

*Hunt Club Grove
Community Development District*

Meeting Agenda

September 8, 2026

AGENDA

Hunt Club Grove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 1, 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, September 8, 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 August 11, 2026 Board of Supervisors Meeting
4. Discussion of November 10, 2026 Meeting Location
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Floralawn Renewal for Fiscal Year 2027
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
6. Other Business
7. Supervisors Requests
8. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held Tuesday, **August 11, 2026** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida, and via Zoom.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Kayla Word	Assistant Secretary
Michelle Dudley <i>via Zoom</i>	Assistant Secretary
Will Morgan <i>via Zoom and in person</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Kelsey Hansen-Walter <i>via Zoom</i>	District Counsel
Tim Todd	District Engineer
Allen Bailey	Field Services Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:30 a.m. and took roll call. Three Board members were present in person constituting a quorum. Supervisor Dudley and Supervisor Will Morgan attended via Zoom.

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 July 14, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the July 14, 2026 Board of Supervisors meeting.

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

FOURTH ORDER OF BUSINESS**Consideration of Direct Collection Agreement**

Ms. Adams reviewed the Fiscal Year 2027 budget-related direct collection agreement between Hunt Club Grove CDD and Lennar Homes. The agreement reflects \$165,620 in assessments that will be direct billed, explains the collection schedule, and includes a legal description of the parcels subject to direct collection. Supervisor Will Morgan who was attending via zoom joined the meeting in person.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Direct Collection Agreement, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Walter noted the District is still working on the property conveyance/property transfer documents, which are expected to be finalized soon. Ms. Adams noted a follow-up call will be scheduled with legal staff, the chairman, and the District engineer to review the amenity tract. The District engineer has identified additional areas where access may be needed, so the group will review the plat and consider whether any plat modifications should be recommended.

B. Engineer**i. Status Updates on Stormwater Tracts**

Mr. Todd had nothing additional to report.

C. Field Manager's Report

Mr. Bailey reported several landscaping and maintenance updates. Some plants and trees along the south wall appear to be failing, likely due to prior irrigation issues involving sand in the reclaimed water line. A filter has been installed at the meter, and Floralawn is expected to replace the affected plant material under warranty after confirming the issue. Chinch bugs were also found in an area slated for sod replacement near Hunt Brothers, and treatment is underway so the replacement sod will survive. He also noted that landscaping maintenance and dog waste stations

are generally being handled well. Additional dog stations approved for the south phase will be installed once construction activity allows.

i. Consideration of GMS Proposal #558 for End of Road Signs

Mr. Bailey discussed missing or knocked down end-of-road signs on the north side near East Grove Avenue and future townhome/dead-end areas. Replacement of four signs, including installation, was estimated at \$2,200. The Board approved replacing the signs but noted that if they continue disappearing, the cause will need to be investigated.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the GMS Proposal #558 for End of Road Signs, was approved.

The Board discussed the delayed irrigation baseline clock system. Locates were expected to clear the next day, with boring scheduled two days afterward. The bore will allow wiring so the main irrigation clock on the south side can connect to and control zones throughout Hunt Club, with a wireless sub-clock expected for the north area. Mr. Bailey was asked to stay closely engaged with Floralawn once the bore is completed to ensure the system is connected and operational.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register on page 28 for July 1, 2026, through July 31, 2026. The total amount is \$24,087.89.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financials for informational purposes. The District is fully collected for the fiscal year, and all debt series payments have been made on time. No Board action was required on the unaudited financials.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers**iii. Status of Construction Funds & Requisitions**

Ms. Adams reviewed the standing agenda items for status of property conveyance, permit transfers, construction funds, and requisitions. She reported that there was nothing further to update on property conveyance or permit transfers. In response to a question about the construction fund, the Board was directed to page 35 of the agenda packet, where Series 2024 reflected approximately \$19,000 earmarked for Trace Air, with the remaining balance consisting primarily of interest earnings.

SIXTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

**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 – Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven,
FL 33880

December 8, 2026

January 12, 2027

February 9, 2027

March 9, 2027

April 13, 2027

May 11, 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 C

Hunt Club Grove CDD

Field Management Report

Completed

- The end-of-road signs have been installed at the approved locations throughout the district. These signs will help clearly identify roadway limits and discourage drivers from attempting to use unauthorized or unintended paths into or out of the district.
- The Phase 1 South dry pond has been disced to help manage vegetation and maintain the condition of the pond area. There was a temporary equipment issue that delayed the work, but the issue has since been resolved and the maintenance has been completed.



In-Progress

- Damage to the sidewalk near Kimbrough Drive has been identified, and a work order has been submitted for the necessary repairs. The area will be addressed in a timely manner to help maintain safe pedestrian access.
- A No Parking sign was found down and has been submitted for repair and reinstallation. The sign will be placed back in its approved location to clearly communicate parking restrictions and help avoid confusion for residents and visitors.



Contracted Services

- The landscaping contractor continues to maintain the community grounds at an acceptable standard. The landscaping along the South Phase wall is establishing well, with the majority of the

plant material showing healthy growth.

Replacement plants for the areas that did not establish properly have not yet been installed, as the vendor is currently awaiting the necessary plant material and supplies. Once the materials are received, the replacements will be scheduled for installation

- 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.

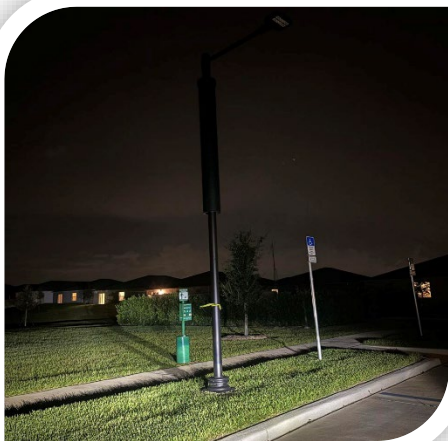


Hunt Club Grove CDD

Field Management Report

Supplement Report

✚ A review of the district's street lighting identified six lights that were not functioning. The outages have been reported to Duke Energy for inspection and repair.



SECTION i



734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

March 12, 2026

Allen Bailey
Hunt Club Grove North Community Development District

Dear Allen,,

Please accept this letter as confirmation that **Floralawn** will **not increase the contract amount for Hunt Club Grove North CDD for the 2026–2027 contract term**. The current pricing will remain in effect for the upcoming contract year.

Floralawn appreciates the opportunity to continue providing services to Hunt Club Grove North CDD and values our ongoing partnership with the community. Should you have any questions or require additional information, please feel free to contact us.

Sincerely,
Floralawn

SECTION D

SECTION i

Hunt Club Grove Community Development District

Summary of Check Register

August 1, 2026 to August 27, 2026

Fund	Date	Check No.'s	Amount
General Fund	8/4/26	141	\$ 9,801.61
	8/11/26	142-144	\$ 8,062.35
	8/20/26	145-146	\$ 7,588.77
	8/27/26	147-148	\$ 9,342.42
		Autodrafts	\$ 403.26
			\$ 35,198.41
<u>Supervisor Fees - August 2026</u>			
	Patrick R Bonin	50106	\$ 184.70
	Michelle C Dudley	50107	\$ 184.70
	Kayla A Word	50108	\$ 184.70
	Adam H Morgan	50109	\$ 184.70
	William D Morgan	50110	\$ 184.70
			\$ 923.50
Total Amount			\$ 36,121.91

[illegible]

CHECK	VEND#	INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	CHECK.....
DATE		DATE INVOICE	YRMO DPT ACCT# SUB SUBCLASS							AMOUNT #

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/27/26	00013	8/17/26 6355-08.	202608 320-53800-43200	ACROSS 2454 MCKIN AUG26	*	5.28	
				CITY OF LAKE WALES			5.28 080020
8/27/26	00013	8/17/26 6357-08.	202608 320-53800-43200	HUNTS BRO ENTR S AUG26	*	397.98	
				CITY OF LAKE WALES			397.98 080021
TOTAL FOR BANK Z						403.26	
TOTAL FOR REGISTER						35,198.41	

