

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

August 22, 2023

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

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

**AGENDA
LETTER**

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

August 15, 2023

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

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

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold Public Hearings and a Regular Meeting on August 22, 2023 at 11:30 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. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Fiscal Year 2023/2024 Developer Funding Agreement

- 6. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau and Associates
- 7. Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
- 8. Discussion/Consideration of Proposals for Lift Station Services
 - A. Your Environment's Solution, Inc., Proposal Q196571
 - B. Riley and Company, Inc., Proposal RC32413
 - Preventative Maintenance Agreement
- 9. Consideration of Resolution 2023-08, Accepting the Certification of the District Engineer that the 2019 Project is Complete; Declaring the 2019 Project Complete; Providing for Severability, Conflicts, and an Effective Date
- 10. Acceptance of Unaudited Financial Statements as of July 31, 2023
- 11. Approval of May 23, 2023 Regular Meeting Minutes
- 12. Other Business
- 13. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Zev Cohen & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 28, 2024 at 11:30 AM

- QUORUM CHECK

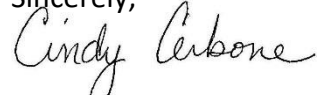
SEAT 1	HOWARD LEFKOWITZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	CAROLYN S HERBERT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	JOHN J DOCKERY, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	TOM MEHEGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	CHARLES LICHTIGMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 14. Board Members' Comments/Requests
- 15. Public Comments

16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 131 733 0895

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

3A

PROOF OF PUBLICATION

Hunter's Ridge CDD No. 1
HUNTER'S RIDGE COMM.DEV.DIST
2300 GLADES RD STE 410W
BOCA RATON FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

07/28/2023, 08/04/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$3020.32
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VICKY FELTY
Notary Public
State of Wisconsin

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Hunter's Ridge Community Development District No. 1 ("District") will hold the following two public hearings and a regular meeting:

DATE: August 22, 2023
 TIME: 11:30 a.m.
 LOCATION: Flagler County Government Services Bldg.
 1769 E. Moody Blvd., Bldg. 2
 Bunnell, Florida 32110.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	336	1	\$261.53
Deerfield Trace Residential Unit	14	2.8258	\$739.04

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.



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

3B

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Hunter's Ridge Community Development District No. 1 ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hunter’s Ridge Community Development District No. 1 for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$544,090 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 87,341
TOTAL SPECIAL REVENUE FUND (SEWER LIFT STATION)	\$ 6,418
TOTAL DEBT SERVICE FUND – SERIES 2019	\$144,433
TOTAL SEBT SERVICE FUND – SERIES 2019A	\$283,098
TOTAL DEBT SERVICE FUND – SERIES 2019B	<u>\$ 22,800</u>
TOTAL ALL FUNDS	\$544,090

