

# **HUNTER'S RIDGE**

**COMMUNITY DEVELOPMENT**

**DISTRICT No. 1**

**June 22, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

# Hunter's Ridge Community Development District No. 1

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

June 14, 2021

Board of Supervisors  
Hunter's Ridge Community Development District No. 1

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on June 22, 2021 at 11:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Resignation of Supervisor Patricia Hall, Seat 2
4. Consider Appointment of Tom Mehegan to Fill Unexpired Term of Seat 2 (*Term Expires November 2024*)
  - Administration of Oath of Office to Newly Appointed Supervisor
    - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - B. Membership, Obligations and Responsibilities
    - C. Financial Disclosure Forms
      - I. Form 1: Statement of Financial Interests
      - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - III. Form 1F: Final Statement of Financial Interests
    - D. Form 8B – Memorandum of Voting Conflict
5. Consideration of Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

7. Review of Revised Full Reserve Study of Huntington Village Resident Owners Association, Inc.
8. Discussion/Consideration: Amendment to Agreement Between the Hunter's Ridge Community Development District No. 1 and the Huntington Village Residents Association, Inc., Infrastructure Management and Maintenance Services Agreement (Reserve Funds)
9. Consideration of Resolution 2021-05, Declaring a Vacancy in Seat 4 on the Board of Supervisors; and Providing an Effective Date
10. Consider Appointment to Seat 4; *Term Expires November 2022*
  - Administration of Oath of Office to Newly Appointed Supervisor
11. Consideration of Resolution 2021-06, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Hunter's Ridge Community Development District No. 1, and Providing for an Effective Date
12. Acceptance of Unaudited Financial Statements as of May 31, 2021
13. Approval of Minutes
  - A. November 6, 2020 Landowners' Meeting
  - B. November 6, 2020 Regular Meeting
14. Other Business
15. Staff Reports
  - A. District Counsel: *Cobb Cole*
  - B. District Engineer: *Zev Cohen and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 155 Registered Voters in District as of April 15, 2021
    - II. NEXT MEETING DATE: August 25, 2021 at 11:30 A.M.
      - QUORUM CHECK

Howard Lefkowitz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Tom Mehegan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Steve Thompson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Charles Lichtigman	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

16. Board Members' Comments/Requests

17. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561)346-5294.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8518503**

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**3**

## Daphne Gillyard

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**From:** Mac McGaffney  
**Sent:** Thursday, January 28, 2021 1:36 AM  
**To:** Laura Simonette; Daphne Gillyard; Howard Lefkowitz; Mark.Watts@cobbcole.com; Debbie Tudor  
**Cc:** Stephanie Schackmann  
**Subject:** Huntington Village HOA and CDD

Thank you Laura.

Daphne, please see the email below expressing Supervisor Hall's resignation from the CDD Board as well as the POA Board. Could we please send her our standard letter for her to fill out and sign and add this to the upcoming agenda? Thank you,  
Mac

Howard "Mac" McGaffney  
District Manager  
Regional Office in Saint Augustine, Florida  
Wrathell, Hunt and Associates, LLC  
Cell: 904-386-0186

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

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**From:** Laura Simonette <laura@badc.us>  
**Sent:** Wednesday, January 27, 2021 9:54 AM  
**To:** Mac McGaffney <mcgaffneym@whhassociates.com>  
**Subject:** Huntington Village HOA and CDD

Good morning,

Please see below from Patricia Hall regarding her resignation from Huntington Village Residents Association Board of Directors and Hunters Ridge Development District #

Thank you,

Laura H. Simonette  
Director of Accounting and Operations  
BADC Huntington Communities, LLC-Land Development  
Granada Homes, LLC -Home Builder  
Manchester Communities, LLC- Community Builder  
300 Interchange Blvd Suite D  
Ormond Beach FL 32174  
386-673-5650

[laura@badc.us](mailto:laura@badc.us)

**From:** Trish Hall <[halltrish786@gmail.com](mailto:halltrish786@gmail.com)>

**Sent:** Tuesday, January 26, 2021 7:35 AM

**To:** Laura Simonette <[laura@badc.us](mailto:laura@badc.us)>

**Subject:** Resignation for Boards

Please accept this letter as my resignation from the Huntington Village Residents Association Board of Directors immediately.

Thank you,

Patricia Hall

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**5**



**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hunter’s Ridge Community Development District No. 1 (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

**DATE:** August 25, 2021

**HOUR:** 11:30 A.M.

**LOCATION:** Flagler County Government Services Building  
1769 E. Moody Blvd., Building 2  
Bunnell, Florida 32110

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Flagler County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF JUNE, 2021.**

ATTEST:

**HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

**Exhibit A: Fiscal Year 2021/2022 Proposed Budget**

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
PROPOSED BUDGET  
FISCAL YEAR 2022**

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget- Series 2019	3
Amortization Schedule- Series 2019	4-5
Debt Service Fund Budget- Series 2019A	6
Amortization Schedule- Series 2019A	7-8
Debt Service Fund Budget- Series 2019B	9
Amortization Schedule- Series 2019B	10
Assessment Summary	11

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 70,969				\$ 70,141
Allowable discounts (4%)	(2,839)				(2,806)
Assessment levy: on-roll - net	68,130	\$ 63,044	\$ 5,086	\$ 68,130	67,335
Assessment levy: off-roll	28,591	2,242	26,349	28,591	28,257
Developer contribution	-	7,148	-	7,148	-
Total revenues	<u>96,721</u>	<u>72,434</u>	<u>31,435</u>	<u>103,869</u>	<u>95,592</u>
<b>EXPENDITURES</b>					
Supervisors	4,000	431	3,569	4,000	4,000
Management/accounting/recording <sup>1</sup>	42,000	21,000	21,000	42,000	42,000
Legal	8,860	592	8,268	8,860	8,860
Engineering	1,500	895	605	1,500	1,500
Audit <sup>2</sup>	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation <sup>2</sup>	1,250	-	1,250	1,250	1,250
Dissemination agent <sup>2</sup>	1,000	500	500	1,000	1,000
Trustee <sup>2</sup>	9,950	9,250	700	9,950	9,950
Telephone	200	100	100	200	200
Postage	500	220	280	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	75	1,425	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,232	6,098	-	6,098	6,708
Contingencies	500	76	424	500	500
Website: Hosting	705	-	705	705	705
Website: ADA compliance	210	210	-	210	210
Property taxes	632	-	-	-	632
Reserve study	-	4,950	-	4,950	-
Tax collector	1,419	1,261	158	1,419	1,403
Total expenditures	<u>86,133</u>	<u>46,083</u>	<u>44,234</u>	<u>90,317</u>	<u>86,593</u>
Excess/(deficiency) of revenues over/(under) expenditures	10,588	26,351	(12,799)	13,552	8,999
Fund balance - beginning (unaudited)	11,025	14,395	40,746	14,395	27,947
Fund balance - ending					
Committed:					
Working capital <sup>3</sup>	19,549	10,589	10,589	10,589	26,679
Unassigned	2,064	-	-	-	10,267
Fund balance - ending (projected)	<u>\$ 21,613</u>	<u>\$ 40,746</u>	<u>\$ 27,947</u>	<u>\$ 27,947</u>	<u>\$ 36,946</u>

<sup>1</sup>Once the District pursues bonds the Management/recording fees will return to \$42,000.

<sup>2</sup>Applicable in fiscal year subsequent to issuance of bonds.

<sup>3</sup>The District will gradually build towards 3 months working capital.

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording <sup>1</sup>	\$ 42,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	8,860
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	1,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit <sup>2</sup>	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation <sup>2</sup>	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent <sup>2</sup>	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee <sup>2</sup>	9,950
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,708
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies	500
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website: Hosting	705
Website: ADA compliance	210
Property taxes	632
Tax collector	1,403
Total expenditures	<u>\$ 86,593</u>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 158,776				\$ 158,776
Allowable discounts (4%)	(6,351)				(6,351)
Assessment levy: on-roll - net	152,425	\$ 138,272	\$ 14,153	\$ 152,425	152,425
Off-roll assessment levy	3,976	-	3,976	3,976	3,976
Assessment prepayments	-	-	14,793	14,793	-
Interest	-	4	-	4	-
Total revenues	156,401	138,276	32,922	171,198	156,401
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	40,000	40,000	-	40,000	40,000
Principal prepayment	20,000	60,000	-	60,000	-
Interest	113,203	57,244	55,959	113,203	109,131
Total debt service	173,203	157,244	55,959	213,203	149,131
<b>Other fees &amp; charges</b>					
Tax collector	3,176	2,765	411	3,176	3,176
Transfer out	-	2	-	2	-
Total other fees & charges	3,176	2,767	411	3,178	3,176
Total expenditures	176,379	160,011	56,370	216,381	152,307
Excess/(deficiency) of revenues over/(under) expenditures	(19,978)	(21,735)	(23,448)	(45,183)	4,094
Net increase/(decrease) in fund balance	(19,978)	(21,735)	(23,448)	(45,183)	4,094
Fund balance - beginning (unaudited)	197,155	241,732	219,997	241,732	196,549
Fund balance - ending (projected)	<u>\$ 177,177</u>	<u>\$ 219,997</u>	<u>\$ 196,549</u>	<u>\$ 196,549</u>	<u>200,643</u>
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2022					(94,166)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 28,871</u>

**Note:** Capitalized interest for Series 2019 Bonds ended on 11/01/2019



**Hunter's Ridge**  
 Community Development District No. 1  
 Special Assessment Revenue Bonds, Series 2019  
 \$2,350,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2021	40,000.00	4.000%	54,965.63	94,965.63
05/01/2022	-		54,165.63	54,165.63
11/01/2022	40,000.00	4.000%	54,165.63	94,165.63
05/01/2023	-		53,365.63	53,365.63
11/01/2023	40,000.00	4.000%	53,365.63	93,365.63
05/01/2024	-		52,565.63	52,565.63
11/01/2024	45,000.00	4.000%	52,565.63	97,565.63
05/01/2025	-		51,665.63	51,665.63
11/01/2025	45,000.00	4.250%	51,665.63	96,665.63
05/01/2026	-		50,709.38	50,709.38
11/01/2026	45,000.00	4.250%	50,709.38	95,709.38
05/01/2027	-		49,753.13	49,753.13
11/01/2027	50,000.00	4.250%	49,753.13	99,753.13
05/01/2028	-		48,690.63	48,690.63
11/01/2028	50,000.00	4.250%	48,690.63	98,690.63
05/01/2029	-		47,628.13	47,628.13
11/01/2029	55,000.00	4.250%	47,628.13	102,628.13
05/01/2030	-		46,459.38	46,459.38
11/01/2030	55,000.00	5.000%	46,459.38	101,459.38
05/01/2031	-		45,084.38	45,084.38
11/01/2031	60,000.00	5.000%	45,084.38	105,084.38
05/01/2032	-		43,584.38	43,584.38
11/01/2032	60,000.00	5.000%	43,584.38	103,584.38
05/01/2033	-		42,084.38	42,084.38
11/01/2033	65,000.00	5.000%	42,084.38	107,084.38
05/01/2034	-		40,459.38	40,459.38
11/01/2034	65,000.00	5.000%	40,459.38	105,459.38
05/01/2035	-		38,834.38	38,834.38
11/01/2035	70,000.00	5.000%	38,834.38	108,834.38
05/01/2036	-		37,084.38	37,084.38
11/01/2036	75,000.00	5.000%	37,084.38	112,084.38
05/01/2037	-		35,209.38	35,209.38
11/01/2037	80,000.00	5.000%	35,209.38	115,209.38
05/01/2038	-		33,209.38	33,209.38
11/01/2038	80,000.00	5.000%	33,209.38	113,209.38
05/01/2039	-		31,209.38	31,209.38
11/01/2039	85,000.00	5.000%	31,209.38	116,209.38
05/01/2040	-		29,084.38	29,084.38
11/01/2040	90,000.00	5.125%	29,084.38	119,084.38
05/01/2041	-		26,778.13	26,778.13
11/01/2041	95,000.00	5.125%	26,778.13	121,778.13
05/01/2042	-		24,343.75	24,343.75
11/01/2042	100,000.00	5.125%	24,343.75	124,343.75
05/01/2043	-		21,781.25	21,781.25
11/01/2043	105,000.00	5.125%	21,781.25	126,781.25
05/01/2044	-		19,090.63	19,090.63
11/01/2044	110,000.00	5.125%	19,090.63	129,090.63
05/01/2045	-		16,271.88	16,271.88
11/01/2045	115,000.00	5.125%	16,271.88	131,271.88
05/01/2046	-		13,325.00	13,325.00
11/01/2046	120,000.00	5.125%	13,325.00	133,325.00
05/01/2047	-		10,250.00	10,250.00
11/01/2047	125,000.00	5.125%	10,250.00	135,250.00

**Hunter's Ridge**

Community Development District No. 1  
Special Assessment Revenue Bonds, Series 2019  
\$2,350,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
05/01/2048	-		7,046.88	7,046.88
11/01/2048	135,000.00	5.125%	7,046.88	142,046.88
05/01/2049	-		3,587.50	3,587.50
11/01/2049	140,000.00	5.125%	3,587.50	143,587.50
<b>Total</b>	<b>\$2,240,000.00</b>		<b>\$2,001,609.61</b>	<b>\$4,241,609.61</b>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEBT SERVICE FUND BUDGET - SERIES 2019A  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 159,398				\$ 159,398
Allowable discounts (4%)	(6,376)				(6,376)
Assessment levy: on-roll - net	153,022	\$ 141,595	\$ 11,427	\$ 153,022	153,022
Off-roll assessment levy	127,365	21,407	105,958	127,365	127,365
Interest	-	10	-	10	-
Total revenues	<u>280,387</u>	<u>163,012</u>	<u>117,385</u>	<u>280,397</u>	<u>280,387</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	50,000	-	50,000	50,000
Interest	225,300	113,400	111,900	225,300	222,300
Total debt service	<u>275,300</u>	<u>163,400</u>	<u>111,900</u>	<u>275,300</u>	<u>272,300</u>
<b>Other fees &amp; charges</b>					
Tax collector	3,188	2,832	356	3,188	3,188
Total other fees & charges	<u>3,188</u>	<u>2,832</u>	<u>356</u>	<u>3,188</u>	<u>3,188</u>
Total expenditures	<u>278,488</u>	<u>166,232</u>	<u>112,256</u>	<u>278,488</u>	<u>275,488</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,899	(3,220)	5,129	1,909	4,899
Net increase/(decrease) in fund balance	1,899	(3,220)	5,129	1,909	4,899
Fund balance - beginning (unaudited)	448,195	443,638	440,418	443,638	445,547
Fund balance - ending (projected)	<u>\$ 450,094</u>	<u>\$ 440,418</u>	<u>\$ 445,547</u>	<u>\$ 445,547</u>	<u>450,446</u>
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2022					(165,400)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 7,846</u>

