Hunt Club Grove
Community Development District

Meeting Agenda

October 13, 2026

AGENDA

Hunt Club Grove
Community Development District

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

October 6, 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, October 13, 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 September 8, 2026 Board of Supervisors Meeting
4. Presentation of Arbitrage Report – Series 2024 AA1
5. Consideration of Fiscal Year 2026 Audit Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
    E. Project Development Update
        i. Status of Property Conveyance
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
            a) Ratification of Requisition #17
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held Tuesday, **September 8, 2026** at 9:47 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
Michelle Dudley	Assistant Secretary
Kayla Word *by Zoom*	Assistant Secretary
Will Morgan *by Zoom*	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Kelsey Hansen-Walter *by Zoom*	District Counsel
Mark Watts *by Zoom*	District Counsel
Dave Schmidt *by Zoom*	District Engineer
Timothy Todd *by Zoom*	District Engineer
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 9:47 a.m. Adam Morgan, Rob Bonin, and Michelle Dudley were present in person, constituting a quorum. Kayla Word and Will Morgan participated via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams noted that there were no members of the public present or attending via Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 11, 2026 Board of Supervisors Meeting**

Ms. Adams presented the August 11, 2026, meeting minutes. No corrections were requested.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the August 11, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion of November 10, 2026 Meeting Location**

Ms. Adams reported that the Lake Alfred Public Library would be unavailable on November 10, 2026, and proposed relocating that meeting to the Holiday Inn on Cypress Gardens Boulevard in Winter Haven.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Amended Meeting Schedule, was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Watts reported that counsel was coordinating with the surveyor to complete the property conveyances and permit transfers.

B. Engineer

Mr. Todd reported that they received a letter from the Water Management District and the pond areas need to be deeded from Lennar to the CDD and they cannot do that until the replat is complete.

C. Field Manager's Report

Mr. Bailey presented the field manager's report and summarized completed and ongoing maintenance activities.

i. Consideration of Floralawn Renewal for Fiscal Year 2027

Mr. Bailey presented Floralawn's proposed continuation of landscape maintenance services at the existing monthly rate of $9,802. Staff would confirm the agreement's renewal provisions and address any additional maintenance areas separately.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Floralawn Renewal for Fiscal Year 2027, was approved.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for August 1, 2026, through August 27, 2026, totaling $36,121.91.

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 which was provided in the agenda package for review and presented for informational purposes.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

The Board discussed corrections to tract identification in the replat. Finalization of the Phase 1 North transfers remained pending completion of the surveys and replat. Staff would follow up with the applicable water management district regarding Phase 2 South

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

The Board requested an update on synchronization of the irrigation controllers and directed staff to prioritize conversion from battery-powered controllers to a coordinated system.

EIGTH 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

REBATE REPORT

$5,715,000

Hunt Club Grove Community Development District

(City of Lake Wales, Florida)

Special Assessment Bonds, Series 2024

(Assessment Area One)

Dated: June 25, 2024
Delivered: June 25, 2024

Rebate Report to the Computation Date
June 25, 2029
Reflecting Activity Through
July 31, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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(F) 860-321-7581
www.amteccorp.com

September 2, 2026

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

Re: $5,715,000 Hunt Club Grove Community Development District (City of Lake Wales, Florida), Special Assessment Bonds, Series 2024 (Assessment Area One)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Hunt Club Grove Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 30, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 25, 2029 Computation Date
Reflecting Activity from June 25, 2024 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.921340%	129,758.32	(21,262.03)
Reserve Fund	4.182262%	17,006.22	(6,792.43)
Capitalized Interest Fund	4.604496%	3,180.20	(838.41)
Cost of Issuance Fund	5.682864%	2.64	0.08
Totals	**4.820743%**	**$149,947.38**	**$(28,892.79)**
Bond Yield	**5.552545%**		
Rebate Computation Credits			(5,196.75)
		Net Rebatable Arbitrage	**$(34,089.54)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from June 25, 2024, the date of the closing, through July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 25, 2029.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between June 25, 2024 and July 31, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or $1/12^{th}$ of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 25, 2029.

7. Computation Period

The period beginning on June 25, 2024, the date of the closing, and ending on July 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	245083000
Interest	245083001
Sinking	245083002
Prepayment	245083003
Reserve	245083004
Acquisition and Construction	245083005
Cost of Issuance	245083006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 25, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 25, 2029, is the Rebatable Arbitrage.