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
PROPOSED BUDGET
FISCAL YEAR 2024**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
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**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 87,914				\$ 87,874
Allowable discounts (4%)	(3,517)				(3,515)
Assessment levy: on-roll - net	84,397	\$ 78,337	\$ 6,060	\$ 84,397	84,359
Assessment levy: off-roll	984	-	984	984	983
Total revenues	<u>85,381</u>	<u>78,337</u>	<u>7,044</u>	<u>85,381</u>	<u>85,342</u>
EXPENDITURES					
Supervisors	4,000	-	4,000	4,000	4,000
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	7,500	345	7,155	7,500	7,500
Engineering	5,000	-	5,000	5,000	2,500
Audit	5,000	2,500	2,500	5,000	5,000
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	9,950	9,250	700	9,950	9,950
Telephone	200	100	100	200	200
Postage	500	51	449	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	719	781	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,784	-	6,784	7,462
Contingencies	500	45	455	500	500
Website: Hosting	705	705	-	705	705
Website: ADA compliance	210	210	-	210	210
Property taxes	632	270	362	632	632
Tax collector	1,758	1,567	191	1,758	1,757
Total expenditures	<u>89,480</u>	<u>44,971</u>	<u>44,193</u>	<u>89,164</u>	<u>87,341</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,099)	33,366	(37,149)	(3,783)	(1,999)
Fund balance - beginning (unaudited)	32,332	92,593	125,959	92,593	88,810
Fund balance - ending					
Committed:					
Working capital	27,695	27,695	27,695	27,695	27,432
Capital improvement reserve	-	-	-	-	48,667
Unassigned	538	98,264	61,115	61,115	10,712
Fund balance - ending (projected)	<u>\$ 28,233</u>	<u>\$ 125,959</u>	<u>\$ 88,810</u>	<u>\$ 88,810</u>	<u>\$ 86,811</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,000
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during this fiscal year.</p>	
Management/accounting/recording	42,000
<p>Wrathell, Hunt and Associates, LLC (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	7,500
<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	2,500
<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	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	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	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 & Associates serves as dissemination agent.</p>	
Trustee	9,950
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
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	7,462
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website: Hosting	705
Website: ADA compliance	210
Property taxes	632
Tax collector	1,757
Total expenditures	<u><u>\$ 87,341</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SEWER LIFT STATION SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 6,685
Allowable discounts (4%)	-				(267)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	6,418
Total revenues	-	-	-	-	6,418
EXPENDITURES					
Insurance	-	-	-	-	750
General repairs and maintenance	-	-	-	-	2,200
Tax collector	-	-	-	-	134
Total expenditures	-	-	-	-	3,084
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	3,334
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending					
Committed:					
Lift station project	-	-	-	-	2,000
Working capital	-	-	-	-	1,334
Unassigned	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -	\$ 3,334

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SEWER LIFT STATION SPECIAL REVENUE FUND BUDGET**

EXPENDITURES

Insurance	750
Lift station in Deerfield Trace	
General repairs and maintenance	2,200
Lift station in Deerfield Trace	
Tax collector	<u>134</u>
Total expenditures	<u><u>\$ 3,084</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 146,309				\$ 146,309
Allowable discounts (4%)	(5,852)				(5,852)
Assessment levy: on-roll - net	140,457	\$ 130,371	\$ 10,086	\$ 140,457	140,457
Off-roll assessment levy	3,976	-	3,976	3,976	3,976
Interest	-	2,237	-	2,237	-
Total revenues	<u>144,433</u>	<u>132,608</u>	<u>14,062</u>	<u>146,670</u>	<u>144,433</u>
EXPENDITURES					
Debt service					
Principal	35,000	35,000	-	35,000	40,000
Interest	101,056	50,878	50,178	101,056	99,556
Total debt service	<u>136,056</u>	<u>85,878</u>	<u>50,178</u>	<u>136,056</u>	<u>139,556</u>
Other fees & charges					
Tax collector	2,926	2,607	319	2,926	2,926
Total other fees & charges	<u>2,926</u>	<u>2,607</u>	<u>319</u>	<u>2,926</u>	<u>2,926</u>
Total expenditures	<u>138,982</u>	<u>88,485</u>	<u>50,497</u>	<u>138,982</u>	<u>142,482</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,451	44,123	(36,435)	7,688	1,951
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(1,230)	-	(1,230)	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,230)</u>	<u>-</u>	<u>(1,230)</u>	<u>-</u>
Net increase/(decrease) in fund balance	5,451	42,893	(36,435)	6,458	1,951
Fund balance - beginning (unaudited)	172,363	174,723	217,616	174,723	181,181
Fund balance - ending (projected)	<u>\$ 177,814</u>	<u>\$ 217,616</u>	<u>\$ 181,181</u>	<u>\$ 181,181</u>	<u>183,132</u>
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2024					(89,378)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 16,148</u>