**Note:** Capitalized interest for Series 2019A Bonds ended on 11/01/2019

**Hunter's Ridge**  
 Community Development District No. 1  
 Special Assessment Revenue Bonds, Series 2019A  
 \$3,780,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2021	50,000.00	6.000%	111,900.00	161,900.00
05/01/2022	-		110,400.00	110,400.00
11/01/2022	55,000.00	6.000%	110,400.00	165,400.00
05/01/2023	-		108,750.00	108,750.00
11/01/2023	55,000.00	6.000%	108,750.00	163,750.00
05/01/2024	-		107,100.00	107,100.00
11/01/2024	60,000.00	6.000%	107,100.00	167,100.00
05/01/2025	-		105,300.00	105,300.00
11/01/2025	65,000.00	6.000%	105,300.00	170,300.00
05/01/2026	-		103,350.00	103,350.00
11/01/2026	70,000.00	6.000%	103,350.00	173,350.00
05/01/2027	-		101,250.00	101,250.00
11/01/2027	70,000.00	6.000%	101,250.00	171,250.00
05/01/2028	-		99,150.00	99,150.00
11/01/2028	75,000.00	6.000%	99,150.00	174,150.00
05/01/2029	-		96,900.00	96,900.00
11/01/2029	80,000.00	6.000%	96,900.00	176,900.00
05/01/2030	-		94,500.00	94,500.00
11/01/2030	85,000.00	6.000%	94,500.00	179,500.00
05/01/2031	-		91,950.00	91,950.00
11/01/2031	90,000.00	6.000%	91,950.00	181,950.00
05/01/2032	-		89,250.00	89,250.00
11/01/2032	95,000.00	6.000%	89,250.00	184,250.00
05/01/2033	-		86,400.00	86,400.00
11/01/2033	100,000.00	6.000%	86,400.00	186,400.00
05/01/2034	-		83,400.00	83,400.00
11/01/2034	110,000.00	6.000%	83,400.00	193,400.00
05/01/2035	-		80,100.00	80,100.00
11/01/2035	115,000.00	6.000%	80,100.00	195,100.00
05/01/2036	-		76,650.00	76,650.00
11/01/2036	120,000.00	6.000%	76,650.00	196,650.00
05/01/2037	-		73,050.00	73,050.00
11/01/2037	130,000.00	6.000%	73,050.00	203,050.00
05/01/2038	-		69,150.00	69,150.00
11/01/2038	135,000.00	6.000%	69,150.00	204,150.00
05/01/2039	-		65,100.00	65,100.00
11/01/2039	145,000.00	6.000%	65,100.00	210,100.00
05/01/2040	-		60,750.00	60,750.00
11/01/2040	155,000.00	6.000%	60,750.00	215,750.00
05/01/2041	-		56,100.00	56,100.00
11/01/2041	165,000.00	6.000%	56,100.00	221,100.00
05/01/2042	-		51,150.00	51,150.00
11/01/2042	170,000.00	6.000%	51,150.00	221,150.00
05/01/2043	-		46,050.00	46,050.00
11/01/2043	185,000.00	6.000%	46,050.00	231,050.00
05/01/2044	-		40,500.00	40,500.00
11/01/2044	195,000.00	6.000%	40,500.00	235,500.00
05/01/2045	-		34,650.00	34,650.00
11/01/2045	205,000.00	6.000%	34,650.00	239,650.00
05/01/2046	-		28,500.00	28,500.00
11/01/2046	215,000.00	6.000%	28,500.00	243,500.00
05/01/2047	-		22,050.00	22,050.00
11/01/2047	230,000.00	6.000%	22,050.00	252,050.00

**Hunter's Ridge**

Community Development District No. 1  
Special Assessment Revenue Bonds, Series 2019A  
\$3,780,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
05/01/2048	-		15,150.00	15,150.00
11/01/2048	245,000.00	6.000%	15,150.00	260,150.00
05/01/2049	-		7,800.00	7,800.00
11/01/2049	260,000.00	6.000%	7,800.00	267,800.00
<b>Total</b>	<b>\$3,730,000.00</b>		<b>\$4,120,800.00</b>	<b>\$7,850,800.00</b>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEBT SERVICE FUND BUDGET - SERIES 2019B  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Off-roll assessment levy	\$ 105,900	\$ 24,177	\$ 81,723	\$ 105,900	\$ 105,900
Assessment Prepayments	-	192,368	-	192,368	-
Interest	-	6	-	6	-
Total revenues	<u>105,900</u>	<u>216,551</u>	<u>81,723</u>	<u>298,274</u>	<u>105,900</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal Prepayment	-	95,000	95,000	190,000	-
Interest	105,900	54,375	52,950	107,325	105,900
Total debt service	<u>105,900</u>	<u>149,375</u>	<u>147,950</u>	<u>297,325</u>	<u>105,900</u>
Total expenditures	<u>105,900</u>	<u>149,375</u>	<u>147,950</u>	<u>297,325</u>	<u>105,900</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	67,176	(66,227)	949	-
Net increase/(decrease) in fund balance	-	67,176	(66,227)	949	-
Fund balance - beginning (unaudited)	163,754	175,232	242,408	175,232	176,181
Fund balance - ending (projected)	<u>\$ 163,754</u>	<u>\$ 242,408</u>	<u>\$ 176,181</u>	<u>\$ 176,181</u>	<u>176,181</u>
Use of fund balance					
Debt service reserve balance (required)					(105,900)
Principal and Interest expense - November 1, 2022					(52,950)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 17,331</u>

**Note:** Capitalized interest for Series 2019B Bonds ends on 11/01/2020

**Hunter's Ridge**

Community Development District No. 1  
 Special Assessment Revenue Bonds, Series 2019B  
 \$1,765,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2021	-	-	52,950.00	52,950.00
05/01/2022	-	-	52,950.00	52,950.00
11/01/2022	-	-	52,950.00	52,950.00
05/01/2023	-	-	52,950.00	52,950.00
11/01/2023	-	-	52,950.00	52,950.00
05/01/2024	-	-	52,950.00	52,950.00
11/01/2024	-	-	52,950.00	52,950.00
05/01/2025	-	-	52,950.00	52,950.00
11/01/2025	-	-	52,950.00	52,950.00
05/01/2026	-	-	52,950.00	52,950.00
11/01/2026	-	-	52,950.00	52,950.00
05/01/2027	-	-	52,950.00	52,950.00
11/01/2027	-	-	52,950.00	52,950.00
05/01/2028	-	-	52,950.00	52,950.00
11/01/2028	-	-	52,950.00	52,950.00
05/01/2029	-	-	52,950.00	52,950.00
11/01/2029	-	-	52,950.00	52,950.00
05/01/2030	-	-	52,950.00	52,950.00
11/01/2030	-	-	52,950.00	52,950.00
05/01/2031	-	-	52,950.00	52,950.00
11/01/2031	-	-	52,950.00	52,950.00
05/01/2032	-	-	52,950.00	52,950.00
11/01/2032	1,765,000.00	6.000%	52,950.00	1,817,950.00
<b>Total</b>	<b>\$1,765,000.00</b>		<b>\$1,217,850.00</b>	<b>\$2,982,850.00</b>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2022**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2022			GF & DSF	Fiscal Year 2021 Total
		GF	Series 2019	Series 2019A		
<b><u>Assessment Area One</u></b>						
70	SF 60'	294.71	1,558.26	-	1,852.97	1,856.45
49	Villa 35'	294.71	1,057.39	-	1,352.10	1,355.58
<b>119</b>						
<b><u>Assessment Area Two</u></b>						
45	Villa 35'	294.71	-	1,036.95	1,331.66	1,335.14
68	SF 60'	294.71	-	1,488.96	1,783.67	1,787.15
6	SF 75'	294.71	-	1,914.38	2,209.09	2,212.57
0	Estate	294.71	-	1,701.67	1,996.38	1,999.86
<b>119</b>						

**Off-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2022			GF & DSF	Fiscal Year 2021 Total
		GF	Series 2019	Series 2019A		
<b><u>Assessment Area One</u></b>						
0	SF 60'	277.03	1,464.76	-	1,741.79	1,745.06
4	Villa 35'	277.03	993.95	-	1,270.98	1,274.25
<b>4</b>						
<b><u>Assessment Area Two</u></b>						
56	Villa 35'	277.03	-	974.73	1,251.76	1,255.03
0	SF 60'	277.03	-	1,399.62	1,676.65	1,679.92
28	SF 75'	277.03	-	1,799.52	2,076.55	2,079.82
14	Estate	277.03	-	1,599.57	1,876.60	1,879.87
<b>98</b>						



**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**6**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Hunter's Ridge Community Development District No. 1 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Flagler County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Flagler County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of June, 2021.

Attest:

**HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

<b>HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>May 24, 2022</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>August 23, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>11:30 AM</b>

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**7**

**Revised**  
**FULL RESERVE STUDY**  
**Huntington Village**  
**Resident Owners Association, Inc.**



**Ormond Beach, Florida**  
**Inspected - August 12, 2020**  
**Revised - October 28, 2020**



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Huntington Village Resident Owners Association, Inc.  
Ormond Beach, Florida

Dear Board of Directors of Huntington Village Resident Owners Association, Inc.:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Huntington Village Resident Owners Association, Inc. in Ormond Beach, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, August 12, 2020.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Huntington Village Resident Owners Association, Inc. plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on October 28, 2020 by

*Reserve Advisors, LLC*

Visual Inspection and Report by: Jeffrey B. Dow, RS<sup>1</sup>

Review by: Alan M. Ebert, RS, PRA<sup>2</sup>, Director of Quality Assurance



<sup>1</sup> RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

<sup>2</sup> PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



Long-term thinking. Everyday commitment.

## Table of Contents

<b>1. RESERVE STUDY EXECUTIVE SUMMARY .....</b>	<b>1.1</b>
<b>2. RESERVE STUDY REPORT .....</b>	<b>2.1</b>
<b>3. RESERVE EXPENDITURES and FUNDING PLAN.....</b>	<b>3.1</b>
<b>4. RESERVE COMPONENT DETAIL.....</b>	<b>4.1</b>
RESIDENT OWNERS ASSOCIATION .....	4.1
Exterior Building Elements.....	4.1
Roofs, Asphalt Shingles .....	4.1
Property Site Elements .....	4.4
Asphalt Pavement, Parking Area, Repaving.....	4.4
Mailbox Stations .....	4.6
Ponds, Aerator.....	4.7
Clubhouse Elements.....	4.8
Air Handling and Condensing Units, Split System .....	4.9
Audio System .....	4.10
Exercise Equipment.....	4.10
Exercise Room .....	4.12
Rest Rooms.....	4.13
Roof Assembly, Asphalt Shingles.....	4.15
Security System.....	4.15
Walls, Stucco.....	4.16
Pool Elements.....	4.18
Deck, Pavers .....	4.18
Fence, Aluminum.....	4.19
Furniture .....	4.20
Light Poles and Fixtures .....	4.21
Pool Finishes, Plaster and Tile .....	4.22
COMMUNITY DEVELOPMENT DISTRICT .....	4.23
Asphalt Pavement, Patch .....	4.23
Asphalt Pavement, Repaving .....	4.23
Catch Basins .....	4.28
Concrete Gutters .....	4.28



Concrete Sidewalks .....	4.29
Fences, Aluminum, Hunters Ridge Boulevard and Huntington Place .....	4.31
Irrigation System, Pumps .....	4.31
Signage, Monuments, Renovation.....	4.32
Reserve Study Update .....	4.33
<b>5. METHODOLOGY .....</b>	<b>5.1</b>
<b>6. CREDENTIALS .....</b>	<b>6.1</b>
<b>7. DEFINITIONS .....</b>	<b>7.1</b>
<b>8. PROFESSIONAL SERVICE CONDITIONS .....</b>	<b>8.1</b>



# 1. RESERVE STUDY EXECUTIVE SUMMARY

**Client:** Huntington Village Resident Owners Association, Inc. (Huntington Village)

**Location:** Ormond Beach, Florida

**Reference:** 151081

**Property Basics:** Huntington Village Resident Owners Association, Inc. is a homeowners association which is responsible for the common elements shared by a mixture of single family homes and villa units. The community began construction in 2010 and is still under development. Upon complete buildout, the development will comprise 172 single family homes and 151 villa townhome units. At the time of our inspection, there were approximately 50 single family homes either constructed or under construction, and 49 villa townhome units in 17 buildings either constructed or under construction. We assume complete buildout will occur by 2024.

**Resident Owners Association Reserve Components Identified:** 19 Reserve Components

**Community Development District Reserve Components Identified:** 13 Reserve Components

**Inspection Date:** August 12, 2020.

**Funding Goal:** The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Resident Owners Association Funding Plan recognizes these threshold funding years in 2044 and 2045 due to replacement of the asphalt shingle roofs at the villa units.