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Delivered: June 25, 2024

Sources of Funds

Par Amount	**$5,715,000.00**
Net Original Issue Discount	**-23,137.60**
Total	**$5,691,862.40**

Uses of Funds

Acquisition and Construction Fund	**$5,028,239.14**
Reserve Fund	**195,896.25**
Capitalized Interest Fund	**146,952.01**
Cost of Issuance Fund	**206,475.00**
Underwriter's Discount	**114,300.00**
Total	**$5,691,862.40**

PROOF OF ARBITRAGE YIELD

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Date	Debt Service	Present Value to 06/25/2024 @ 5.5525446032%
12/15/2024	146,952.01	143,200.12
06/15/2025	235,596.25	223,379.53
12/15/2025	153,656.25	141,753.03
06/15/2026	238,656.25	214,221.02
12/15/2026	151,595.00	132,397.96
06/15/2027	241,595.00	205,301.20
12/15/2027	149,412.50	123,537.16
06/15/2028	244,412.50	196,626.13
12/15/2028	147,108.75	115,149.87
06/15/2029	247,108.75	188,200.26
12/15/2029	144,683.75	107,215.85
06/15/2030	244,683.75	176,421.50
12/15/2030	142,258.75	99,800.45
06/15/2031	247,258.75	168,776.63
12/15/2031	139,712.50	92,790.40
06/15/2032	254,712.50	164,598.24
12/15/2032	136,621.88	85,901.81
06/15/2033	256,621.88	156,993.94
12/15/2033	133,396.88	79,403.93
06/15/2034	258,396.88	149,654.83
12/15/2034	130,037.50	73,278.95
06/15/2035	265,037.50	145,319.90
12/15/2035	126,409.38	67,437.92
06/15/2036	266,409.38	138,287.06
12/15/2036	122,646.88	61,943.49
06/15/2037	272,646.88	133,982.12
12/15/2037	118,615.63	56,714.66
06/15/2038	273,615.63	127,292.11
12/15/2038	114,450.00	51,806.41
06/15/2039	279,450.00	123,077.59
12/15/2039	110,015.63	47,145.08
06/15/2040	285,015.63	118,838.68
12/15/2040	105,312.50	42,724.42
06/15/2041	290,312.50	114,595.92
12/15/2041	100,340.63	38,537.84
06/15/2042	295,340.63	110,367.42
12/15/2042	95,100.00	34,578.44
06/15/2043	300,100.00	106,169.06
12/15/2043	89,590.63	30,839.10
06/15/2044	304,590.63	102,014.71
12/15/2044	83,812.50	27,312.55
06/15/2045	313,812.50	99,501.76
12/15/2045	77,343.75	23,861.23
06/15/2046	317,343.75	95,258.72
12/15/2046	70,593.75	20,618.08
06/15/2047	325,593.75	92,526.29
12/15/2047	63,421.88	17,536.19
06/15/2048	333,421.88	89,701.03
12/15/2048	55,828.13	14,613.81
06/15/2049	340,828.13	86,806.66
12/15/2049	47,812.50	11,848.58
06/15/2050	347,812.50	83,864.29
12/15/2050	39,375.00	9,237.61
06/15/2051	359,375.00	82,034.03
12/15/2051	30,375.00	6,746.36
06/15/2052	370,375.00	80,039.09

PROOF OF ARBITRAGE YIELD

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Date	Debt Service	Present Value to 06/25/2024 @ 5.5525446032%
12/15/2052	20,812.50	4,376.15
06/15/2053	380,812.50	77,908.69
12/15/2053	10,687.50	2,127.44
06/15/2054	390,687.50	75,669.09
	11,839,603.36	5,691,862.40

Proceeds Summary

Delivery date	06/25/2024
Par Value	5,715,000.00
Premium (Discount)	-23,137.60
Target for yield calculation	5,691,862.40