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2023	40,000.00		4.000%	50,178.13	90,178.13
05/01/2024	-			49,378.13	49,378.13
11/01/2024	40,000.00		4.000%	49,378.13	89,378.13
05/01/2025	-			48,578.13	48,578.13
11/01/2025	40,000.00		4.250%	48,578.13	88,578.13
05/01/2026	-			47,728.13	47,728.13
11/01/2026	45,000.00		4.250%	47,728.13	92,728.13
05/01/2027	-			46,771.88	46,771.88
11/01/2027	45,000.00		4.250%	46,771.88	91,771.88
05/01/2028	-			45,815.63	45,815.63
11/01/2028	45,000.00		4.250%	45,815.63	90,815.63
05/01/2029	-			44,859.38	44,859.38
11/01/2029	50,000.00		4.250%	44,859.38	94,859.38
05/01/2030	-			43,796.88	43,796.88
11/01/2030	50,000.00		5.000%	43,796.88	93,796.88
05/01/2031	-			42,546.88	42,546.88
11/01/2031	55,000.00		5.000%	42,546.88	97,546.88
05/01/2032	-			41,171.88	41,171.88
11/01/2032	55,000.00		5.000%	41,171.88	96,171.88
05/01/2033	-			39,796.88	39,796.88
11/01/2033	60,000.00		5.000%	39,796.88	99,796.88
05/01/2034	-			38,296.88	38,296.88
11/01/2034	65,000.00		5.000%	38,296.88	103,296.88
05/01/2035	-			36,671.88	36,671.88
11/01/2035	65,000.00		5.000%	36,671.88	101,671.88
05/01/2036	-			35,046.88	35,046.88
11/01/2036	70,000.00		5.000%	35,046.88	105,046.88
05/01/2037	-			33,296.88	33,296.88
11/01/2037	75,000.00		5.000%	33,296.88	108,296.88
05/01/2038	-			31,421.88	31,421.88
11/01/2038	75,000.00		5.000%	31,421.88	106,421.88
05/01/2039	-			29,546.88	29,546.88
11/01/2039	80,000.00		5.000%	29,546.88	109,546.88
05/01/2040	-			27,546.88	27,546.88
11/01/2040	85,000.00		5.125%	27,546.88	112,546.88
05/01/2041	-			25,368.75	25,368.75
11/01/2041	90,000.00		5.125%	25,368.75	115,368.75
05/01/2042	-			23,062.50	23,062.50
11/01/2042	95,000.00		5.125%	23,062.50	118,062.50
05/01/2043	-			20,628.13	20,628.13
11/01/2043	100,000.00		5.125%	20,628.13	120,628.13
05/01/2044	-			18,065.63	18,065.63
11/01/2044	105,000.00		5.125%	18,065.63	123,065.63
05/01/2045	-			15,375.00	15,375.00
11/01/2045	110,000.00		5.125%	15,375.00	125,375.00
05/01/2046	-			12,556.25	12,556.25
11/01/2046	115,000.00		5.125%	12,556.25	127,556.25
05/01/2047	-			9,609.38	9,609.38

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2047	120,000.00		5.125%	9,609.38	129,609.38
05/01/2048	-			6,534.38	6,534.38
11/01/2048	125,000.00		5.125%	6,534.38	131,534.38
05/01/2049	-			3,331.25	3,331.25
11/01/2049	130,000.00		5.125%	3,331.25	133,331.25
Total	\$2,030,000.00			\$1,683,784.59	\$3,713,784.59

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019A
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 294,894				\$ 294,894
Allowable discounts (4%)	(11,796)				(11,796)
Assessment levy: on-roll - net	283,098	\$ 258,149	\$ 24,949	\$ 283,098	283,098
Assessment lot closing	-	1,864	-	1,864	-
Interest	-	6,173	-	6,173	-
Total revenues	<u>283,098</u>	<u>266,186</u>	<u>24,949</u>	<u>291,135</u>	<u>283,098</u>
EXPENDITURES					
Debt service					
Principal	55,000	55,000	-	55,000	55,000
Interest	219,150	110,400	108,750	219,150	215,850
Total debt service	<u>274,150</u>	<u>165,400</u>	<u>108,750</u>	<u>274,150</u>	<u>270,850</u>
Other fees & charges					
Tax collector	5,898	5,163	735	5,898	5,898
Total other fees & charges	<u>5,898</u>	<u>5,163</u>	<u>735</u>	<u>5,898</u>	<u>5,898</u>
Total expenditures	<u>280,048</u>	<u>170,563</u>	<u>109,485</u>	<u>280,048</u>	<u>276,748</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,050	95,623	(84,536)	11,087	6,350
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,424)	-	(4,424)	-
Total other financing sources/(uses)	<u>-</u>	<u>(4,424)</u>	<u>-</u>	<u>(4,424)</u>	<u>-</u>
Net increase/(decrease) in fund balance	3,050	91,199	(84,536)	6,663	6,350
Fund balance - beginning (unaudited)	450,139	451,864	543,063	451,864	458,527
Fund balance - ending (projected)	<u>\$ 453,189</u>	<u>\$ 543,063</u>	<u>\$ 458,527</u>	<u>\$ 458,527</u>	<u>464,877</u>
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2024					(167,100)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 20,577</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019A