Our recommended Community Development District Funding Plan recognizes this threshold funding year in 2044 due to repaving of the asphalt pavement.

**Cash Flow Method:** We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 0.9% anticipated annual rate of return on invested reserves
- 2.0% future Inflation Rate for estimating Future Replacement Costs

**Sources for Local Costs of Replacement:** Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

**Cash Status of Resident Owners Association Reserve Fund:**

- \$16,737 as of September 1, 2020
- 2020 budgeted Reserve Contributions of \$36,735



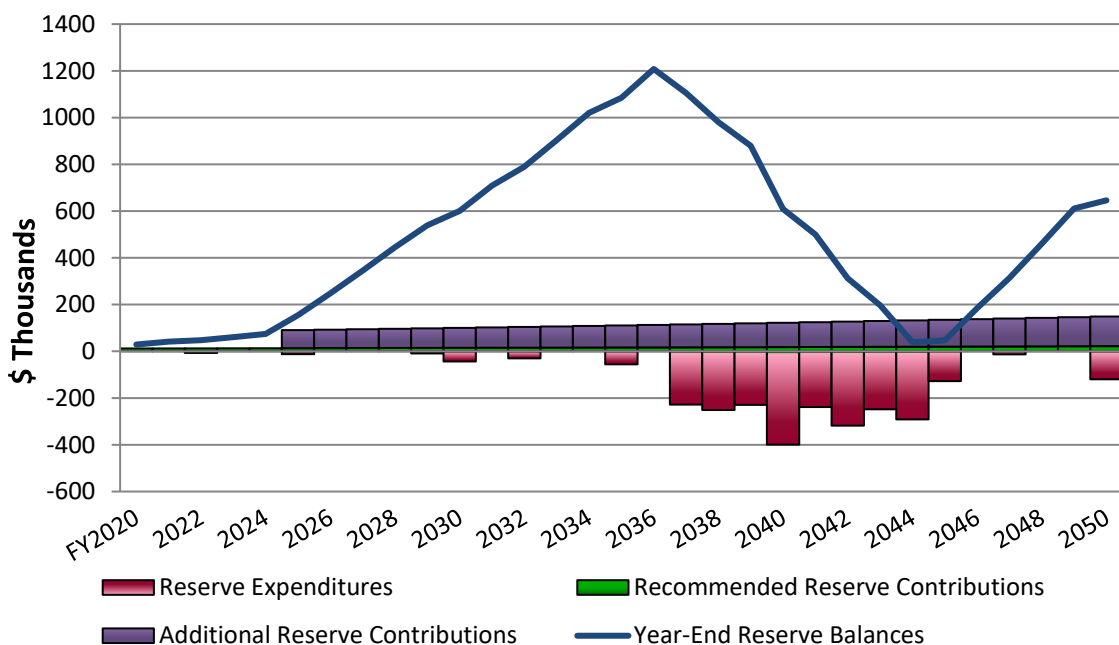
**Recommended Resident Owners Association Reserve Funding:** We recommend the following in order to achieve a stable and equitable Funding Plan:

- Increase to \$12,300 in 2021
- Inflationary increases from 2022 through 2050, the limit of this study's Cash Flow Analysis
- Pursuant to the Association's Declaration of Conditions, Covenants and Restrictions, the Association will receive a Capital Facilities Contribution/Reserve Fee of one-and-a-half percent (1.5%) of all home sales in perpetuity, which shall be contributed to the reserve fund. The assumed conditions of this fee are stated below:
  - Current average sale price of a Villa unit is \$265,000
  - Current average sale price of a single family home is \$315,000
  - Average inflation rate on home prices of two percent (2%)
  - An average home turnover rate of 20 years (16 sales per year)
  - Contributions from the Capital Facilities Contribution/Reserve Fee beginning in 2025 due to the community not reaching complete buildout until 2024

### Huntington Village

Recommended Reserve Resident Owners Association Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2021	12,300	41,668	2031	102,200	708,730	2041	124,500	500,081
2022	12,500	47,568	2032	104,300	789,557	2042	127,000	312,676
2023	12,800	60,854	2033	106,300	903,441	2043	129,600	196,471
2024	13,100	74,561	2034	108,500	1,020,560	2044	132,200	38,396
2025	90,700	154,141	2035	110,600	1,084,873	2045	134,800	45,976
2026	92,500	248,445	2036	112,800	1,207,944	2046	137,500	184,509
2027	94,400	345,506	2037	115,000	1,105,313	2047	140,300	313,984
2028	96,300	445,349	2038	117,300	980,779	2048	143,100	460,554
2029	98,200	538,816	2039	119,600	879,520	2049	145,900	611,256
2030	100,200	600,664	2040	122,000	609,064	2050	148,800	646,049





**Cash Status of Community Development District Reserve Fund:**

- \$30,390 as of September 1, 2020
- 2020 budgeted Reserve Contributions of \$20,000
- A potential deficit in reserves might occur by 2035 based upon continuation of the most recent annual reserve contribution of \$20,000 and the identified Reserve Expenditures.

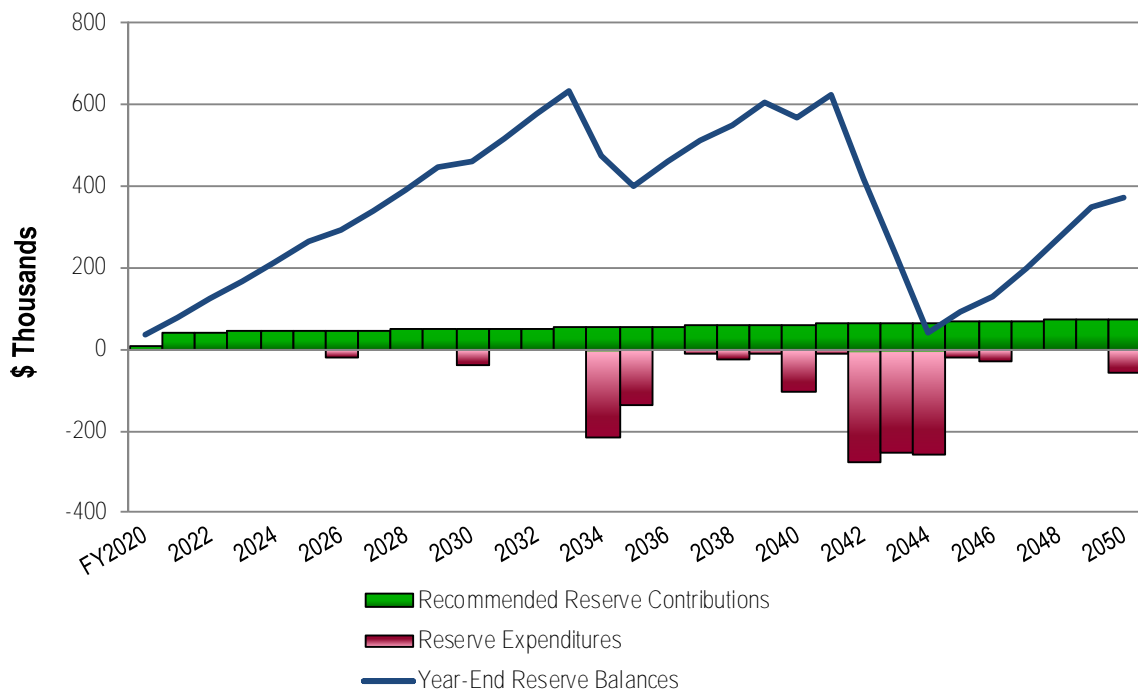
**Recommended Community Development District Reserve Funding:** We recommend the following in order to achieve a stable and equitable Funding Plan:

- Increase to \$42,000 in 2021
- Inflationary increases from 2022 through 2050, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of \$22,000 represents an average monthly increase of \$5.68 per homeowner and about a four percent (4.2%) adjustment in the 2020 total Operating Budget of \$525,690.

**Huntington Village**

Recommended Community Development District Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2021	42,000	79,680	2031	51,200	517,843	2041	62,400	625,798
2022	42,800	123,390	2032	52,200	574,938	2042	63,600	417,452
2023	43,700	168,397	2033	53,200	633,552	2043	64,900	232,240
2024	44,600	214,713	2034	54,300	476,672	2044	66,200	41,583
2025	45,500	262,350	2035	55,400	401,554	2045	67,500	90,191
2026	46,400	290,423	2036	56,500	461,922	2046	68,900	129,162
2027	47,300	340,550	2037	57,600	513,389	2047	70,300	200,941
2028	48,200	392,032	2038	58,800	550,572	2048	71,700	274,772
2029	49,200	444,982	2039	60,000	604,822	2049	73,100	350,674
2030	50,200	462,252	2040	61,200	569,411	2050	74,600	373,548





## 2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

**Huntington Village Resident Owners Association, Inc.**

**Ormond Beach, Florida**

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, August 12, 2020.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

## IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others



We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Huntington Village responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from the 30-year Reserve Expenditures at this time.

- Electrical Systems, Common
- Foundation, Clubhouse
- Inlet/Outlet Structures, Concrete, Storm Water Management System
- Pipes, Interior Building, Domestic Water, Sanitary Waste and Vent, Clubhouse
- Pipes, Subsurface Utilities, Laterals to Clubhouse
- Pool Structure
- Soffit and Fascia, Vinyl, Clubhouse
- Structural Frames, Clubhouse
- Windows and Doors, Clubhouse

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$4,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Asphalt Pavement, Clubhouse Parking Area, Patch and Seal Coat Applications
- Doors, Clubhouse, Interim Repairs and Replacements
- Fences, Chain Link
- Irrigation System, Controllers and General Maintenance (The irrigation system is still under construction as the development of the community progresses. The future scope and size of the system is currently unknown. Future updates to this Reserve Study will consider the need to

reserve for inspections and partial replacements of the system based on the size of the system and the operational practices of the Association.)

- Landscape
- Light Fixtures, Exterior, Clubhouse
- Paint Finishes, Touch Up
- Pool Mechanical Equipment
- Signage, Street and Traffic (The community was still under construction at the time of our inspection. Future updates to this Reserve Study will consider the total amount of signage once construction is completed, and the need to reserve for replacement of the signage.)
- Site Furniture
- Walls, Stone Veneer, Clubhouse
- Walls and Trim, Paint Finishes, Residential Units
- Water Heater, Clubhouse
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the homeowners at the single-family homes to repair or replace at their cost. Property Maintained by Homeowners at the Single Family Homes, including items billed back to Homeowners, relates to unit:

- Homes (Excluding Paint Finishes to Exteriors)
- Lot Improvements (Excluding Landscaping and Irrigation)

Certain items have been designated as the responsibility of the homeowners at the Villas to repair or replace at their cost. Property Maintained by Homeowners at the Villas, including items billed back to Homeowners, relates to unit:

- Doors, Garage
- Driveways
- Electrical Systems (Including Circuit Protection Panels)
- Heating, Ventilating and Air Conditioning (HVAC) Units
- Interiors
- Light Fixtures, Exterior
- Patios (Including Screens and Frames)
- Pipes (Within Units)
- Railings, Aluminum
- Roofs, Asphalt Shingles
- Sidewalks
- Soffit and Fascia
- Walls, Stone Veneer
- Walls, Stucco, Repairs
- Windows and Doors





Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Asphalt Pavement, Hunters Ridge Boulevard (Hunters Ridge Homeowners Association of East Florida, Inc.)
- Lift Stations (City of Ormond Beach)
- Light Poles and Fixtures, Streets (Florida Power and Light)
- Pavers, Roundabout, Airport Road and Hunters Ridge Boulevard (Hunters Ridge Homeowners Association of East Florida, Inc.)
- Pipes, Subsurface Utilities, Water and Sewer (City of Ormond Beach)
- Ponds, Maintenance (Hunters Ridge Homeowners Association of East Florida, Inc.) (We are informed that all ponds located within the community will revert to maintenance of Hunters Ridge Homeowners Association of East Florida, Inc.)
- Signage, Street and Traffic, Hunters Ridge Boulevard (Hunters Ridge Homeowners Association of East Florida, Inc.)
- Wetlands (Hunters Ridge Homeowners Association of East Florida, Inc.)