BOND DEBT SERVICE

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/25/2024					
12/15/2024			146,952.01	146,952.01	
06/15/2025	80,000	4.850%	155,596.25	235,596.25	382,548.26
12/15/2025			153,656.25	153,656.25	
06/15/2026	85,000	4.850%	153,656.25	238,656.25	392,312.50
12/15/2026			151,595.00	151,595.00	
06/15/2027	90,000	4.850%	151,595.00	241,595.00	393,190.00
12/15/2027			149,412.50	149,412.50	
06/15/2028	95,000	4.850%	149,412.50	244,412.50	393,825.00
12/15/2028			147,108.75	147,108.75	
06/15/2029	100,000	4.850%	147,108.75	247,108.75	394,217.50
12/15/2029			144,683.75	144,683.75	
06/15/2030	100,000	4.850%	144,683.75	244,683.75	389,367.50
12/15/2030			142,258.75	142,258.75	
06/15/2031	105,000	4.850%	142,258.75	247,258.75	389,517.50
12/15/2031			139,712.50	139,712.50	
06/15/2032	115,000	5.375%	139,712.50	254,712.50	394,425.00
12/15/2032			136,621.88	136,621.88	
06/15/2033	120,000	5.375%	136,621.88	256,621.88	393,243.76
12/15/2033			133,396.88	133,396.88	
06/15/2034	125,000	5.375%	133,396.88	258,396.88	391,793.76
12/15/2034			130,037.50	130,037.50	
06/15/2035	135,000	5.375%	130,037.50	265,037.50	395,075.00
12/15/2035			126,409.38	126,409.38	
06/15/2036	140,000	5.375%	126,409.38	266,409.38	392,818.76
12/15/2036			122,646.88	122,646.88	
06/15/2037	150,000	5.375%	122,646.88	272,646.88	395,293.76
12/15/2037			118,615.63	118,615.63	
06/15/2038	155,000	5.375%	118,615.63	273,615.63	392,231.26
12/15/2038			114,450.00	114,450.00	
06/15/2039	165,000	5.375%	114,450.00	279,450.00	393,900.00
12/15/2039			110,015.63	110,015.63	
06/15/2040	175,000	5.375%	110,015.63	285,015.63	395,031.26
12/15/2040			105,312.50	105,312.50	
06/15/2041	185,000	5.375%	105,312.50	290,312.50	395,625.00
12/15/2041			100,340.63	100,340.63	
06/15/2042	195,000	5.375%	100,340.63	295,340.63	395,681.26
12/15/2042			95,100.00	95,100.00	
06/15/2043	205,000	5.375%	95,100.00	300,100.00	395,200.00
12/15/2043			89,590.63	89,590.63	
06/15/2044	215,000	5.375%	89,590.63	304,590.63	394,181.26
12/15/2044			83,812.50	83,812.50	
06/15/2045	230,000	5.625%	83,812.50	313,812.50	397,625.00
12/15/2045			77,343.75	77,343.75	
06/15/2046	240,000	5.625%	77,343.75	317,343.75	394,687.50
12/15/2046			70,593.75	70,593.75	
06/15/2047	255,000	5.625%	70,593.75	325,593.75	396,187.50
12/15/2047			63,421.88	63,421.88	
06/15/2048	270,000	5.625%	63,421.88	333,421.88	396,843.76
12/15/2048			55,828.13	55,828.13	
06/15/2049	285,000	5.625%	55,828.13	340,828.13	396,656.26
12/15/2049			47,812.50	47,812.50	
06/15/2050	300,000	5.625%	47,812.50	347,812.50	395,625.00
12/15/2050			39,375.00	39,375.00	
06/15/2051	320,000	5.625%	39,375.00	359,375.00	398,750.00
12/15/2051			30,375.00	30,375.00	
06/15/2052	340,000	5.625%	30,375.00	370,375.00	400,750.00

BOND DEBT SERVICE

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2052			20,812.50	20,812.50	
06/15/2053	360,000	5.625%	20,812.50	380,812.50	401,625.00
12/15/2053			10,687.50	10,687.50	
06/15/2054	380,000	5.625%	10,687.50	390,687.50	401,375.00
	5,715,000		6,124,603.36	11,839,603.36	11,839,603.36

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-5,028,239.14	-6,612,178.08
07/01/24		-168.60	-221.51
08/02/24		-870.61	-1,138.43
09/04/24		-870.56	-1,132.84
10/02/24		-810.36	-1,050.02
11/04/24		-787.58	-1,015.55
12/03/24		-731.60	-939.21
12/30/24		5,114,521.75	6,538,986.31
12/30/24		1,862.50	2,381.23
01/03/25		-728.69	-931.22
02/04/25		-706.53	-898.65
03/04/25		-638.16	-807.99
03/13/25		4,920.00	6,220.81
04/02/25		-706.52	-890.74
05/02/25		-683.73	-858.08
05/29/25		1,990.00	2,487.22
05/29/25		1,990.00	2,487.22
05/29/25		2,985.00	3,730.83
06/03/25		-706.44	-882.41
07/02/25		-683.73	-850.29
07/23/25		3,980.00	4,933.74
08/04/25		-706.52	-874.36
09/03/25		-705.88	-869.72
09/29/25		3,980.00	4,884.45
10/02/25		-661.73	-811.74
11/04/25		-662.23	-808.40
11/18/25		1,990.00	2,424.08
12/01/25		2,985.00	3,628.94
12/02/25		-603.21	-733.23
01/05/26		-595.14	-719.79
01/16/26		1,990.00	2,402.79
01/30/26		2,100.00	2,530.21
02/03/26		-581.83	-700.71
03/03/26		-525.42	-629.89
04/02/26		-581.71	-694.30
04/08/26		2,100.00	2,504.17
04/08/26		2,100.00	2,504.17
04/29/26		2,100.00	2,496.18
05/04/26		-562.95	-668.65
06/02/26		-581.82	-688.12
06/05/26		3,150.00	3,723.82
07/02/26		-562.95	-662.77