HNTC HUNT CLUB GROV CWRIGHT

SECTION ii

Hunt Club Grove
Community Development District

Unaudited Financial Reporting
July 31, 2026



Table of Contents

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Cash - 5374	\$ 45,947	\$ -	\$ -	\$ 45,947
State Board of Administration	\$ 359,520	\$ -	\$ -	\$ 359,520
Due from General Fund	\$ -	\$ 9,201	\$ -	\$ 9,201
<u>Investments:</u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 19,620	\$ 19,620
Reserve	\$ -	\$ 195,896	\$ -	\$ 195,896
Revenue	\$ -	\$ 161,292	\$ -	\$ 161,292
<i>Series 2026</i>				
Construction	\$ -	\$ -	\$ 779	\$ 779
Cost of Issuance	\$ -	\$ -	\$ 103	\$ 103
Reserve	\$ -	\$ 66,406	\$ -	\$ 66,406
Revenue	\$ -	\$ 10,690	\$ -	\$ 10,690
Prepaid Expenditures	\$ 3,185	\$ -	\$ -	\$ 3,185
Total Assets	\$ 408,651	\$ 443,485	\$ 20,502	\$ 872,638
Liabilities:				
Accounts Payable	\$ 7,350	\$ -	\$ -	\$ 7,350
Due to Debt Service	\$ 9,201	\$ -	\$ -	\$ 9,201
Total Liabilities	\$ 16,551	\$ -	\$ -	\$ 16,551
Fund Balance:				
Restricted:				
Series 2024 Capital Projects Fund	\$ -	\$ -	\$ 19,620	\$ 19,620
Series 2024 Debt Service Fund	\$ -	\$ 375,510	\$ -	\$ 375,510
Series 2026 Capital Projects Fund	\$ -	\$ -	\$ 882	\$ 882
Series 2026 Debt Service Fund	\$ -	\$ 67,975	\$ -	\$ 67,975
Unassigned	\$ 388,916	\$ -	\$ -	\$ 388,916
Total Fund Balances	\$ 392,101	\$ 443,485	\$ 20,502	\$ 856,088
Total Liabilities & Fund Balance	\$ 408,651	\$ 443,485	\$ 20,502	\$ 872,638

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 170,163	\$ 170,163	\$ 171,175	\$ 1,012
Assessments - Direct	\$ 272,180	\$ 272,180	\$ 272,182	\$ 2
Interest Income	\$ -	\$ -	\$ 9,437	\$ 9,437
Total Revenues	\$ 442,343	\$ 442,343	\$ 452,794	\$ 10,451
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,600	\$ 2,400
FICA Expenditures	\$ 918	\$ 765	\$ 581	\$ 184
Engineering	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Attorney	\$ 25,000	\$ 20,833	\$ 14,012	\$ 6,821
Annual Audit	\$ 4,950	\$ 4,950	\$ 3,700	\$ 1,250
Assessment Administration	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,500	\$ 5,417	\$ 5,000	\$ 417
Disclosure Software	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 13,475	\$ 4,246	\$ 4,246	\$ -
Management Fees	\$ 46,750	\$ 38,958	\$ 38,958	\$ -
Information Technology	\$ 1,980	\$ 1,650	\$ 1,650	\$ 0
Website Maintenance	\$ 1,320	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 1,000	\$ 833	\$ 213	\$ 620
Insurance	\$ 5,750	\$ 5,750	\$ 5,300	\$ 450
Copies	\$ 1,000	\$ 833	\$ 5	\$ 828
Legal Advertising	\$ 5,000	\$ 4,167	\$ 3,194	\$ 972
Other Current Charges	\$ 2,500	\$ 2,083	\$ 388	\$ 1,696
Office Supplies	\$ 625	\$ 521	\$ 3	\$ 518
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,343	\$ 123,232	\$ 94,576	\$ 28,656