### 3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

#### Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
  - useful life
  - remaining useful life
- 2020 local cost of replacement
  - Per unit
  - Per phase
  - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

#### Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

#### Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

**RESIDENT OWNERS ASSOCIATION  
RESERVE EXPENDITURES**

Huntington Village  
Resident Owners Association, Inc.  
Ormond Beach, Florida

**Explanatory Notes:**

- 1) **2.0%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.**

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis		Unit Cost, \$	Percentage Ownership	Costs, \$		Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
						Useful Years	Remaining			Per Phase (2020)	Total (2020)																	
<u>Exterior Building Elements</u>																												
1.280	4,060	508 Squares		Roofs, Asphalt Shingles, Villa Units, Phased	2037	15 to 20	17 to 24	310.00	100%	157,325	1,258,600	72.1%																
<u>Property Site Elements</u>																												
4.040	2,425	2,425 Square Yards		Asphalt Pavement, Parking Area, Mill and Overlay (Includes Curbs, Gutters and Catch Basins)	2040	20 to 25	20	17.00	100%	41,225	41,225	2.3%																
4.600	22	22 Each		Mailbox Stations	2042	to 25	22	2,200.00	100%	48,400	48,400	2.9%																
4.700	1	1 Each		Ponds, Aerator	2035	10 to 15	15	4,500.00	100%	4,500	4,500	0.5%															6,056	
<u>Clubhouse Elements</u>																												
5.071	1	1 Each		Air Handling and Condensing Units, Split System, 3-ton	2037	12 to 18	17	5,500.00	100%	5,500	5,500	0.3%																
5.091	1	1 Allowance		Audio System	2035	to 15	15	4,000.00	100%	4,000	4,000	0.5%															5,383	
5.155	2	1 Allowance		Exercise Equipment, Cardiovascular, Phased	2025	to 10	5 to 10	11,000.00	100%	11,000	22,000	3.6%						12,145					13,409					14,805
5.165	1	1 Allowance		Exercise Equipment, Strength Training	2035	to 15	15	9,000.00	100%	9,000	9,000	1.1%															12,113	
5.181	1	1 Allowance		Exercise Room, Renovation	2035	to 15	15	12,900.00	100%	12,900	12,900	1.6%															17,362	
5.501	2	2 Each		Rest Rooms, Renovation	2040	to 20	20	14,500.00	100%	29,000	29,000	1.6%																
5.600	33	33 Squares		Roof Assembly, Asphalt Shingles (Includes Gutters and Downspouts)	2038	15 to 20	18	330.00	100%	10,890	10,890	0.6%																
5.721	1	1 Allowance		Security System	2032	10 to 15	12	4,800.00	100%	4,800	4,800	0.5%													6,088			
5.881	3,400	3,400 Square Feet		Walls, Stucco, Paint Finishes and Capital Repairs (Includes Concrete Coatings)	2029	8 to 10	9	2.25	100%	7,650	7,650	1.3%										9,142						
<u>Pool Elements</u>																												
6.200	3,525	3,525 Square Feet		Deck, Pavers	2045	to 25	25	11.00	100%	38,775	38,775	2.4%																
6.400	535	535 Linear Feet		Fence, Aluminum	2045	to 25	25	40.00	100%	21,400	21,400	1.3%																
6.500	1	1 Allowance		Furniture	2032	to 12	12	19,000.00	100%	19,000	19,000	2.1%														24,097		
6.561	6	6 Each		Light Poles and Fixtures	2045	to 25	25	1,100.00	100%	6,600	6,600	0.4%																
6.800	1,700	1,700 Square Feet		Pool Finish, Plaster	2030	8 to 12	10	14.50	100%	24,650	24,650	4.2%														30,048		
6.801	180	180 Linear Feet		Pool Finish, Tile	2040	15 to 25	20	30.00	100%	5,400	5,400	0.3%																
		1 Allowance		Reserve Study Update with Site Visit	2022	2	2	7,000.00	50%	3,500	3,500	0.3%			7,000													
Anticipated Expenditures, By Year (\$2,621,346 over 30 years)													0	0	7,000	0	0	12,145	0	0	0	9,142	43,457	0	30,185	0	0	55,719

**RESIDENT OWNERS ASSOCIATION  
RESERVE EXPENDITURES**

Huntington Village  
Resident Owners Association, Inc.  
Ormond Beach, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis		Unit Cost, \$	Percentage Ownership	Costs, \$		Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	
						Useful Years	Remaining			Per Phase (2020)	Total (2020)																	
<u>Exterior Building Elements</u>																												
1.280	4,060	508 Squares		Roofs, Asphalt Shingles, Villa Units, Phased	2037	15 to 20	17 to 24	310.00	100%	157,325	1,258,600	72.1%		220,293	224,699	229,193	233,777	238,452	243,221	248,086	253,047							
<u>Property Site Elements</u>																												
4.040	2,425	2,425 Square Yards		Asphalt Pavement, Parking Area, Mill and Overlay (Includes Curbs, Gutters and Catch Basins)	2040	20 to 25	20	17.00	100%	41,225	41,225	2.3%					61,258											
4.600	22	22 Each		Mailbox Stations	2042	to 25	22	2,200.00	100%	48,400	48,400	2.9%							74,825									
4.700	1	1 Each		Ponds, Aerator	2035	10 to 15	15	4,500.00	100%	4,500	4,500	0.5%															8,151	
<u>Clubhouse Elements</u>																												
5.071	1	1 Each		Air Handling and Condensing Units, Split System, 3-ton	2037	12 to 18	17	5,500.00	100%	5,500	5,500	0.3%		7,701														
5.091	1	1 Allowance		Audio System	2035	to 15	15	4,000.00	100%	4,000	4,000	0.5%															7,245	
5.155	2	1 Allowance		Exercise Equipment, Cardiovascular, Phased	2025	to 10	5 to 10	11,000.00	100%	11,000	22,000	3.6%					16,345						18,047				19,925	
5.165	1	1 Allowance		Exercise Equipment, Strength Training	2035	to 15	15	9,000.00	100%	9,000	9,000	1.1%															16,302	
5.181	1	1 Allowance		Exercise Room, Renovation	2035	to 15	15	12,900.00	100%	12,900	12,900	1.6%															23,367	
5.501	2	2 Each		Rest Rooms, Renovation	2040	to 20	20	14,500.00	100%	29,000	29,000	1.6%					43,092											
5.600	33	33 Squares		Roof Assembly, Asphalt Shingles (Includes Gutters and Downspouts)	2038	15 to 20	18	330.00	100%	10,890	10,890	0.6%			15,554													
5.721	1	1 Allowance		Security System	2032	10 to 15	12	4,800.00	100%	4,800	4,800	0.5%									7,720							
5.881	3,400	3,400 Square Feet		Walls, Stucco, Paint Finishes and Capital Repairs (Includes Concrete Coatings)	2029	8 to 10	9	2.25	100%	7,650	7,650	1.3%			10,926									13,058				
<u>Pool Elements</u>																												
6.200	3,525	3,525 Square Feet		Deck, Pavers	2045	to 25	25	11.00	100%	38,775	38,775	2.4%															63,614	
6.400	535	535 Linear Feet		Fence, Aluminum	2045	to 25	25	40.00	100%	21,400	21,400	1.3%															35,109	
6.500	1	1 Allowance		Furniture	2032	to 12	12	19,000.00	100%	19,000	19,000	2.1%									30,560							
6.561	6	6 Each		Light Poles and Fixtures	2045	to 25	25	1,100.00	100%	6,600	6,600	0.4%														10,828		
6.800	1,700	1,700 Square Feet		Pool Finish, Plaster	2030	8 to 12	10	14.50	100%	24,650	24,650	4.2%					36,629										44,650	
6.801	180	180 Linear Feet		Pool Finish, Tile	2040	15 to 25	20	30.00	100%	5,400	5,400	0.3%					8,024											
		1 Allowance		Reserve Study Update with Site Visit	2022	2	2	7,000.00	50%	3,500	3,500	0.3%																
Anticipated Expenditures, By Year (\$2,621,346 over 30 years)													0	227,994	251,179	229,193	399,125	238,452	318,046	248,086	291,327	127,598	0	13,058	0	0	119,640	

# **RESERVE FUNDING PLAN**

## **RESIDENT OWNERS ASSOCIATION**

### CASH FLOW ANALYSIS

Huntington Village

Resident Owners Association, Inc.

Ormond Beach, Florida

#### Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserves at Beginning of Year <i>(Note 1)</i>	16,737	29,051	41,668	47,568	60,854	74,561	154,141	248,445	345,506	445,349	538,816	600,664	708,730	789,557	903,441	1,020,560
Recommended Reserve Contributions	12,245	12,300	12,500	12,800	13,100	13,400	13,700	14,000	14,300	14,600	14,900	15,200	15,500	15,800	16,100	16,400
Additional Reserve Contributions						77,300	78,800	80,400	82,000	83,600	85,300	87,000	88,800	90,500	92,400	94,200
<b>Total Recommended Reserve Contributions <i>(Note 2)</i></b>	<b>12,245</b>	<b>12,300</b>	<b>12,500</b>	<b>12,800</b>	<b>13,100</b>	<b>90,700</b>	<b>92,500</b>	<b>94,400</b>	<b>96,300</b>	<b>98,200</b>	<b>100,200</b>	<b>102,200</b>	<b>104,300</b>	<b>106,300</b>	<b>108,500</b>	<b>110,600</b>
Estimated Interest Earned, During Year <i>(Note 3)</i>	69	317	400	486	607	1,025	1,804	2,661	3,543	4,409	5,105	5,866	6,712	7,584	8,619	9,432
Anticipated Expenditures, By Year	0	0	(7,000)	0	0	(12,145)	0	0	0	(9,142)	(43,457)	0	(30,185)	0	0	(55,719)
<b>Anticipated Reserves at Year End</b>	<b>\$29,051</b>	<b>\$41,668</b>	<b>\$47,568</b>	<b>\$60,854</b>	<b>\$74,561</b>	<b>\$154,141</b>	<b>\$248,445</b>	<b>\$345,506</b>	<b>\$445,349</b>	<b>\$538,816</b>	<b>\$600,664</b>	<b>\$708,730</b>	<b>\$789,557</b>	<b>\$903,441</b>	<b>\$1,020,560</b>	<b>\$1,084,873</b>

(continued)

#### Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Reserves at Beginning of Year	1,084,873	1,207,944	1,105,313	980,779	879,520	609,064	500,081	312,676	196,471	38,396	45,976	184,509	313,984	460,554	611,256
Recommended Reserve Contributions	16,700	17,000	17,300	17,600	18,000	18,400	18,800	19,200	19,600	20,000	20,400	20,800	21,200	21,600	22,000
Additional Reserve Contributions	96,100	98,000	100,000	102,000	104,000	106,100	108,200	110,400	112,600	114,800	117,100	119,500	121,900	124,300	126,800
<b>Total Recommended Reserve Contributions</b>	<b>112,800</b>	<b>115,000</b>	<b>117,300</b>	<b>119,600</b>	<b>122,000</b>	<b>124,500</b>	<b>127,000</b>	<b>129,600</b>	<b>132,200</b>	<b>134,800</b>	<b>137,500</b>	<b>140,300</b>	<b>143,100</b>	<b>145,900</b>	<b>148,800</b>
Estimated Interest Earned, During Year	10,271	10,363	9,345	8,334	6,669	4,969	3,641	2,281	1,052	378	1,033	2,233	3,470	4,802	5,633
Anticipated Expenditures, By Year	0	(227,994)	(251,179)	(229,193)	(399,125)	(238,452)	(318,046)	(248,086)	(291,327)	(127,598)	0	(13,058)	0	0	(119,640)
<b>Anticipated Reserves at Year End</b>	<b>\$1,207,944</b>	<b>\$1,105,313</b>	<b>\$980,779</b>	<b>\$879,520</b>	<b>\$609,064</b>	<b>\$500,081</b>	<b>\$312,676</b>	<b>\$196,471</b>	<b>\$38,396</b>	<b>\$45,976</b>	<b>\$184,509</b>	<b>\$313,984</b>	<b>\$460,554</b>	<b>\$611,256</b>	<b>\$646,049</b>

*(NOTE 5)*      *(NOTE 5)*

*(NOTE 4)*

#### Explanatory Notes:

- 1) Year 2020 starting reserves are as of September 1, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are the remaining budgeted 4 months; 2021 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2020 is a partial year of interest earned.
- 4) Accumulated year 2050 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

**RESIDENT OWNERS ASSOCIATION**  
**FIVE-YEAR OUTLOOK**

Huntington Village  
Resident Owners Association, Inc.  
Ormond Beach, Florida

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Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
<u>Clubhouse Elements</u>							
5.155	Exercise Equipment, Cardiovascular, Phased						12,145
	Reserve Study Update with Site Visit			7,000			
	Anticipated Expenditures, By Year (\$2,621,346 over 30 years)	0	0	7,000	0	0	12,145

**COMMUNITY DEVELOPMENT DISTRICT  
RESERVE EXPENDITURES**

Huntington Village  
Resident Owners Association, Inc.  
Ormond Beach, Florida

**Explanatory Notes:**

- 1) **2.0%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2020** is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis		Unit Cost, \$	Percentage Ownership	Costs, \$		Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035		
						Useful Years	Remaining			Per Phase (2020)	Total (2020)																			
4.021	36,945	36,945	Square Yards	Asphalt Pavement, Patch	2026	3 to 5	6	0.50	100%	18,473	18,473	12.8%							20,803									24,374		
4.041	8,070	8,070	Square Yards	Asphalt Pavement, Huntington Place and Shear Water Trail, Mill and Overlay, 2010	2034	20 to 25	14	15.00	100%	121,050	121,050	10.9%																159,723		
4.042	3,075	3,075	Square Yards	Asphalt Pavement, Heron Wing Drive, Mill and Overlay, 2016 (Includes Catch Basins)	2040	20 to 25	20	15.75	100%	48,431	48,431	4.9%																		
4.043	25,800	8,600	Square Yards	Asphalt Pavement, Mill and Overlay, 2018-2020, Phased	2042	20 to 25	22 to 24	15.25	100%	131,150	393,450	42.4%																		
4.100	12	12	Each	Catch Basins, Inspections and Capital Repairs, 2010	2034	20 to 25	14	285.00	100%	3,420	3,420	0.3%																4,513		
4.101	44	15	Each	Catch Basins, Inspections and Capital Repairs, 2018-2020, Phased	2042	20 to 25	22 to 24	285.00	100%	4,181	12,540	1.4%																		
4.110	5,550	835	Linear Feet	Concrete Gutters, 2010, Partial	2034	to 65	14 to 30+	25.00	100%	20,875	138,750	1.9%																27,544		
4.111	2,200	330	Linear Feet	Concrete Gutters, 2016, Partial	2040	to 65	20 to 30+	25.00	100%	8,250	55,000	0.8%																		
4.112	20,050	1,005	Linear Feet	Concrete Gutters, 2018-2020, Partial	2042	to 65	22 to 30+	25.00	100%	25,125	501,250	8.1%																		
4.140	25,000	1,250	Square Feet	Concrete Sidewalks, Partial	2030	to 65	10 to 30+	9.50	100%	11,875	237,500	6.1%											14,476					15,982		
4.200	345	345	Linear Feet	Fences, Aluminum, Hunters Ridge Boulevard and Huntington Place	2035	to 25	15	45.00	100%	15,525	15,525	1.4%																20,895		
4.410	4	1	Each	Irrigation System, Pumps, Phased	2035	to 15	15 to 21	7,500.00	100%	7,500	30,000	2.9%																10,094		
4.800	1	1	Allowance	Signage, Monuments, Renovation	2035	20 to 25	15	65,000.00	100%	65,000	65,000	6.0%																87,481		
Anticipated Expenditures, By Year (\$1,462,543 over 30 years)													0	0	0	0	0	0	0	20,803	0	0	0	0	36,994	0	0	0	216,154	134,452