\$3,780,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2047	230,000.00	6.000%	22,050.00	252,050.00
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
Total	\$3,625,000.00		\$3,679,350.00	\$7,304,350.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019B
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Off-roll assessment levy	\$ 41,100	\$ -	\$ 21,218	\$ 21,218	\$ 22,800
Assessment lot closing	-	28,052	-	28,052	-
Assessment prepayments	-	110,124	-	110,124	-
Interest	-	3,317	-	3,317	-
Total revenues	<u>41,100</u>	<u>141,493</u>	<u>21,218</u>	<u>162,711</u>	<u>22,800</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	235,000	70,000	305,000	-
Interest	41,100	22,125	13,500	35,625	22,800
Total expenditures	<u>41,100</u>	<u>257,125</u>	<u>83,500</u>	<u>340,625</u>	<u>22,800</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(115,632)	(62,282)	(177,914)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(1,690)	-	(1,690)	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,690)</u>	<u>-</u>	<u>(1,690)</u>	<u>-</u>
Net increase/(decrease) in fund balance	-	(117,322)	(62,282)	(179,604)	-
Fund balance - beginning (unaudited)	160,101	296,904	179,582	296,904	117,300
Fund balance - ending (projected)	<u>\$ 160,101</u>	<u>\$ 179,582</u>	<u>\$ 117,300</u>	<u>\$ 117,300</u>	<u>117,300</u>
Use of fund balance					
Debt service reserve balance (required)					(105,900)
Principal and Interest expense - November 1, 2024					(11,400)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ -</u>

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019B

\$1,765,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	11,400.00	11,400.00
05/01/2024	-	-	11,400.00	11,400.00
11/01/2024	-	-	11,400.00	11,400.00
05/01/2025	-	-	11,400.00	11,400.00
11/01/2025	-	-	11,400.00	11,400.00
05/01/2026	-	-	11,400.00	11,400.00
11/01/2026	-	-	11,400.00	11,400.00
05/01/2027	-	-	11,400.00	11,400.00
11/01/2027	-	-	11,400.00	11,400.00
05/01/2028	-	-	11,400.00	11,400.00
11/01/2028	-	-	11,400.00	11,400.00
05/01/2029	-	-	11,400.00	11,400.00
11/01/2029	-	-	11,400.00	11,400.00
05/01/2030	-	-	11,400.00	11,400.00
11/01/2030	-	-	11,400.00	11,400.00
05/01/2031	-	-	11,400.00	11,400.00
11/01/2031	-	-	11,400.00	11,400.00
05/01/2032	-	-	11,400.00	11,400.00
11/01/2032	380,000.00	6.000%	11,400.00	391,400.00
Total	\$380,000.00		\$216,600.00	\$596,600.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024				GF & DSF	Fiscal Year 2023 Total
		GF	SRF	Series 2019	Series 2019A		
<u>Assessment Area One</u>							
70	SF 60'	261.53	-	1,558.26	-	1,819.79	1,819.91
49	Villa 35'	261.53	-	1,057.39	-	1,318.92	1,319.04
119							
<u>Assessment Area Two</u>							
101	Villa 35'	261.53	-	-	1,036.95	1,298.48	1,298.60
68	SF 60'	261.53	-	-	1,488.96	1,750.49	1,750.61
34	SF 75'	261.53	-	-	1,914.38	2,175.91	2,176.03
14	Estate	261.53	477.51	-	1,701.67	2,440.71	1,963.32
217							