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
07/31/26	Bal	19,620.10	23,000.96
07/31/26	Acc	57.61	67.54
06/25/29	TOTALS:	129,758.32	-21,262.03

ISSUE DATE:	06/25/24	REBATABLE ARBITRAGE:	-21,262.03
COMP DATE:	06/25/29	NET INCOME:	129,758.32
BOND YIELD:	5.552545%	TAX INV YIELD:	4.921340%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-195,896.25	-257,605.27
07/02/24		168.60	221.47
08/02/24		870.61	1,138.43
09/04/24		870.56	1,132.84
10/02/24		810.36	1,050.02
11/04/24		787.58	1,015.55
12/03/24		731.60	939.21
01/03/25		728.69	931.22
02/04/25		706.53	898.65
03/04/25		638.16	807.99
04/02/25		706.52	890.74
05/02/25		683.73	858.08
06/03/25		706.44	882.41
07/02/25		683.73	850.29
08/04/25		706.52	874.36
09/03/25		705.88	869.72
10/02/25		661.73	811.74
11/04/25		662.23	808.40
12/02/25		603.21	733.23
01/05/26		595.14	719.79
02/03/26		581.83	700.71
03/03/26		525.42	629.89
04/02/26		581.71	694.30
05/04/26		562.95	668.65
06/02/26		581.82	688.12
07/02/26		562.95	662.77
07/31/26	Bal	195,896.25	229,652.30
07/31/26	Acc	581.72	681.96
06/25/29	TOTALS:	17,006.22	-6,792.43

ISSUE DATE:	06/25/24	REBATABLE ARBITRAGE:	-6,792.43
COMP DATE:	06/25/29	NET INCOME:	17,006.22
BOND YIELD:	5.552545%	TAX INV YIELD:	4.182262%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-146,952.01	-193,243.17
07/02/24		126.48	166.15
08/02/24		653.09	854.00
09/04/24		653.05	849.80
10/02/24		607.90	787.68
11/04/24		590.80	761.81
12/03/24		548.81	704.55
12/16/24		146,952.01	188,280.75
01/22/25		-2.64	-3.36
02/04/25		0.03	0.04
03/04/25		0.01	0.01
04/02/25		0.01	0.01
05/02/25		0.01	0.01
06/03/25		0.01	0.01
06/16/25		-155,593.61	-193,967.65
06/16/25		155,596.25	193,970.94
06/25/29	TOTALS:	3,180.20	-838.41

ISSUE DATE:	06/25/24	REBATABLE ARBITRAGE:	-838.41
COMP DATE:	06/25/29	NET INCOME:	3,180.20
BOND YIELD:	5.552545%	TAX INV YIELD:	4.604496%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/24	Beg Bal	-206,475.00	-271,516.42
06/25/24		55,000.00	72,325.48
06/25/24		30,000.00	39,450.26
06/25/24		45,000.00	59,175.39
06/25/24		35,000.00	46,025.30
06/25/24		25,000.00	32,875.22
06/25/24		6,250.00	8,218.80
06/25/24		2,500.00	3,287.52
06/25/24		1,750.00	2,301.27
06/28/24		6,125.00	8,050.75
07/08/24		-150.00	-196.86
01/22/25		2.64	3.36
06/25/29	TOTALS:	2.64	0.08

ISSUE DATE:	06/25/24	REBATABLE ARBITRAGE:	0.08
COMP DATE:	06/25/29	NET INCOME:	2.64
BOND YIELD:	5.552545%	TAX INV YIELD:	5.682864%