**COMMUNITY DEVELOPMENT DISTRICT  
RESERVE EXPENDITURES**

Huntington Village  
Resident Owners Association, Inc.  
Ormond Beach, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis		Unit Cost, \$	Percentage Ownership	Costs, \$		Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	
						Useful Years	Remaining			Per Phase (2020)	Total (2020)																	
4.021	36,945	36,945	Square Yards	Asphalt Pavement, Patch	2026	3 to 5	6	0.50	100%	18,473	18,473	12.8%			26,383				28,558					30,912				33,460
4.041	8,070	8,070	Square Yards	Asphalt Pavement, Huntington Place and Shear Water Trail, Mill and Overlay, 2010	2034	20 to 25	14	15.00	100%	121,050	121,050	10.9%																
4.042	3,075	3,075	Square Yards	Asphalt Pavement, Heron Wing Drive, Mill and Overlay, 2016 (Includes Catch Basins)	2040	20 to 25	20	15.75	100%	48,431	48,431	4.9%					71,966											
4.043	25,800	8,600	Square Yards	Asphalt Pavement, Mill and Overlay, 2018-2020, Phased	2042	20 to 25	22 to 24	15.25	100%	131,150	393,450	42.4%							202,755	206,810	210,947							
4.100	12	12	Each	Catch Basins, Inspections and Capital Repairs, 2010	2034	20 to 25	14	285.00	100%	3,420	3,420	0.3%																
4.101	44	15	Each	Catch Basins, Inspections and Capital Repairs, 2018-2020, Phased	2042	20 to 25	22 to 24	285.00	100%	4,181	12,540	1.4%							6,464	6,593	6,725							
4.110	5,550	835	Linear Feet	Concrete Gutters, 2010, Partial	2034	to 65	14 to 30+	25.00	100%	20,875	138,750	1.9%																
4.111	2,200	330	Linear Feet	Concrete Gutters, 2016, Partial	2040	to 65	20 to 30+	25.00	100%	8,250	55,000	0.8%																
4.112	20,050	1,005	Linear Feet	Concrete Gutters, 2018-2020, Partial	2042	to 65	22 to 30+	25.00	100%	25,125	501,250	8.1%							38,843	39,620	40,412							
4.140	25,000	1,250	Square Feet	Concrete Sidewalks, Partial	2030	to 65	10 to 30+	9.50	100%	11,875	237,500	6.1%					17,646						19,482					21,510
4.200	345	345	Linear Feet	Fences, Aluminum, Hunters Ridge Boulevard and Huntington Place	2035	to 25	15	45.00	100%	15,525	15,525	1.4%																
4.410	4	1	Each	Irrigation System, Pumps, Phased	2035	to 15	15 to 21	7,500.00	100%	7,500	30,000	2.9%		10,502		10,926		11,367										
4.800	1	1	Allowance	Signage, Monuments, Renovation	2035	20 to 25	15	65,000.00	100%	65,000	65,000	6.0%																
Anticipated Expenditures, By Year (\$1,462,543 over 30 years)													0	10,502	26,383	10,926	101,871	11,367	276,620	253,023	258,084	19,482	30,912	0	0	0	54,970	



# RESERVE FUNDING PLAN

## COMMUNITY DEVELOPMENT DISTRICT

### CASH FLOW ANALYSIS

Huntington Village

Resident Owners Association, Inc.

Ormond Beach, Florida

#### Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserves at Beginning of Year	(Note 1)	30,390	37,157	79,680	123,390	168,397	214,713	262,350	290,423	340,550	392,032	444,982	462,252	517,843	574,938	633,552	476,672
Total Recommended Reserve Contributions	(Note 2)	6,667	42,000	42,800	43,700	44,600	45,500	46,400	47,300	48,200	49,200	50,200	51,200	52,200	53,200	54,300	55,400
Estimated Interest Earned, During Year	(Note 3)	101	523	910	1,307	1,716	2,137	2,476	2,827	3,282	3,750	4,064	4,391	4,895	5,414	4,974	3,934
Anticipated Expenditures, By Year		0	0	0	0	0	0	(20,803)	0	0	0	(36,994)	0	0	0	(216,154)	(134,452)
Anticipated Reserves at Year End		<u>\$37,157</u>	<u>\$79,680</u>	<u>\$123,390</u>	<u>\$168,397</u>	<u>\$214,713</u>	<u>\$262,350</u>	<u>\$290,423</u>	<u>\$340,550</u>	<u>\$392,032</u>	<u>\$444,982</u>	<u>\$462,252</u>	<u>\$517,843</u>	<u>\$574,938</u>	<u>\$633,552</u>	<u>\$476,672</u>	<u>\$401,554</u>
Predicted Reserves based on 2020 funding level of:	\$20,000	37,157	57,581	78,189	98,983	119,964	141,134	141,598	162,962	184,519	206,270	191,056	212,866	234,872	257,076	62,353	(52,053)

(continued)

#### Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Reserves at Beginning of Year		401,554	461,922	513,389	550,572	604,822	569,411	625,798	417,452	232,240	41,583	90,191	129,162	200,941	274,772	350,674
Total Recommended Reserve Contributions		56,500	57,600	58,800	60,000	61,200	62,400	63,600	64,900	66,200	67,500	68,900	70,300	71,700	73,100	74,600
Estimated Interest Earned, During Year		3,868	4,369	4,766	5,176	5,260	5,354	4,674	2,911	1,227	590	983	1,479	2,131	2,802	3,244
Anticipated Expenditures, By Year		0	(10,502)	(26,383)	(10,926)	(101,871)	(11,367)	(276,620)	(253,023)	(258,084)	(19,482)	(30,912)	0	0	0	(54,970)
Anticipated Reserves at Year End		<u>\$461,922</u>	<u>\$513,389</u>	<u>\$550,572</u>	<u>\$604,822</u>	<u>\$569,411</u>	<u>\$625,798</u>	<u>\$417,452</u>	<u>\$232,240</u>	<u>\$41,583</u>	<u>\$90,191</u>	<u>\$129,162</u>	<u>\$200,941</u>	<u>\$274,772</u>	<u>\$350,674</u>	<u>\$373,548</u>
Predicted Reserves based on 2020 funding level of:	\$20,000	(32,431)								(NOTE 5)						(NOTE 4)

#### Explanatory Notes:

- 1) Year 2020 starting reserves are as of September 1, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are the remaining budgeted 4 months; 2021 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2020 is a partial year of interest earned.
- 4) Accumulated year 2050 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

## 4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

### RESIDENT OWNERS ASSOCIATION

#### Exterior Building Elements

##### Roofs, Asphalt Shingles

---

**Line Item:** 1.280

**Quantity:** The asphalt shingle roofs at the villa units will comprise approximately 4,060 squares<sup>1</sup> at complete build-out.

**History:** Original

**Condition:** The existing roofs are in good visual condition.



Asphalt shingle roof at villa unit



Asphalt shingle roof at villa unit

<sup>1</sup> We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



**Asphalt shingle roof at villa unit**

**Useful Life:** 15- to 20-years

**Component Detail Notes:** The existing roof assembly comprises the following:

- Laminate shingles
- Boston style ridge caps
- Rubber seal with plastic base boot flashing at waste pipes
- Soffit and square hood box vents
- Enclosed full weaved valleys

Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic insulation minimizes heat gain and heat loss between the residential living spaces and attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

The vents should be clear of debris and not blocked from above by attic insulation. If the soffit vents are blocked from above, installation of polystyrene vent spaces or baffles between the roof joists at these locations can ensure proper ventilation.

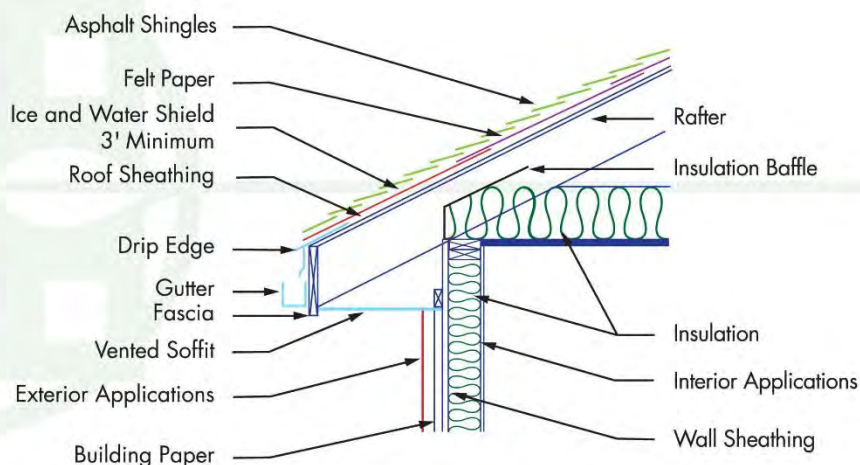
Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated

sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Huntington Village:

## ROOF SCHEMATIC



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Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an

existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Property Site Elements

### Asphalt Pavement, Parking Area, Repaving

---

**Line Item:** 4.040

**Quantity:** Approximately 2,425 square yards at the clubhouse parking area. The parking area also includes approximately 845 linear feet of concrete curbs and gutters, and two catch basins.

**History:** The pavement was constructed in 2016.

**Condition:** Good overall. We note an area of ponded water with inadequate drainage to the adjacent catch basin.



Asphalt pavement at clubhouse parking area



Asphalt pavement at clubhouse parking area



**Asphalt pavement at clubhouse parking area**



**Inadequate drainage to catch basin at clubhouse parking area**



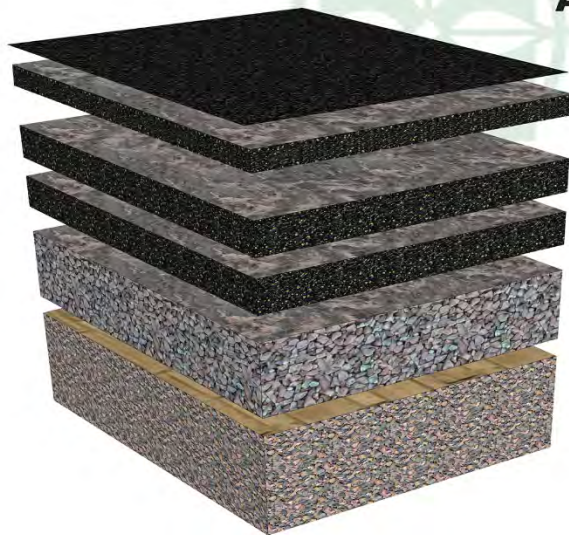
**Concrete curb and gutter at clubhouse parking area**



**Concrete curb at clubhouse parking area**

**Useful Life:** 20- to 25-years with the benefit of timely crack repairs and patching

**Component Detail Notes:** The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Huntington Village:



## ASPHALT DIAGRAM

**Sealcoat or Wearing Surface**

**Asphalt Overlay** Not to Exceed 1.5 inch Thickness per Lift or Layer

**Original Pavement** Inspected and milled until sound pavement is found, usually comprised of two layers

**Compacted Crushed Stone or Aggregate Base**

**Subbase of Undisturbed Native Soils** Compacted to 95% dry density

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The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Huntington Village.

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%), partial replacements of the curbs and gutters and capital repairs to the catch basins as needed.

## Mailbox Stations

---

**Line Item:** 4.600

**Quantity:** 22 mailbox stations

**History:** Original. Installed from 2017 to the present.

**Condition:** Good overall



**Typical mailbox stations**



**Typical mailbox stations**

**Useful Life:** Up to 25 years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## **Ponds, Aerator**

---

**Line Item:** 4.700

**Quantity:** One aerator at the pond located at the southwest corner of the intersection of Huntington Place and Hunters Ridge Boulevard.

**History:** Installed in 2020

**Condition:** Reported in good condition





**Aerator at pond**

**Useful Life:** 10- to 15-years

**Component Detail Notes:** The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Clubhouse Elements



**Exterior view of clubhouse**



**Exterior view of clubhouse**



**Exterior view of clubhouse**

## **Air Handling and Condensing Units, Split System**

---

**Line Item:** 5.071

**Quantity:** One three-ton split system that serves the clubhouse interior

**History:** Original to construction of the clubhouse in 2020.

**Condition:** Reported good without operational deficiencies



**Split system condensing unit at clubhouse**

**Useful Life:** 12- to 18-years

**Component Detail Notes:** A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior electric air handling unit. The condensing unit has a cooling capacity of three-tons. The split system uses R-410A refrigerant.

**Preventative Maintenance Notes:** We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the

Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Lubricate motors and bearings
  - Change or clean air filters as needed
  - Inspect condenser base and piping insulation
  - Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:
  - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
  - Inspect and clean accessible ductwork as needed
  - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

## Audio System

---

**Line Item:** 5.091

**Quantity:** An audio system at the clubhouse that includes three speakers and audio control components.

**History:** Original to construction of the clubhouse in 2020.

**Condition:** Good overall

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Exercise Equipment

---

**Line Items:** 5.155 and 5.165

**Quantity:** The exercise room contains the following types of cardiovascular aerobic training equipment:

- Elliptical (1)
- Stationary cycles (2)
- Televisions (2)
- Treadmills (2)

The exercise room contains the following types of strength training equipment:

- Bench (1)
- Dumbbells (1 set)
- Strength training machines (2)

**History:** Original to construction of the clubhouse in 2020.

**Conditions:** Good overall



**Cardiovascular exercise equipment**



**Strength training equipment**



**Strength training equipment**

**Useful Life:** The useful life of cardiovascular equipment is up to 10 years. The useful life of strength training equipment is up to 15 years.

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend Huntington Village anticipate replacement of up to fifty percent (50%) of the cardiovascular equipment and up to one-hundred percent (100%) of the strength training equipment per event.