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<i>Operations & Maintenance</i>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 1,576	\$ 5,924
Field Management	\$ 16,500	\$ 13,750	\$ 13,750	\$ -
Landscape Maintenance	\$ 160,000	\$ 133,333	\$ 98,028	\$ 35,306
Landscape Replacement	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ 5,064	\$ (897)
Streetlights	\$ 45,000	\$ 37,500	\$ 23,096	\$ 14,404
Electric	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Water & Sewer	\$ 10,000	\$ 8,333	\$ 2,803	\$ 5,530
Lake Maintenance	\$ 8,000	\$ 6,667	\$ -	\$ 6,667
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
General Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 2,810	\$ 5,523
Field Contingency	\$ 15,000	\$ 12,500	\$ 15,080	\$ (2,580)
Total Operations & Maintenance	\$ 287,000	\$ 240,417	\$ 162,207	\$ 78,209
Total Expenditures	\$ 442,343	\$ 363,649	\$ 256,784	\$ 106,865
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 196,011	
Fund Balance - Beginning	\$ -		\$ 196,090	
Fund Balance - Ending	\$ -		\$ 392,101	

Hunt Club Grove
Community Development District
Series 2024 - Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 391,793	\$ 391,793	\$ 394,121	\$ 2,329
Interest	\$ 8,015	\$ 8,015	\$ 14,212	\$ 6,197
Total Revenues	\$ 399,808	\$ 399,808	\$ 408,333	\$ 8,525
Expenditures:				
Interest - 12/15	\$ 153,656	\$ 153,656	\$ 153,656	\$ -
Principal - 6/15	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Interest - 6/15	\$ 153,656	\$ 153,656	\$ 153,656	\$ -
Total Expenditures	\$ 392,313	\$ 392,313	\$ 392,313	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,495		\$ 16,021	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,919)	\$ (5,919)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,919)	\$ (5,919)
Net Change in Fund Balance	\$ 7,495		\$ 10,102	
Fund Balance - Beginning	\$ 166,102		\$ 365,408	
Fund Balance - Ending	\$ 173,598		\$ 375,510	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - Direct	\$ -	\$ -	\$ 75,928	\$ 75,928
Interest	\$ -	\$ -	\$ 1,391	\$ 1,391
Total Revenues	\$ -	\$ -	\$ 77,319	\$ 77,319
<u>Expenditures:</u>				
Interest - 6/15	\$ -	\$ -	\$ 74,809	\$ (74,809)
Total Expenditures	\$ -	\$ -	\$ 74,809	\$ (74,809)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,510	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 66,406	\$ 66,406
Transfer In/(Out)	\$ -	\$ -	\$ (941)	\$ (941)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 65,465	\$ 65,465
Net Change in Fund Balance	\$ -	\$ -	\$ 67,975	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 67,975	

Hunt Club Grove
Community Development District
Series 2024 - Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 832	\$ 832
Total Revenues	\$ -	\$ -	\$ 832	\$ 832
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 16,525	\$ (16,525)
Total Expenditures	\$ -	\$ -	\$ 16,525	\$ (16,525)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (15,693)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,919	\$ 5,919
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,919	\$ 5,919
Net Change in Fund Balance	\$ -	\$ -	\$ (9,774)	
Fund Balance - Beginning	\$ -	\$ -	\$ 29,394	
Fund Balance - Ending	\$ -	\$ -	\$ 19,620	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 14,268	\$ 14,268
Total Revenues	\$ -	\$ -	\$ 14,268	\$ 14,268
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	\$ -	\$ -	\$ (3,823,653)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 3,823,594	\$ 3,823,594
Transfer In/(Out)	\$ -	\$ -	\$ 941	\$ 941
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,824,535	\$ 3,824,535
Net Change in Fund Balance	\$ -	\$ -	\$ 882	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 882	

