ 11	$ 4	$ 8	$ 49	$ -	$ -	$ -	$ -	$ 183
Insurance	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ 5
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 56	$ -	$ -	$ 43	$ 41	$ 41	$ 41	$ 49	$ -	$ -	$ -	$ -	$ 270
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ 2
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Adminstrative	**$ 22,772**	**$ 5,142**	**$ 5,728**	**$ 6,754**	**$ 7,811**	**$ 10,062**	**$ 7,750**	**$ 6,574**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 72,593**
Operations & Maintenance													
Property Insurance	$ 627	$ -	$ -	$ -	$ -	$ -	$ 949	$ -	$ -	$ -	$ -	$ -	$ 1,576
Field Management	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ -	$ -	$ -	$ -	$ 11,000
Landscape Maintenance	$ 9,805	$ 9,805	$ 9,805	$ 9,805	$ 9,802	$ 9,802	$ 9,802	$ 9,802	$ -	$ -	$ -	$ -	$ 78,425
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 1,927	$ -	$ 1,514	$ 741	$ 183	$ 406	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,771
Streetlights	$ -	$ -	$ 2,887	$ 2,887	$ 2,887	$ 2,887	$ 2,887	$ 2,887	$ -	$ -	$ -	$ -	$ 17,322
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ 1,181	$ 7	$ 327	$ 200	$ 237	$ 370	$ 142	$ 121	$ -	$ -	$ -	$ -	$ 2,585
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ 940	$ 780	$ -	$ 1,090	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,810
Field Contingency	$ -	$ -	$ -	$ -	$ -	$ 1,382	$ 156	$ 11,706	$ -	$ -	$ -	$ -	$ 13,244
Total Operations & Maintenance	**$ 14,915**	**$ 12,126**	**$ 16,688**	**$ 15,008**	**$ 15,574**	**$ 16,221**	**$ 15,311**	**$ 25,891**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 131,733**
Total Expenditures	**$ 37,687**	**$ 17,268**	**$ 22,416**	**$ 21,762**	**$ 23,384**	**$ 26,283**	**$ 23,061**	**$ 32,465**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 204,326**
Excess Revenues (Expenditures)	$ 98,973	$ (14,941)	$ 137,316	$ (20,071)	$ 46,211	$ (24,433)	$ (19,588)	$ 38,512	$ -	$ -	$ -	$ -	$ 241,979

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	$142,436	
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	General Fund	Debt	Total
							30.28%	69.72%	100.00%
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
05/13/26	04/01-04/30/26	$ 5,601.97	$ -	$ (112.04)	$ -	$ 5,489.93	$ 1,662.38	$ 3,827.55	$ 5,489.93
	TOTAL	**$ 585,470.05**	**$ (22,991.71)**	**$ (11,370.43)**	**$ 991.88**	**$ 552,099.79**	**$ 167,179.09**	**$ 384,920.70**	**$ 552,099.79**

98%	**Net Percent Collected**
$ 9,857.04	**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
5/8/26	5/1/26	2672270	$ 68,045.49	$ 68,045.49	$ 68,045.49
			$ 272,181.96	**$ 272,181.96**	**$ 272,181.96**

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 iii

SECTION a)

Hunt Club Grove Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:________________________________
Hunt Club Grove Community Development District

District Manager:___________________________ Date:_______________
Print Name:________________________________
Hunt Club Grove Community Development District

SECTION b)

Hunt Club Grove Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:________________________________
Hunt Club Grove Community Development District

District Manager:___________________________ Date:_______________
Print Name:________________________________
Hunt Club Grove Community Development District

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: 16

(B) Identify Acquisition Agreement, if applicable;

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

(D) Amount Payable: $3,150.00

(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 # 32283 - Advanced Scan for April 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: 6/5/26

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE

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

____
Consulting Engineer

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

INVOICE

BILL TO

Hunt Club CDD
219 East Livingston St
Orlando, FL 32801 USA

INVOICE # 32283
DATE 04/30/2026
DUE DATE 05/30/2026
TERMS Net 30

PROJECT
Hunt Club

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	4/1/2026, 4/15/2026, 4/29/2026	3	1,050.00	3,150.00

BALANCE DUE **$3,150.00**

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