## Exercise Room

---

**Line Item:** 5.181

**History:** Original to construction of the clubhouse in 2020.

**Condition:** Good overall



Overview of exercise room



Overview of exercise room



Athletic mat floor coverings at exercise room



Finishes and ceiling fan at exercise room



**Cabinets and countertop at exercise room**

**Useful Life:** Renovations every 15 years

**Component Detail Notes:** The exercise room components include:

- Athletic mat floor coverings
- Paint finishes
- Light fixtures
- Ceiling fans
- Cabinets and countertop
- Drinking fountains

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## **Rest Rooms**

---

**Line Item:** 5.501

**Quantity:** Two common area rest rooms located at the clubhouse

**History:** Original to construction of the clubhouse in 2020.

**Condition:** Good overall



**Finishes and fixtures at rest room**



**Finishes and fixtures at rest room**



**Finishes and fixtures at rest room**



**Tile wall coverings and coated floor at rest room**

**Useful Life:** Renovations every 20 years

**Component Detail Notes:** Components include:

- Coated floor coverings
- Tile wall coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures
- Rest room partitions
- Countertops
- Fans
- Drinking fountains

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Roof Assembly, Asphalt Shingles

---

**Line Item:** 5.600

**Quantity:** 33 squares<sup>2</sup> of asphalt shingle roofing at the clubhouse. The roof utilizes approximately 180 linear feet of gutters and downspouts.

**History:** Original to construction of the clubhouse in 2020.

**Condition:** Good condition



Asphalt shingle roof at clubhouse



Asphalt shingle roof at clubhouse

**Useful Life:** 15- to 20-years

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Security System

---

**Line Item:** 5.721

**Quantity:** Huntington Village utilizes the following security system components at the clubhouse:

- Cameras (2)
- Recorder (1)

**History:** Original to construction of the clubhouse in 2020.

**Condition:** Assumed in good operational condition based on age

<sup>2</sup> We quantify the roof area in squares where one square is equal to 100 square feet of surface area.





**Security camera at clubhouse**

**Useful Life:** 10- to 15-years

**Preventative Maintenance Notes:** We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
  - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
  - Check recording equipment for proper operation
  - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
  - Check exposed wiring and cables for wear, proper connections and signal transmission
  - Check power connections, and if applicable, functionality of battery power supply systems

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Association should anticipate replacement of all of the security system components per event.

## **Walls, Stucco**

---

**Line Item:** 5.881

**Quantity:** Approximately 3,400 square feet of the clubhouse exterior. This quantity includes the coatings at the concrete flatwork.

**History:** Original to construction of the clubhouse in 2020.

**Condition:** Good overall



**Finishes at clubhouse exterior**

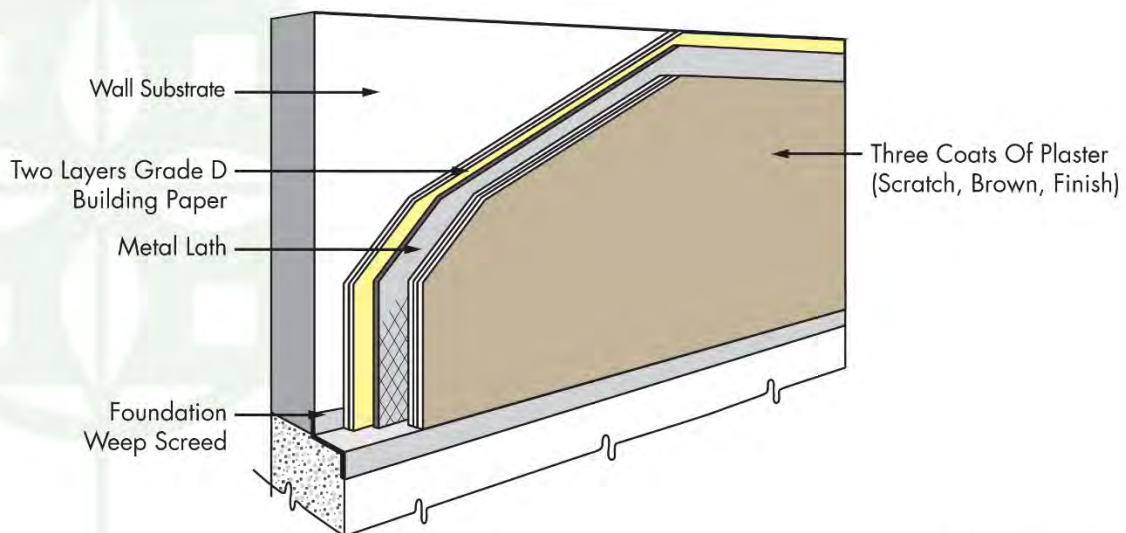


**Finishes at clubhouse exterior**

**Useful Life:** We include finish applications and repairs every five years.

**Component Detail Notes:** The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Huntington Village:

## STUCCO DETAIL



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**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

## Pool Elements



Overview of pool area



Overview of pool area

## Deck, Pavers

---

**Line Item:** 6.200

**Quantity:** Approximately 3,525 square feet at the pool deck

**History:** Original to construction of the pool in 2020.

**Condition:** Good condition with no significant deterioration evident



**Pavers at pool deck**



**Pavers at pool deck**



**Pavers at pool deck**

**Useful Life:** Up to 25 years

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association fund interim inspections, partial replacements and repairs through the operating budget.

## **Fence, Aluminum**

---

**Line Item:** 6.400

**Quantity:** Approximately 535 linear feet

**History:** Original to construction of the pool in 2020.

**Condition:** Good overall condition with no significant deterioration evident



Aluminum fence at pool area



Aluminum fence at pool area

**Useful Life:** Up to 25 years

**Priority/Criticality:** Not recommended to defer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Furniture

---

**Line Item:** 6.500

**Quantity:** The pool furniture includes the following:

- Chairs (22)
- Lounges (22)
- Tables (20)
- Umbrellas (4)
- Ottomans (4)
- Trash receptacles (3)
- Life safety equipment

**History:** Original to construction of the pool in 2020.

**Condition:** Good overall



**Pool furniture**



**Pool furniture**

**Useful Life:** Up to 12 years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim refinishing, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

## **Light Poles and Fixtures**

---

**Line Item:** 6.561

**Quantity:** Six decorative metal poles with light fixtures at the pool area

**History:** Original to construction of the pool in 2020.

**Condition:** Good overall



**Light pole and fixture at pool area**



**Light poles and fixtures at pool area**

**Useful Life:** Up to 25 years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Pool Finishes, Plaster and Tile

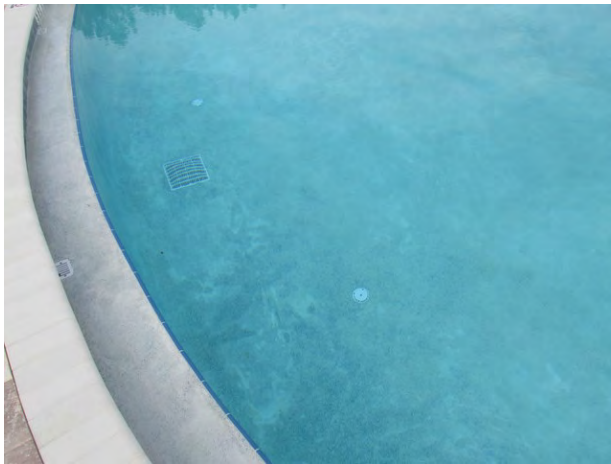
---

**Line Items:** 6.800 and 6.801

**Quantity:** 1,700 square feet of plaster based on the horizontal surface area and approximately 180 linear feet of tile

**History:** Original to construction of the pool in 2020.

**Condition:** Good overall



Pool plaster finish



Pool plaster finish, waterline tile and accent tile



Pool plaster finish, waterline tile and accent tile



Pool plaster finish, waterline tile and accent tile



**Useful Life:** 8- to 12-years for the plaster and 15- to 25-years for the tile

**Component Detail Notes:** Removal and replacement provides the opportunity to inspect the pool structure and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structure, we recommend the Association budget for the following:

- Removal and replacement of the plaster finish
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for full tile replacement every other plaster replacement event.

## **COMMUNITY DEVELOPMENT DISTRICT**

### **Asphalt Pavement, Patch**

---

**Line Item:** 4.021

**Quantity:** Approximately 36,945 square yards. This quantity includes the areas of asphalt pavement still under construction.

**History:** Original. The pavement was constructed from 2010 to 2020. A portion of the pavement is still under construction.

**Condition:** Good overall

**Useful Life:** 3- to 5-years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement.

### **Asphalt Pavement, Repaving**

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**Line Item:** 4.041, 4.042 and 4.043

**Quantity:** Approximately 36,945 square yards. The following table depicts the locations, quantities and years of construction, and includes the areas of asphalt pavement still under construction.



Location	Quantity (Square Yards)	Year(s) of Construction
Huntington Place and Shear Water Trail	8,070	2010
Heron Wing Drive	3,075	2016
Streets Constructed from 2018-2020	25,800	2018-2020
<b>TOTAL</b>	<b>36,945</b>	

**History:** Original. The pavement was constructed from 2010 to 2020. A portion of the pavement is still under construction.

**Condition:** Good overall with no significant deterioration evident



Typical good condition of asphalt pavement



Typical good condition of asphalt pavement



Typical good condition of asphalt pavement



Typical good condition of asphalt pavement



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



**Typical good condition of asphalt pavement**



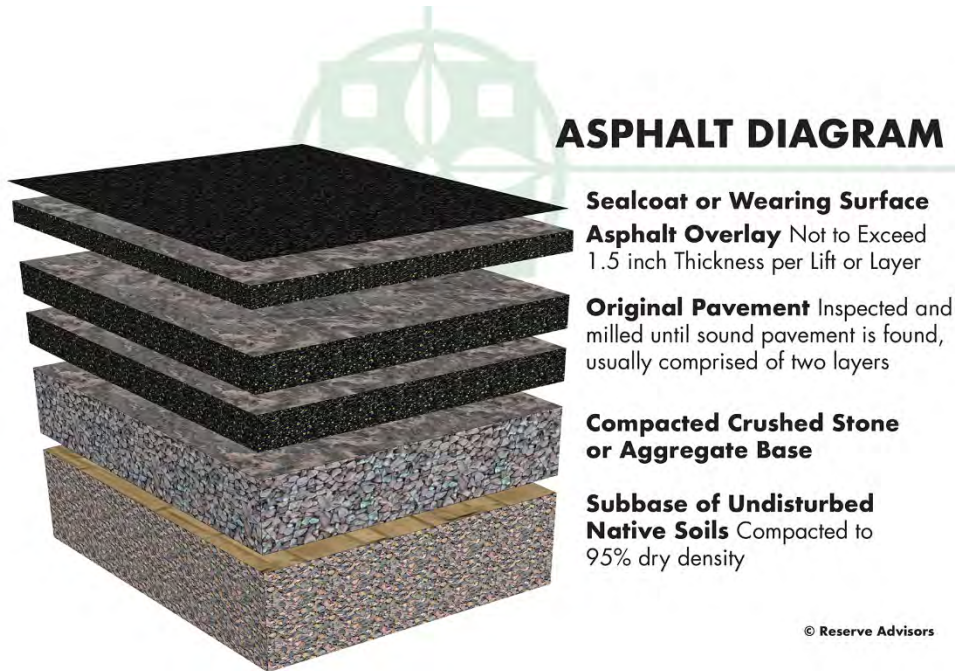
**Typical good condition of asphalt pavement**



**Asphalt pavement street under construction**

***Useful Life:*** 20- to 25-years with the benefit of timely crack repairs and patching

**Component Detail Notes:** The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Huntington Village:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. We recommend the mill and overlay method of repaving at Huntington Village.

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%). Our cost for milling and overlayment at Heron Wing Drive includes an allowance for capital repairs to the four catch basins.

## Catch Basins

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**Line Items:** 4.100 and 4.101

**Quantity:** 12 catch basins<sup>3</sup> at the pavement constructed in 2010 and 44 catch basins at the pavement constructed from 2018 to 2020.

**History:** Original

**Condition:** Good overall without settlement visually apparent



Catch basin and concrete collar



Catch basin and concrete collar

**Life:** The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 20- to 25-years.

**Component Detail Notes:** Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

## Concrete Gutters

---

**Line Items:** 4.110, 4.111 and 4.112

**Quantity:** Approximately 5,550 linear feet at the asphalt pavement constructed in 2010; 2,200 linear feet at the asphalt pavement constructed in 2016; and 20,050 linear feet at

<sup>3</sup> We utilize the terminology catch basin to refer to all stormwater collection structures including curb inlets.

the asphalt pavement constructed from 2018 to 2020. This includes the areas of asphalt pavement still under construction.

**Condition:** Good overall



Typical condition of concrete gutters



Typical condition of concrete gutters



Typical condition of concrete gutters



Typical condition of concrete gutters

**Useful Life:** Up to 65 years although interim deterioration of areas is common

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to fifteen percent (15%) of the total of each section will require replacement during the next 30 years.

## Concrete Sidewalks

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**Line Item:** 4.140

**Quantity:** The Association currently maintains approximately 25,000 square feet of concrete sidewalks throughout the community. The community is still under development and this quantity will increase as the community approaches complete buildout. Future updates to this Reserve Study will include additional concrete sidewalks as they are constructed.

**Condition:** Good overall



Typical condition of concrete sidewalks



Typical condition of concrete sidewalks



Typical condition of concrete sidewalks

**Useful Life:** Up to 65 years although interim deterioration of areas is common

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to twenty-five percent (25%) of the total amount of currently constructed sidewalks will require replacement during the next 30 years. Future updates to this Reserve Study will include additional concrete sidewalks as they are constructed.