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	\$ 3,987	\$ 9	\$ -	\$ -	\$ 171,175
Assessments - Direct	\$ 136,091	\$ -	\$ -	\$ -	\$ 68,045	\$ -	\$ -	\$ 68,045	\$ -	\$ -	\$ -	\$ -	\$ 272,182
Interest Income	\$ 569	\$ 403	\$ 403	\$ 815	\$ 1,051	\$ 1,260	\$ 1,174	\$ 1,269	\$ 1,220	\$ 1,274	\$ -	\$ -	\$ 9,437
Total Revenues	\$ 136,660	\$ 2,327	\$ 159,732	\$ 1,690	\$ 69,595	\$ 1,850	\$ 3,473	\$ 70,977	\$ 5,206	\$ 1,283	\$ -	\$ -	\$ 452,794
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ 800	\$ 800	\$ 1,400	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 7,600
FICA Expenditures	\$ -	\$ -	\$ 46	\$ 61	\$ 61	\$ 107	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ 581
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,423	\$ 507	\$ -	\$ 1,124	\$ 2,268	\$ 3,797	\$ 1,907	\$ 687	\$ 870	\$ 1,431	\$ -	\$ -	\$ 14,012
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700	\$ -	\$ -	\$ -	\$ 3,700
Assessment Administration	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 458	\$ 458	\$ 458	\$ 458	\$ 458	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ -	\$ -	\$ 5,000
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 3,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,062	\$ -	\$ -	\$ 4,246
Management Fees	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ 3,896	\$ -	\$ -	\$ 38,958
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ 1,650
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ 1,100
Postage & Delivery	\$ 4	\$ 5	\$ 3	\$ 97	\$ 11	\$ 4	\$ 8	\$ 49	\$ 22	\$ 8	\$ -	\$ -	\$ 213
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,194	\$ -	\$ -	\$ -	\$ 3,194
Other Current Charges	\$ 56	\$ -	\$ -	\$ 43	\$ 41	\$ 41	\$ 41	\$ 49	\$ 41	\$ 76	\$ -	\$ -	\$ 388
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 22,772	\$ 5,142	\$ 5,728	\$ 6,754	\$ 7,811	\$ 10,062	\$ 7,750	\$ 6,574	\$ 13,617	\$ 8,366	\$ -	\$ -	\$ 94,576
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	\$ 1,375	\$ 1,375	\$ -	\$ -	\$ 13,750
Landscape Maintenance	\$ 9,805	\$ 9,805	\$ 9,805	\$ 9,805	\$ 9,802	\$ 9,802	\$ 9,802	\$ 9,802	\$ 9,802	\$ 9,802	\$ -	\$ -	\$ 98,028
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,927	\$ -	\$ 1,514	\$ 741	\$ 183	\$ 406	\$ -	\$ -	\$ 142	\$ 151	\$ -	\$ -	\$ 5,064
Streetlights	\$ -	\$ -	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ 2,887	\$ -	\$ -	\$ 23,096
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 1,181	\$ 7	\$ 327	\$ 200	\$ 237	\$ 370	\$ 142	\$ 121	\$ 207	\$ 11	\$ -	\$ -	\$ 2,803
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 940	\$ 780	\$ -	\$ 1,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,810
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,382	\$ 156	\$ 11,706	\$ 151	\$ 1,685	\$ -	\$ -	\$ 15,080
Total Operations & Maintenance	\$ 14,915	\$ 12,126	\$ 16,688	\$ 15,008	\$ 15,574	\$ 16,221	\$ 15,311	\$ 25,891	\$ 14,564	\$ 15,910	\$ -	\$ -	\$ 162,207
Total Expenditures	\$ 37,687	\$ 17,268	\$ 22,416	\$ 21,762	\$ 23,384	\$ 26,283	\$ 23,061	\$ 32,465	\$ 28,182	\$ 24,276	\$ -	\$ -	\$ 256,784
Excess Revenues (Expenditures)	\$ 98,973	\$ (14,941)	\$ 137,316	\$ (20,071)	\$ 46,211	\$ (24,433)	\$ (19,588)	\$ 38,512	\$ (22,975)	\$ (22,993)	\$ -	\$ -	\$ 196,011