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024				GF & DSF	Fiscal Year 2023 Total
		GF	SRF	Series 2019	Series 2019A		
<u>Assessment Area One</u>							
4	Villa 35'	245.84	-	993.95	-	1,239.79	1,239.90
4							

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4A

PROOF OF PUBLICATION

Hunter's Ridge CDD No. 1
HUNTER'S RIDGE COMM.DEV.DIST
2300 GLADES RD STE 410W
BOCA RATON FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

07/28/2023, 08/04/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$3020.32
Order No: 9100604 + 9101690 # of Copies:
Customer No: 466270 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Hunter's Ridge Community Development District No. 1 ("District") will hold the following two public hearings and a regular meeting:

DATE: August 22, 2023
 TIME: 11:30 a.m.
 LOCATION: Flagler County Government Services Bldg.
 1769 E. Moody Blvd., Bldg. 2
 Bunnell, Florida 32110.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	336	1	\$261.53
Deerfield Trace Residential Unit	14	2.8258	\$739.04

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.



HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

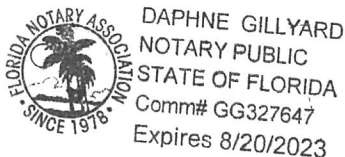
BEFORE ME, the undersigned authority, this day personally appeared Jonah Reuther, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Hunter's Ridge Community Development District No. 1 ("District")
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on August 2, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

J. Reuther
By: Jonah Reuther, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 2nd day of August 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC

Daphne Gillyard
Print Name: GG327647 Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

EXHIBIT A

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

August 2, 2023

THIS IS NOT A BILL - DO NOT PAY

BADC HUNTINGTON COMMUNITIES

300 INTERCHANGE BLVD STE D

ORMOND BEACH FL 32174

By US Mail, First Class Delivery

Strap #: *See Parcel List.*

*Re: Hunter's Ridge Community Development District No.1
Notice of Hearing on Assessments to Property*

Dear Property Owner:

This letter is to provide you information about the Hunter's Ridge Community Development District No.1 ("District"), its services and upcoming events. As you may know, the District is a local unit of special-purpose government located in Flagler County, Florida. The District provides certain types of infrastructure for the lands within the District including your property. You are receiving this notice because Flagler County records indicate that you are a property owner within the District. The property you own that is the subject of this notice is identified by the Strap # listed above.

Please note that the District's Fiscal Year 2024 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property decreasing by no more than \$0.12 per unit. For more information on your individual assessment amount, please refer to the other side of this page.

It is very important that you understand that this is NOT a new assessment. This assessment has been placed on your property in previous years and you have paid this assessment as part of your Flagler County Property Tax bill.

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on August 22, 2023, at 11:30 a.m. at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is

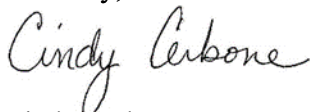
important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **44** Residential Units for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$11,507.32**, which compares to the current annual assessment for operations and maintenance in the amount of **\$11,512.60**.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone
District Manager

Parcel List

22-14-31-0254-00000-0020
22-14-31-0254-00000-0050
22-14-31-0254-00000-0060
22-14-31-0254-00000-0260
22-14-31-0254-00000-0440
22-14-31-0254-00000-0460
22-14-31-0254-00000-0480
22-14-31-0254-00000-0490
22-14-31-0254-00000-0670
22-14-31-0259-00000-0620
22-14-31-0259-00000-0630
22-14-31-0259-00000-0640
22-14-31-0259-00000-0650
22-14-31-0259-00000-0660
22-14-31-0259-00000-0670
22-14-31-0259-00000-0680
22-14-31-0259-00000-0690
22-14-31-0259-00000-0700
22-14-31-0259-00000-0710
22-14-31-0259-00000-0720
22-14-31-0259-00000-0730
22-14-31-0259-00000-0740
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22-14-31-0259-00000-0760
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22-14-31-0259-00000-0780
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22-14-31-0259-00000-0810
22-14-31-0259-00000-0820
22-14-31-0259-00000-0830
22-14-31-0259-00000-0840
22-14-31-0259-00000-0850
22-14-31-0259-00000-0860
22-14-31-0259-00000-0870
22-14-31-0259-00000-0880
22-14-31-0259-00000-0890
22-14-31-0259-00000-0900
22-14-31-0259-00000-0910
22-14-31-0259-00000-0920
22-14-31-0259-00000-0930
22-14-31-0259-00000-0940
22-14-31-0259-00000-0950
22-14-31-0259-00000-0960