## Fences, Aluminum, Hunters Ridge Boulevard and Huntington Place

**Line Item:** 4.200

**Quantity:** Approximately 345 linear feet at Hunters Ridge Boulevard and Huntington Place

**History:** Original

**Condition:** Good overall with no significant deterioration evident



Aluminum fence



Aluminum fence

**Useful Life:** Up to 25 years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Irrigation System, Pumps

**Line Item:** 4.410

**Quantity:** Based on conversation with the irrigation contractor, the Association currently maintains one 7.5-HP pump for the irrigation system. The system is still under construction, and it is expected that two- to three-more pumps will be installed to serve the system. For the purposes of this study, we assume that there will be four total pumps.

**History:** The current pump is original.

**Condition:** Reported in good operational condition

**Useful Life:** Up to 15 years



**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Signage, Monuments, Renovation

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**Line Item:** 4.800

**Quantity:** Six property identification monuments and nine decorative structures with wood fences throughout the community. The Association also maintains the stone veneer columns throughout the community.

**History:** Original

**Condition:** Good overall



Property identification monument



Property identification monument



Property identification monument



Property identification monument



Stone veneer columns and wood fence



Stone veneer columns and wood fence

**Useful Life:** 20- to 25-years

**Component Detail Notes:** Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary. The signage includes the following elements:

- Light fixtures
- Fences, Wood
- Lettering
- Tile
- Masonry, Stone Veneer
- EIFS copings
- Landscaping

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repointing and repairs to the masonry and replacement of the remaining components listed above. The Association should fund interim repairs and finish replacements to the signage through the operating budget.

## Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion



- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

## 5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Huntington Village can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards<sup>1</sup> set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local<sup>2</sup> costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Ormond

<sup>1</sup> Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

<sup>2</sup> See Credentials for additional information on our use of published sources of cost data.

Beach, Florida at an annual inflation rate<sup>3</sup>. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Huntington Village and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

<sup>3</sup> Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.



## 6. CREDENTIALS

### HISTORY AND DEPTH OF SERVICE

**Founded in 1991**, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

**No Conflict of Interest** - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

### TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

### OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

### VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

### OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



**JEFFREY B. DOW, P.E., RS**  
**Responsible Advisor**

**CURRENT CLIENT SERVICES**

Jeffrey B. Dow, a Civil engineer, is the Regional Engineering Manager for the Southeast Region of Reserve Advisors. Mr. Dow is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations. Mr. Dow frequently serves as the Quality Assurance Review Coordinator for all types of communities.



The following is a partial list of clients served by Jeffrey Dow demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

**Alson Court Condominium Owners Association, Inc.** - This historic Charlotte, NC building was constructed in 1939 and comprises all-brick construction and a clay tile roof. The unique layout of the building, which includes a number of entrances and lobbies, allows for two picturesque courtyards. The property includes two detached garages.

**Charleston Oceanfront Villas Homeowners Association** - This oceanfront condominium offers spectacular views of Folly Beach, SC and the Atlantic Ocean. The four-story stucco building contains 96 luxury residential units. Amenities include private balconies, a large garage on the first floor and two pools.

**Le Club at Old Cutler Condominium Association, Inc.** - This condominium community in Miami, FL comprises 334 units in 14 buildings. Amenities of this property include a large pond with a lighted lake walk, a large clubhouse with fitness room, a pool, a sauna, a playground and tennis courts.

**Marco Towers Club, Inc.** - Located on exclusive Marco Island just south of Naples, FL, this eight-story mid-rise features solid concrete construction and was the designated hurricane shelter for its community for many years. It houses 57 condominiums with balconies offering views of the adjacent intercoastal waterway. The property also includes a party room, office and detached garages.

**Mountaintop Community Association** - This mountain golf community is located in Highlands, NC and includes high-end single family homes. The community includes a wastewater treatment plant, lift stations, two domestic water wells, three bridges and asphalt pavement roadways.

**The Academy at Ocean Reef** - Located in Key Largo, FL, this private institution serves kindergarten through the eighth grade and includes offices, a science lab, a music room, a television production room, six classrooms, an atrium and other learning facilities.

**PRIOR RELEVANT EXPERIENCE**

Before joining Reserve Advisors, Mr. Dow successfully completed the bachelors program in Civil Engineering from Florida State University. He also has four years of experience as a land development engineer in the Washington, D.C. area and Tampa, FL, where he gained knowledge in the design of residential and commercial property, utility layout and stormwater detention.

**EDUCATION**

Florida State University - B.S. Civil Engineering, Cum Laude

**PROFESSIONAL AFFILIATIONS**

*Professional Engineer (P.E.)* - State of Florida, 2008

*Reserve Specialist (RS)* - Community Associations Institute

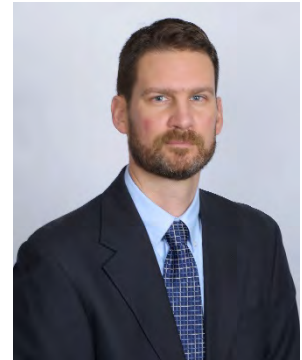


**ALAN M. EBERT, P.E., PRA, RS**  
**Director of Quality Assurance**

**CURRENT CLIENT SERVICES**

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



**Brownsville Winter Haven** Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

**Rosemont Condominiums** This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

**Stillwater Homeowners Association** Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

**Birchfield Community Services Association** This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

**Oakridge Manor Condominium Association** Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

**Memorial Lofts Homeowners Association** This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

**PRIOR RELEVANT EXPERIENCE**

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

**EDUCATION**

University of Wisconsin-Madison - B.S. Geological Engineering

**PROFESSIONAL AFFILIATIONS/DESIGNATIONS**

*Professional Engineering License* – Wisconsin, North Carolina, Illinois, Colorado

*Reserve Specialist (RS)* - Community Associations Institute

*Professional Reserve Analyst (PRA)* - Association of Professional Reserve Analysts





## RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

**Association of Construction Inspectors**, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at [www.iami.org](http://www.iami.org).

**American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.**, (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at [www.ashrae.org](http://www.ashrae.org). Reserve Advisors actively participates in its local chapter and holds individual memberships.

**Community Associations Institute**, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

**Marshall & Swift / Boeckh**, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at [www.marshallswift.com](http://www.marshallswift.com).

**R.S. Means CostWorks**, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at [www.rsmeans.com](http://www.rsmeans.com).

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

## 7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

**Cash Flow Method** - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

**Component Method** - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

**Current Cost of Replacement** - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials, labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

**Fully Funded Balance** - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

**Funding Goal (Threshold)** - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

**Future Cost of Replacement** - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

**Long-Lived Property Component** - Property component of Huntington Village responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

**Percent Funded** - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**Remaining Useful Life** - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

**Reserve Component** - Property elements with: 1) Huntington Village responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

**Reserve Component Inventory** - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

**Reserve Contribution** - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

**Reserve Expenditure** - Future Cost of Replacement of a Reserve Component.

**Reserve Fund Status** - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

**Reserve Funding Plan** - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

**Reserve Study** - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

**Useful Life** - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



## 8. PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

**Report** - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

**Your Obligations** - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report and Your Name** - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**9**

**RESOLUTION 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DECLARING A VACANCY IN SEAT 4 ON THE BOARD OF  
SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Hunter's Ridge Community Development District No. 1 (the "District") is a local unit of special purpose government created by and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, on Friday, November 6, 2020, three (3) members of the Board of Supervisors ("**Board**") were to be elected by Landowners, as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of the Landowners' Meeting for two consecutive weeks; and

**WHEREAS**, no one was nominated for Seat 4 by the Landowners of the District; therefore, the Board finds that it is in the best interest of the District to adopt this Resolution declaring the seat available for appointment as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1:**

- 1. DECLARATION OF VACANCY.** The following seat is hereby declared vacant effective as of June 22, 2021:
- 2. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of June, 2021.

ATTEST:

**HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**11**

**RESOLUTION 2021-06**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Hunter’s Ridge Community Development District No. 1 (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Flagler County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Craig Wrathell is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**Adopted this 22<sup>nd</sup> day of June, 2021.**

**ATTEST:**

**HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors



**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**12**

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2021**

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2021**

	General Fund	Debt Service Series 2019	Debt Service Series 2019A	Debt Service Series 2019B	Capital Projects Series 2019	Capital Projects Fund 2019A	Capital Projects Fund 2019B	Total Governmental Funds
<b>ASSETS</b>								
Cash	\$ 50,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,675
Undeposited funds	18,951	-	6,598	-	-	-	-	25,549
Investments								
Revenue	-	88,873	106,561	42,233	-	-	-	237,667
Reserve	-	77,606	277,217	105,906	-	-	-	460,729
Interest	-	1,015	-	2,481	-	-	-	3,496
Prepayment	-	3,225	-	28,250	-	-	-	31,475
Construction 2019	-	-	-	-	3,161	-	-	3,161
Construction 2019A 2-D	-	-	-	-	-	28,456	-	28,456
Construction 2019A 2-E	-	-	-	-	-	39,346	-	39,346
Construction 2019A 2-F	-	-	-	-	-	858	-	858
Due from Royal Lions Gate	-	-	4,799	-	-	-	-	4,799
Due from general fund	-	7,689	7,874	-	-	-	-	15,563
Due from CPF 2019A-2D <sup>1</sup>	-	-	-	-	-	-	376,522	376,522
Due from CPF 2019A-2E <sup>2</sup>	-	-	-	-	-	-	967,428	967,428
Total assets	<u>\$ 69,626</u>	<u>\$ 178,408</u>	<u>\$ 403,049</u>	<u>\$ 178,870</u>	<u>\$ 3,161</u>	<u>\$ 68,660</u>	<u>\$ 1,343,950</u>	<u>\$ 2,245,724</u>
<b>LIABILITIES AND FUND BALANCES</b>								
Liabilities:								
Due to debt service fund 2019	\$ 7,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,689
Due to debt service fund 2019 A	7,874	-	-	-	-	-	-	7,874
Due to CPF 2019B-D <sup>1</sup>	-	-	-	-	-	376,521	-	376,521
Due to CPF 2019B-E <sup>2</sup>	-	-	-	-	-	967,428	-	967,428
Retainage payable	-	-	-	-	-	356,978	-	356,978
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>21,063</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,700,927</u>	<u>-</u>	<u>1,721,990</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Deferred receipts	-	-	4,799	-	-	-	-	4,799
Unearned revenue	280	-	8,436	-	-	-	-	8,716
Total deferred inflows of resources	<u>280</u>	<u>-</u>	<u>13,235</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,515</u>
Fund balances:								
Restricted for:								
Debt service	-	178,408	389,814	178,870	-	-	-	747,092
Capital projects	-	-	-	-	3,161	(1,632,267)	1,343,950	(285,156)
Unassigned	48,283	-	-	-	-	-	-	48,283
Total fund balances	<u>48,283</u>	<u>178,408</u>	<u>389,814</u>	<u>178,870</u>	<u>3,161</u>	<u>(1,632,267)</u>	<u>1,343,950</u>	<u>510,219</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 69,626</u>	<u>\$ 178,408</u>	<u>\$ 403,049</u>	<u>\$ 178,870</u>	<u>\$ 3,161</u>	<u>\$ 68,660</u>	<u>\$ 1,343,950</u>	<u>\$ 2,245,724</u>

<sup>1</sup>Due to a missallocation of construction funds at closing, parcel 2019A-2D owes parcel 2019A-2E, parcel 2019A-2F and parcel 2019B-D \$135,682.90, \$286.71 and \$376,521.25, respectively.

<sup>2</sup>Due to a missallocation of construction funds at closing, parcel 2019A-2E owes parcel 2019B-E \$967,428.41.

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,555	\$ 68,564	\$ 68,130	101%
Assessment levy: off-roll	-	14,295	28,591	50%
Assessment levy: lot closing	-	2,523	-	N/A
Total revenues	<u>3,555</u>	<u>85,382</u>	<u>96,721</u>	88%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	431	4,000	11%
Management/accounting/recording	3,500	28,000	42,000	67%
Legal	-	943	8,860	11%
Engineering	-	895	1,500	60%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	83	667	1,000	67%
Trustee	-	9,250	9,950	93%
Telephone	17	133	200	67%
Postage	17	264	500	53%
Printing & binding	42	333	500	67%
Legal advertising	-	74	1,500	5%
Annual district filing fee	-	175	175	100%
Insurance	-	6,098	6,232	98%
Contingencies	14	95	500	19%
Website	-	-	705	0%
ADA compliance	-	210	210	100%
Property taxes	-	-	632	0%
Tax collector	71	1,349	1,419	95%
Reserve study	-	4,950	-	N/A
Total expenditures	<u>3,744</u>	<u>53,867</u>	<u>86,133</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	(189)	31,515	10,588	
Fund balances - beginning	48,472	16,768	11,025	
Fund balances - ending	<u>\$ 48,283</u>	<u>\$ 48,283</u>	<u>\$ 21,613</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 7,797	\$ 150,379	\$ 152,425	99%
Assessment levy: off-roll	-	1,463	3,976	37%
Interest	1	6	-	N/A
Total revenues	<u>7,798</u>	<u>151,848</u>	<u>156,401</u>	97%
<b>EXPENDITURES</b>				
Principal	-	40,000	40,000	100%
Principal prepayment	-	60,000	20,000	300%
Interest	54,966	112,209	113,203	99%
Total debt service	<u>54,966</u>	<u>212,209</u>	<u>173,203</u>	123%
<b>Other fees and charges</b>				
Tax collector	156	2,963	3,176	93%
Total other fees and charges	<u>156</u>	<u>2,963</u>	<u>3,176</u>	93%
Total expenditures	<u>55,122</u>	<u>215,172</u>	<u>176,379</u>	122%
Excess/(deficiency) of revenues over/(under) expenditures	(47,324)	(63,324)	(19,978)	
Fund balance - beginning	225,732	241,732	197,155	
Fund balance - ending	<u>\$ 178,408</u>	<u>\$ 178,408</u>	<u>\$ 177,177</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A  
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 7,985	\$ 153,993	\$ 153,022	101%
Assessment levy: off-roll	-	47,294	127,365	37%
Assessment levy: lot closing	-	23,206	-	N/A
Interest	2	14	-	N/A
Total revenues	<u>7,987</u>	<u>224,507</u>	<u>280,387</u>	80%
<b>EXPENDITURES</b>				
Principal	-	50,000	50,000	100%
Interest	111,900	225,300	225,300	100%
Total expenditures	<u>111,900</u>	<u>275,300</u>	<u>275,300</u>	100%
<b>Other fees and charges</b>				
Tax collector	160	3,031	3,188	95%
Total other fees and charges	<u>160</u>	<u>3,031</u>	<u>3,188</u>	95%
Total expenditures	<u>112,060</u>	<u>278,331</u>	<u>278,488</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(104,073)	(53,824)	1,899	
Fund balance - beginning	493,887	443,638	448,195	
Fund balance - ending	<u>\$ 389,814</u>	<u>\$ 389,814</u>	<u>\$ 450,094</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019B  
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 52,950	\$ 105,900	50%
Assessment levy: lot closing	-	26,758	-	N/A
Interest	-	8	-	N/A
Assessment prepayments	-	218,397	-	N/A
Total revenues	<u>-</u>	<u>298,113</u>	<u>105,900</u>	282%
<b>EXPENDITURES</b>				
Principal prepayment	95,000	190,000	-	N/A
Interest	50,100	104,475	105,900	99%
Total expenditures	<u>145,100</u>	<u>294,475</u>	<u>105,900</u>	278%
Excess/(deficiency) of revenues over/(under) expenditures	(145,100)	3,638	-	
Fund balance - beginning	323,970	175,232	163,754	
Fund balance - ending	<u>\$ 178,870</u>	<u>\$ 178,870</u>	<u>\$ 163,754</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>1</u>	<u>3</u>
Total other financing sources/(uses)	<u>1</u>	<u>3</u>
Net change in fund balances	1	3
Fund balances - beginning	3,160	3,158
Fund balances - ending	<u><u>\$ 3,161</u></u>	<u><u>\$ 3,161</u></u>