$5,715,000
Hunt Club Grove Community Development District
(City of Lake Wales, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.552545%)
06/25/25		-2,120.00	-2,639.24
06/25/26		-2,170.00	-2,557.51
06/25/29	TOTALS:	-4,290.00	-5,196.75

ISSUE DATE: 06/25/24 REBATABLE ARBITRAGE: -5,196.75
COMP DATE: 06/25/29
BOND YIELD: 5.552545%

SECTION 5

DMHB

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

CERTIFIED PUBLIC ACCOUNTANTS

September 10, 2026

Hunt Club Grove Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Hunt Club Grove Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's 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. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding 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 will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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 GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Hunt Club Grove Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $4,650 ($3,150 plus $750 for issuance of debt in 2024 and $750 for issuance of debt in 2026). The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public

records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Hunt Club Grove Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Hunt Club Grove Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Hunt Club Grove Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION 6

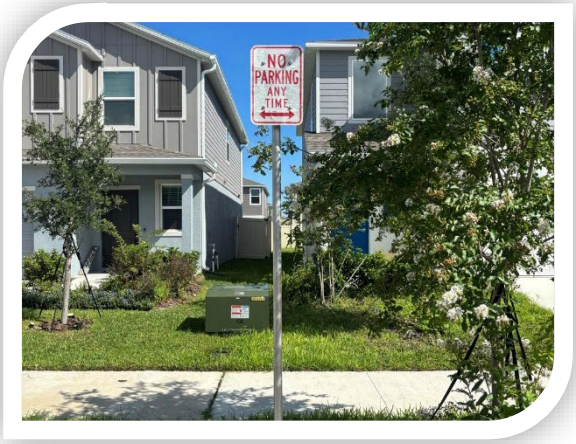
SECTION C

Hunt Club Grove CDD

Field Management Report

Completed

- Signage throughout the District that had been knocked down has been reinstalled to ensure important traffic and safety information remains clearly visible to residents, visitors, and motorists.
- Dog waste stations have been installed throughout the South Phase and are now available for residents to use, helping promote a cleaner and more enjoyable environment for the community.
- Areas of damaged sidewalk have been repaired to address potential safety concerns and help provide a safe and accessible path for pedestrians throughout the District.





Contracted Services

- The landscaping contractor continues to maintain the community grounds at an acceptable standard. The monitored area at the front of the District has experienced significant turf damage caused by chinch bugs. The landscaping contractor has recommended that the affected area be resodded to restore the appearance and condition of the turf.
- 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 D

SECTION i

Hunt Club Grove
Community Development District

Summary of Check Register

August 28, 2026 to September 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	9/1/26	149	$	9,801.61
	9/15/26	150-151	$	8,149.00
	9/18/26	152-153	$	1,837.60
	9/25/26	154-155	$	13,916.07
		Autodrafts	$	176.41
			$	33,880.69
	Supervisor Fees - September 2026			
	Patrick R Bonin	50111	$	184.70
	Michelle C Dudley	50112	$	184.70
	Kayla A Word	50113	$	184.70
	Adam H Morgan	50114	$	184.70
	William D Morgan	50115	$	184.70
			$	923.50
		Total Amount	**$**	**34,804.19**

*** CHECK DATES 08/28/2026 - 09/30/2026 *** 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 #
9/01/26	00015	9/01/26	41233	202609	320-53800-46200		*	9,801.61		
			LANDSCAPE MAINT SEPT26							
						FLORALAWN 2 LLC			9,801.61	000149
9/15/26	00022	9/02/26	7898-09-	202609	310-51300-31200		*	450.00		
			SPECIAL ASSESS BOND S2024							
						AMTEC			450.00	000150
9/15/26	00020	8/03/26	F0000002	202608	320-53800-43100		*	2,887.00		
			HCG N STREETLIGHTS AUG26							
		9/01/26	F0000002	202609	320-53800-43100		*	2,887.00		
			HCG N STREETLIGHTS SEPT26							
		9/01/26	F0000002	202609	320-53800-43100		*	1,925.00		
			HCG S STREETLIGHTS SEPT26							
						DUKE ENERGY			7,699.00	000151
9/18/26	00007	9/02/26	87172	202608	310-51300-31500		*	1,477.50		
			GENERAL COUNSEL AUG26							
						COBB & COLE PA			1,477.50	000152
9/18/26	00023	9/01/26	3739221	202609	330-57200-48200		*	360.10		
			PET WASTE SVCS SEPT26							
						PAWSITIVE SCOOPER LLC			360.10	000153
9/25/26	00004	9/15/26	34088	202609	300-15500-10000		*	7,818.00		
			FY27 INSURANCE POLICY							
						EGIS INSURANCE ADVISORS, LLC			7,818.00	000154
9/25/26	00002	9/01/26	60	202609	320-53800-34000		*	1,375.00		
			FIELD MANAGEMENT SEP26							
		9/01/26	61	202609	310-51300-34000		*	3,895.83		
			MANAGEMENT FEES SEP26							
		9/01/26	61	202609	310-51300-35200		*	110.00		
			WEBSITE ADMIN SEP26							
		9/01/26	61	202609	310-51300-35100		*	165.00		
			INFORMATION TECH SEP26							
		9/01/26	61	202609	310-51300-31300		*	541.67		
			DISSEM AGENT SVCS SEP26							
		9/01/26	61	202609	310-51300-51000		*	.39		
			OFFICE SUPPLIES SEP26							
		9/01/26	61	202609	310-51300-42000		*	10.18		
			POSTAGE SEP26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,098.07	000155
							TOTAL FOR BANK A	33,704.28		