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)
Less: Principal Payment - 6/15/26		(\$85,000)
Current Bonds Outstanding		\$5,550,000

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	\$67,975	
Bonds Outstanding - 2/3/26		\$3,890,000
Current Bonds Outstanding		\$3,890,000

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

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	30.28%	69.72%	100.00%
							General Fund	Series 2024 Debt	Total
11/21/25	11/1/25-11/7/25	\$ 11,461.48	\$ (458.44)	\$ (220.06)	\$ -	\$ 10,782.98	\$ 3,265.15	\$ 7,517.83	\$ 10,782.98
11/26/25	11/8/25-11/15/25	\$ 1,715.62	\$ (68.62)	\$ (32.94)	\$ -	\$ 1,614.06	\$ 488.75	\$ 1,125.31	\$ 1,614.06
11/30/25	1% Admin Fee Adj	\$ (6,042.55)	\$ -	\$ -	\$ -	\$ (6,042.55)	\$ (1,829.72)	\$ (4,212.83)	\$ (6,042.55)
12/8/25	11/16/25-11/25/25	\$ 401,779.26	\$ (16,070.22)	\$ (7,714.18)	\$ -	\$ 377,994.86	\$ 114,459.08	\$ 263,535.78	\$ 377,994.86
12/19/25	11/26/25-11/30/25	\$ 155,789.68	\$ (6,231.28)	\$ (2,991.17)	\$ -	\$ 146,567.23	\$ 44,381.42	\$ 102,185.81	\$ 146,567.23
12/31/25	12/01/25-12/15/25	\$ 1,715.62	\$ (68.62)	\$ (32.94)	\$ -	\$ 1,614.06	\$ 488.75	\$ 1,125.31	\$ 1,614.06
01/09/26	12/16/25-12/31/25	\$ 2,007.56	\$ (60.23)	\$ (38.95)	\$ -	\$ 1,908.38	\$ 577.87	\$ 1,330.51	\$ 1,908.38
01/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 982.47	\$ 982.47	\$ 297.50	\$ 684.97	\$ 982.47
02/12/26	01/01/26-01/31/26	\$ 1,715.62	\$ (34.30)	\$ (33.63)	\$ -	\$ 1,647.69	\$ 498.93	\$ 1,148.76	\$ 1,647.69
03/13/26	2/1/26-2/28/26	\$ 1,987.49	\$ -	\$ (39.75)	\$ -	\$ 1,947.74	\$ 589.79	\$ 1,357.95	\$ 1,947.74
04/17/26	3/1/26-3/31/26	\$ 7,738.30	\$ -	\$ (154.77)	\$ -	\$ 7,583.53	\$ 2,296.34	\$ 5,287.19	\$ 7,583.53
04/30/26	2/1/26-3/31/26	\$ -	\$ -	\$ -	\$ 7.74	\$ 7.74	\$ 2.34	\$ 5.40	\$ 7.74
04/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 1.67	\$ 1.67	\$ 0.51	\$ 1.16	\$ 1.67
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
06/15/26	05/01-05/31/26	\$ 2,067.79	\$ -	\$ (41.36)	\$ -	\$ 2,026.43	\$ 613.61	\$ 1,412.82	\$ 2,026.43
06/24/26	06/01-06/01/26	\$ 11,367.12	\$ -	\$ (227.35)	\$ -	\$ 11,139.77	\$ 3,373.19	\$ 7,766.58	\$ 11,139.77
07/31/26	04/01-06/30/26	\$ -	\$ -	\$ -	\$ 30.29	\$ 30.29	\$ 9.17	\$ 21.12	\$ 30.29
TOTAL		\$ 598,904.96	\$ (22,991.71)	\$ (11,639.14)	\$ 1,022.17	\$ 565,296.28	\$ 171,175.06	\$ 394,121.22	\$ 565,296.28

101%	Net Percent Collected
0	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

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