**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019A  
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 14
Total revenues	1	14
<b>EXPENDITURES</b>		
Capital outlay	-	359,246
Total expenditures	-	359,246
Net increase/(decrease), fund balance	1	(359,232)
Beginning fund balance	(1,632,268)	(1,273,035)
Ending fund balance	\$ (1,632,267)	\$ (1,632,267)

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019B  
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Net increase/(decrease), fund balance	-	-
Beginning fund balance	1,343,950	1,343,950
Ending fund balance	\$ 1,343,950	\$ 1,343,950

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**13A**

**DRAFT**

**MINUTES OF MEETING  
HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

The Hunter's Ridge Community Development District No. 1 held a Landowners' Meeting on November 6, 2020 at 10:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110

**Present at the meeting were:**

Howard McGaffney	District Manager
Mark Watts (via telephone)	District Counsel
Howard Lefkowitz	Landowner
Luke Kilic	Zev Cohen & Associates, Inc.
Charles Lichtigman	
Patricia Hall	
Steven Thompson	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 10:03 a.m. Mr. Lefkowitz, Mr. Kilic, Mr. Lichtigman and Ms. Hall were present. Mr. Watts was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of a Chair to Conduct Landowners' Meeting**

All in attendance agreed to Mr. McGaffney serving as Chair to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [SEATS 2, 3 & 4]**

**A. Nominations**

The following nominations were made:



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77

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**13B**

**DRAFT**

**MINUTES OF MEETING  
HUNTER’S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

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The Board of Supervisors of the Hunter’s Ridge Community Development District No. 1 held a Regular Meeting on November 6, 2020, *immediately following the Landowners’ Meeting scheduled to commence at 10:00 a.m.*, at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

**Present at the meeting were:**

Howard Lefkowitz	Chair
Charles Lichtigman	Vice Chair
Steve Thompson	Assistant Secretary
Patricia Hall	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Mark Watts (via telephone)	District Counsel
Luke Kilic	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 10:14 a.m. Supervisors Lefkowitz, Hall, Lichtigman and Thompson were present, in person. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [SEATS 2, 3 & 4] (*the following to be provided in a separate package*)**

*Disclaimer: These summary minutes are intended to highlight the topics discussed, items being considered and actions taken.*



38 Mr. McGaffney, a Notary of the State of Florida and duly authorized, administered the  
39 Oath of Office to Ms. Hall and Mr. Thompson. He provided and briefly explained the following  
40 items:

- 41 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 42 **B. Membership, Obligations and Responsibilities**
- 43 **C. Financial Disclosure Forms**
  - 44 **I. Form 1: Statement of Financial Interests**
  - 45 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 46 **III. Form 1F: Final Statement of Financial Interests**
- 47 **D. Form 8B: Memorandum of Voting Conflict**

48

49	<b>FOURTH ORDER OF BUSINESS</b>	<b>Consideration of Resolution 2021-01,</b>
50		<b>Canvassing and Certifying the Results of</b>
51		<b>the Landowners’ Election of Supervisors</b>
52		<b>Held Pursuant to Section 190.006(2),</b>
53		<b>Florida Statutes, and Providing for an</b>
54		<b>Effective Date</b>

55  
56 Mr. McGaffney presented Resolution 2021-01. The following results of the Landowners’  
57 Election would be inserted into Resolution 2021-01:

58	Seat 2	Patricia Hall	240 Votes	4-year Term
59	Seat 3	Steve Thompson	240 Votes	4-year Term
60	Seat 4	Vacant		

61

62 **On MOTION by Mr. Thompson and seconded by Mr. Lefkowitz, with all in**  
63 **favor, Resolution 2021-01, Canvassing and Certifying the Results of the**  
64 **Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2),**  
65 **Florida Statutes, and Providing for an Effective Date, was adopted.**

66

67

68 Mr. McGaffney reiterated that Supervisors Lefkowitz, Hall, Lichtigman and Thompson  
69 were present, in person.

70

71 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Hunters Ridge CDD No. 1, and Providing for an Effective Date**

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78 Mr. McGaffney presented Resolution 2021-02. The Resolution would be corrected to  
79 designate Mr. Wrathell as Secretary and Mr. McGaffney as Assistant Secretary. Mr. Lefkowitz  
80 nominated the following slate of officers:

81	Chair	Howard Lefkowitz
82	Vice Chair	Charles Lichtigman
83	Secretary	Craig Wrathell
84	Assistant Secretary	Patricia Hall
85	Assistant Secretary	Steve Thompson
86	Assistant Secretary	Vacant
87	Assistant Secretary	Howard McGaffney
88	Treasurer	Craig Wrathell
89	Assistant Treasurer	Jeff Pinder

90 No other nominations were made.

91

92 **On MOTION by Mr. Lichtigman and seconded by Ms. Hall, with all in favor,**  
93 **Resolution 2021-02, as amended, Designating a Chair, a Vice Chair, a Secretary,**  
94 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Hunters**  
95 **Ridge CDD No. 1, as nominated, and Providing for an Effective Date, was**  
96 **adopted.**

97

98

99 **SIXTH ORDER OF BUSINESS**

**Consent Agenda Items**

100

101 Mr. McGaffney presented the Consent Agenda Items.

102 **A. Acceptance of Unaudited Financial Statements as of September 30, 2020**

103 Mr. McGaffney and Mr. Watts responded to the following questions or requests:

104 ➤ Balance Sheet-Footer: Regarding references related to misallocation of construction  
105 funds, clarification that the consolidation of funding between the bonds was done in order to  
106 balance out the actual construction requirement was requested. Mr. Watts replied affirmatively  
107 and noted that these entries were made in coordination with Bond Counsel and the Trustee to  
108 correct where some funds from the original bond issue were allocated.

109 ➤ Regarding whether the "Supervisors" line item expenditure matched the number of  
110 meetings held, Mr. McGaffney would have Accounting review it to make sure each Supervisor's  
111 compensation was correct, with the exception of Mr. Lefkowitz, who declined compensation.

112 ➤ Regarding what discretion, if any, the District has in where cash reserve funds are placed  
113 or if the revenue from investments is dictated by the loan documents, Mr. McGaffney explained  
114 the differences between the General Fund reserves being held in a low interest bearing  
115 operating account. The reserves are minimal now but, over the life of the District, it would  
116 accumulate or the District may begin budgeting for it, once the community is built out, in order  
117 to build up reserve funds.

118 Mr. McGaffney stated, in the Debt Service Fund, the Trustee dictates where reserve  
119 funds are kept, under the constraints of the Trust Indenture, to ensure liquidity of funds is  
120 available to pay principal and interest payments timely. Supervisors are responsible for the  
121 general operating of the District, not for monitoring the Trustee or investments. He would  
122 provide the Board with the Trustee's name, a summary of the bank accounts and amounts, an  
123 explanation of the fund balances and the process for evaluating the banks used and why.

124 ➤ Balance Sheet-Liabilities-Retainage Payable: A request was made for Accounting to  
125 provide the balance left in the construction account after they process the requisition recently  
126 submitted and prior to the distribution of the retention fund.

127 ➤ Definition of "Deferred receipts": Deferred receipts are receipts that were received but  
128 not yet posted to the appropriate budget line item.

129 **B. Approval of August 27, 2020 Public Hearing and Meeting Minutes**

130

131 **On MOTION by Mr. Thompson and seconded by Mr. Lichtigman, with all in**  
132 **favor, the Consent Agenda Items, as presented, were accepted and approved.**

133

## 134 SEVENTH ORDER OF BUSINESS

## Other Business

135

136 Mr. McGaffney presented the Huntington Village Residents Association (HVRA) letter  
137 asking the District to pay 50% of the cost of the Reserve Study, which the Board agreed to at a  
138 prior meeting.

139

140

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143

**On MOTION by Ms. Hall and seconded by Mr. Lichtigman, with all in favor, authorizing the District Manager to pay the Huntington Village Residents Association for the District's portion of the cost of the Reserve Study, in a not-to-exceed amount of \$4,950, was approved.**

144

145

## 146 EIGHTH ORDER OF BUSINESS

## Staff Reports

147

148 A. District Counsel: *Cobb Cole*

149

150 Mr. Lefkowitz explained that, at a prior meeting, the CDD agreed to split the cost of the  
151 Reserve Study and enter into an Agreement with the HVRA to maintain CDD assets. The  
152 purpose of the Reserve Study was to have a formal mechanism for budgeting in the reserves for  
153 the HVRA and the CDD, under the HVRA budgeting process, to allow the HVRA to acquire  
154 reserves to maintain certain CDD infrastructure.

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166 reserve funding accounts, specifically regarding co-mingling public and private reserve  
 167 accounts, and report his findings at the next meeting. As CDD Chair and HOA President, Mr.  
 168 Lefkowitz stated that, as the HVRA budget was about to be adopted, he would set up the bank  
 169 accounts within the HVRA, segregating these funds until both parties agree to the process. A  
 170 Board Member asked about Mr. Thompson’s lots. Mr. Lefkowitz stated that those lots must be  
 171 excluded from the Agreement.

172 **▪ Board Members’ Comments/Requests**

173 **This item, previously the Ninth Order of Business, was presented out of order.**

174 Mr. Lefkowitz read an email sent to residents, through the HVRA, looking to fill the  
 175 vacant seat with a resident, since the CDD would begin transitioning to the General Election  
 176 process in two to three years. Each Board Member voiced their opinions. Mr. McGaffney and  
 177 Mr. Watt provided input. Mr. Lefkowitz withdrew consideration of this direction from the  
 178 Board, and stated he would look to appoint another professional rather than a resident.

179 **B. District Engineer: *Zev Cohen and Associates, Inc.***

180 There being no report, the next item followed.

181 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 182 **• NEXT MEETING DATE: February 25, 2021 at 3:30 P.M.**

- 183 **○ QUORUM CHECK**

184 The next meeting will be held on February 25, 2021 at 3:30 p.m.

185

186 **NINTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

187

188 This item was presented following Item 8A.

189

190 **TENTH ORDER OF BUSINESS**

**Adjournment**

191

192 There being no further business to discuss, the meeting adjourned.

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194 **On MOTION by Mr. Lefkowitz and seconded by Ms. Hall, with all in favor, the**  
 195 **meeting adjourned at 11:23 a.m.**

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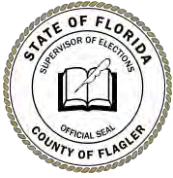
Secretary/Assistant Secretary

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Chair/Vice Chair

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**15 CI**



***Kaiti Lenhart*** ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

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1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901  
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.com

April 20, 2021

Daphne Gillyard  
Director of Administrative Services  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**RE: CDD Registered Voters**

Dear Daphne Gillyard:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development District as of April 15, 2021 is:

Grand Haven Community Development District: **3086**  
Hunter's Ridge Community Development District No. 1: **155**  
Hunter's Ridge Oaks Community Development District No. 1: **0**

If you have any questions or require any further assistance, please contact this office.

Thank you,

*Kaiti Lenhart*  
Supervisor of Elections



**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**15CII**

# HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT No. 1

## BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

### LOCATION

*Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 6, 2020	Landowners' Meeting & Regular Meeting	10:00 AM
February 25, 2021 <b>CANCELED</b>	Regular Meeting	3:30 PM
May 26, 2021 <b>CANCELED</b> <b>NO QUORUM</b>	Regular Meeting	11:30 AM
<del>May 27, 2021</del> <i>rescheduled to May 26, 2021</i>	<del>Regular Meeting</del>	<del>3:30 PM</del>
June 22, 2021	Regular Meeting	11:00 AM
August 25, 2021	Public Hearing & Regular Meeting	11:30 AM
<del>August 26, 2021</del> <i>rescheduled to August 25, 2021</i>	<del>Public Hearing &amp; Regular Meeting</del>	<del>3:30 PM</del>