*** CHECK DATES 08/28/2026 - 09/30/2026 *** HUNT CLUB GROVE-GENERAL FUND
BANK A GENERAL FUND

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

*** CHECK DATES 08/28/2026 - 09/30/2026 *** HUNT CLUB GROVE-GENERAL FUND
BANK Z GENERAL FUND-AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/25/26	00013	9/15/26	6355-09. ACROSS 2454 MCKIN SEPT26	202609	320	53800-43200			CITY OF LAKE WALES	*	84.94	84.94	080022
9/25/26	00013	9/15/26	6357-09. HUNTS BRO ENTR S SEPT26	202609	320	53800-43200			CITY OF LAKE WALES	*	91.47	91.47	080023

TOTAL FOR BANK Z 176.41

TOTAL FOR REGISTER 33,880.69

SECTION ii

Hunt Club Grove

Community Development District

Unaudited Financial Reporting

August 31, 2026

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Hunt Club Grove

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Cash - 5374	$ 49,884	$ -	$ -	$ 49,884
State Board of Administration	$ 320,615	$ -	$ -	$ 320,615
Investments:				
Series 2024				
Construction	$ -	$ -	$ 20,260	$ 20,260
Reserve	$ -	$ 195,896	$ -	$ 195,896
Revenue	$ -	$ 180,092	$ -	$ 180,092
Series 2026				
Construction	$ -	$ -	$ 979	$ 979
Interest	$ -	$ 103	$ -	$ 103
Reserve	$ -	$ 66,406	$ -	$ 66,406
Revenue	$ -	$ 1,600	$ -	$ 1,600
Prepaid Expenditures	$ 3,185	$ -	$ -	$ 3,185
Total Assets	**$ 373,684**	**$ 444,099**	**$ 21,239**	**$ 839,021**
Liabilities:				
Accounts Payable	$ 4,518	$ -	$ -	$ 4,518
Total Liabilites	**$ 4,518**	**$ -**	**$ -**	**$ 4,518**
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	$ 3,185	$ -	$ -	$ 3,185
Restricted:				
Series 2024 Capital Projects Fund	$ -	$ -	$ 20,260	$ 20,260
Series 2024 Debt Service Fund	$ -	$ 375,989	$ -	$ 375,989
Series 2026 Capital Projects Fund	$ -	$ -	$ 979	$ 979
Series 2026 Debt Service Fund	$ -	$ 68,110	$ -	$ 68,110
Unassigned	$ 365,982	$ -	$ -	$ 365,982
Total Fund Balances	**$ 369,166**	**$ 444,099**	**$ 21,239**	**$ 834,504**
Total Liabilities & Fund Balance	$ 373,684	$ 444,099	$ 21,239	$ 839,021

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 170,163	$ 170,163	$ 171,175	$ 1,012
Assessments - Direct	$ 272,180	$ 272,180	$ 272,182	$ 2
Interest Income	$ -	$ -	$ 10,641	$ 10,641
Total Revenues	**$ 442,343**	**$ 442,343**	**$ 453,998**	**$ 11,655**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 8,600	$ 2,400
FICA Expenditures	$ 918	$ 842	$ 658	$ 184
Engineering	$ 15,000	$ 13,750	$ -	$ 13,750
Attorney	$ 25,000	$ 22,917	$ 15,490	$ 7,427
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	$ 5,958	$ 5,542	$ 417
Disclosure Software	$ 5,000	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 13,475	$ 4,246	$ 4,246	$ -
Management Fees	$ 46,750	$ 42,854	$ 42,854	$ -
Information Technology	$ 1,980	$ 1,815	$ 1,815	$ 0
Website Maintenance	$ 1,320	$ 1,210	$ 1,210	$ -
Postage & Delivery	$ 1,000	$ 917	$ 283	$ 634
Insurance	$ 5,750	$ 5,750	$ 5,300	$ 450
Copies	$ 1,000	$ 917	$ 5	$ 911
Legal Advertising	$ 5,000	$ 4,583	$ 3,194	$ 1,389
Other Current Charges	$ 2,500	$ 2,292	$ 436	$ 1,855
Office Supplies	$ 625	$ 573	$ 3	$ 570
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 155,343**	**$ 133,198**	**$ 101,962**	**$ 31,236**

Hunt Club Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Property Insurance	$ 7,500	$ 7,500	$ 1,576	$ 5,924
Field Management	$ 16,500	$ 15,125	$ 15,125	$ -
Landscape Maintenance	$ 160,000	$ 146,667	$ 107,829	$ 38,837
Landscape Replacement	$ 2,500	$ 2,292	$ -	$ 2,292
Irrigation Repairs	$ 5,000	$ 5,000	$ 5,064	$ (64)
Streetlights	$ 45,000	$ 41,250	$ 27,908	$ 13,342
Electric	$ 5,000	$ 4,583	$ -	$ 4,583
Water & Sewer	$ 10,000	$ 9,167	$ 3,207	$ 5,960
Lake Maintenance	$ 8,000	$ 7,333	$ -	$ 7,333
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,292	$ -	$ 2,292
General Repairs & Maintenance	$ 10,000	$ 9,167	$ 2,810	$ 6,357
Field Contingency	$ 15,000	$ 15,000	$ 15,440	$ (440)
Total Operations & Maintenance	**$ 287,000**	**$ 265,375**	**$ 178,959**	**$ 86,416**
Total Expenditures	**$ 442,343**	**$ 398,573**	**$ 280,921**	**$ 117,652**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 173,076	
Fund Balance - Beginning	$ -		$ 196,090	
Fund Balance - Ending	$ -		$ 369,166	

Hunt Club Grove

Community Development District

Series 2024 - Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 391,793	$ 391,793	$ 394,121	$ 2,329
Interest	$ 8,015	$ 8,015	$ 15,272	$ 7,257
Total Revenues	**$ 399,808**	**$ 399,808**	**$ 409,394**	**$ 9,586**
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		$ 17,081	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (6,501)	$ (6,501)
Total Other Financing Sources (Uses)	$ -	$ -	$ (6,501)	$ (6,501)
Net Change in Fund Balance	**$ 7,495**		**$ 10,580**	
Fund Balance - Beginning	$ 166,102		$ 365,408	
Fund Balance - Ending	$ 173,598		$ 375,989	

Hunt Club Grove

Community Development District

Series 2026 - Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Direct	$ -	$ -	$ 75,928	$ 75,928
Interest	$ -	$ -	$ 1,620	$ 1,620
Total Revenues	**$ -**	**$ -**	**$ 77,548**	**$ 77,548**
Expenditures:				
Interest - 6/15	$ -	$ -	$ 74,809	$ (74,809)
Total Expenditures	**$ -**	**$ -**	**$ 74,809**	**$ (74,809)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 2,739	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 66,406	$ 66,406
Transfer In/(Out)	$ -	$ -	$ (1,035)	$ (1,035)
Total Other Financing Sources (Uses)	$ -	$ -	$ 65,371	$ 65,371
Net Change in Fund Balance	**$ -**		**$ 68,110**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 68,110	

Hunt Club Grove

Community Development District

Series 2024 - Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 890	$ 890
Total Revenues	**$ -**	**$ -**	**$ 890**	**$ 890**
Expenditures:				
Capital Outlay	$ -	$ -	$ 16,525	$ (16,525)
Total Expenditures	**$ -**	**$ -**	**$ 16,525**	**$ (16,525)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (15,635)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 6,501	$ 6,501
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 6,501**	**$ 6,501**
Net Change in Fund Balance	**$ -**		**$ (9,134)**	
Fund Balance - Beginning	$ -		$ 29,394	
Fund Balance - Ending	$ -		$ 20,260	

Hunt Club Grove

Community Development District

Series 2026 - Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 14,271	$ 14,271
Total Revenues	**$ -**	**$ -**	**$ 14,271**	**$ 14,271**
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	$ -		$ (3,823,650)	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 3,823,594	$ 3,823,594
Transfer In/(Out)	$ -	$ -	$ 1,035	$ 1,035
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,824,629**	**$ 3,824,629**
Net Change in Fund Balance	**$ -**		**$ 979**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 979	

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	$ 1,203	$ -	$ 10,641
Total Revenues	**$ 136,660**	**$ 2,327**	**$ 159,732**	**$ 1,690**	**$ 69,595**	**$ 1,850**	**$ 3,473**	**$ 70,977**	**$ 5,206**	**$ 1,283**	**$ 1,203**	**$ -**	**$ 453,998**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 600	$ 800	$ 800	$ 1,400	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ 8,600
FICA Expenditures	$ -	$ -	$ 46	$ 61	$ 61	$ 107	$ 77	$ 77	$ 77	$ 77	$ 77	$ -	$ 658
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,423	$ 507	$ -	$ 1,124	$ 2,268	$ 3,797	$ 1,907	$ 687	$ 870	$ 1,431	$ 1,478	$ -	$ 15,490
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	$ 542	$ -	$ 5,542
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	$ 3,896	$ -	$ 42,854
Information Technology	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ 165	$ -	$ 1,815
Website Maintenance	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ -	$ 1,210
Postage & Delivery	$ 4	$ 5	$ 3	$ 97	$ 11	$ 4	$ 8	$ 49	$ 22	$ 8	$ 70	$ -	$ 283
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	$ 49	$ -	$ 436
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ 3
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Adminstrative	**$ 22,772**	**$ 5,142**	**$ 5,728**	**$ 6,754**	**$ 7,811**	**$ 10,062**	**$ 7,750**	**$ 6,574**	**$ 13,617**	**$ 8,366**	**$ 7,386**	**$ -**	**$ 101,962**
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	$ 1,375	$ -	$ 15,125
Landscape Maintenance	$ 9,805	$ 9,805	$ 9,805	$ 9,805	$ 9,802	$ 9,802	$ 9,802	$ 9,802	$ 9,802	$ 9,802	$ 9,802	$ -	$ 107,829
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	$ 4,812	$ -	$ 27,908
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ 1,181	$ 7	$ 327	$ 200	$ 237	$ 370	$ 142	$ 121	$ 207	$ 11	$ 403	$ -	$ 3,207
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ 940	$ 780	$ -	$ 1,090	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,810
Field Contingency	$ -	$ -	$ -	$ -	$ -	$ 1,382	$ 156	$ 11,706	$ 151	$ 1,685	$ 360	$ -	$ 15,440
Total Operations & Maintenance	**$ 14,915**	**$ 12,126**	**$ 16,688**	**$ 15,008**	**$ 15,574**	**$ 16,221**	**$ 15,311**	**$ 25,891**	**$ 14,564**	**$ 15,910**	**$ 16,752**	**$ -**	**$ 178,959**
Total Expenditures	**$ 37,687**	**$ 17,268**	**$ 22,416**	**$ 21,762**	**$ 23,384**	**$ 26,283**	**$ 23,061**	**$ 32,465**	**$ 28,182**	**$ 24,276**	**$ 24,138**	**$ -**	**$ 280,921**
Excess Revenues (Expenditures)	$ 98,973	$ (14,941)	$ 137,316	$ (20,071)	$ 46,211	$ (24,433)	$ (19,588)	$ 38,512	$ (22,975)	$ (22,993)	$ (22,934)	$ -	$ 173,076

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	$68,110	
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

							30.28%	69.72%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*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**	**$ 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 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: 17

(B) Identify Acquisition Agreement, if applicable;

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

(D) Amount Payable: $6,300.00

(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 # 35127, 34133 & 33210 - Advanced Scan for May June & July 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: 9/14/26

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

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

INVOICE # 33210
DATE 05/31/2026
DUE DATE 06/30/2026
TERMS Net 30

PROJECT
Hunt Club

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	5/13/2026, 5/27/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:
PO Box 67534
Newark, NJ 07101-8009

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

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

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

INVOICE # 34133
DATE 06/30/2026
DUE DATE 07/30/2026
TERMS Net 30

PROJECT
Hunt Club

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	6/10/2026, 6/24/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

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Seattle, WA 98109
billing@traceair.net

INVOICE

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

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

INVOICE # 35127
DATE 07/31/2026
DUE DATE 08/30/2026
TERMS Net 30

PROJECT
Hunt Club

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	07/08/2026, 07/22/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

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