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

August 2, 2023

THIS IS NOT A BILL - DO NOT PAY

D R HORTON INC
3300 SW 34TH AVE
SUITE 101
OCALA FL 34474

By US Mail, First Class Delivery

Strap #: *See Parcel List.*

*Re: Hunter's Ridge Community Development District No.1
Notice of Hearing on Assessments to Property*

Dear Property Owner:

This letter is to provide you information about the Hunter's Ridge Community Development District No.1 ("District"), its services and upcoming events. As you may know, the District is a local unit of special-purpose government located in Flagler County, Florida. The District provides certain types of infrastructure for the lands within the District including your property. You are receiving this notice because Flagler County records indicate that you are a property owner within the District. The property you own that is the subject of this notice is identified by the Strap # listed above.

Please note that the District's Fiscal Year 2024 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property decreasing by no more than \$0.12 per unit. For more information on your individual assessment amount, please refer to the other side of this page.

It is very important that you understand that this is NOT a new assessment. This assessment has been placed on your property in previous years and you have paid this assessment as part of your Flagler County Property Tax bill.

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purpose of adopting the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024") and levying operations and maintenance assessments ("O&M Assessments") to fund the Proposed Budget for Fiscal Year 2023/2024, on August 22, 2023, at 11:30 a.m. at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District's assessments each

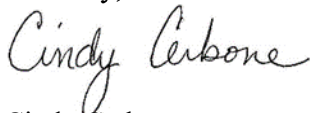
year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **5** Residential Units for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$1,307.65**, which compares to the current annual assessment for operations and maintenance in the amount of **\$1,308.25**.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone
District Manager

Parcel List

22-14-31-0254-00000-0990
22-14-31-0254-00000-1000
22-14-31-0254-00000-1010
22-14-31-0254-00000-1020
22-14-31-0255-00000-0970

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

August 2, 2023

THIS IS NOT A BILL - DO NOT PAY

MARONDA HOMES LLC
4005 MARONDA WAY
SANFORD FL 32771

By US Mail, First Class Delivery

Strap #: *See Parcel List.*

*Re: Hunter's Ridge Community Development District No.1
Notice of Hearing on Assessments to Property*

Dear Property Owner:

This letter is to provide you information about the Hunter's Ridge Community Development District No.1 ("District"), its services and upcoming events. As you may know, the District is a local unit of special-purpose government located in Flagler County, Florida. The District provides certain types of infrastructure for the lands within the District including your property. You are receiving this notice because Flagler County records indicate that you are a property owner within the District. The property you own that is the subject of this notice is identified by the Strap # listed above.

Please note that the District's Fiscal Year 2024 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property decreasing by no more than \$0.12 per unit. For more information on your individual assessment amount, please refer to the other side of this page.

It is very important that you understand that this is NOT a new assessment. This assessment has been placed on your property in previous years and you have paid this assessment as part of your Flagler County Property Tax bill.

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on August 22, 2023, at 11:30 a.m. at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is

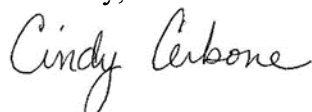
important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **8** Residential Units for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$2,092.24**, which compares to the current annual assessment for operations and maintenance in the amount of **\$2,093.20**.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone
District Manager

Parcel List

22-14-31-0254-00000-0030
22-14-31-0254-00000-0140
22-14-31-0254-00000-0150
22-14-31-0254-00000-0290
22-14-31-0254-00000-0310
22-14-31-0254-00000-0320
22-14-31-0254-00000-0370
22-14-31-0254-00000-0660

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

August 2, 2023

THIS IS NOT A BILL - DO NOT PAY

PLATINUM HOME BUILDERS INC
424 LUNA BELLA LANE
SUITE 112
NEW SMYRNA BEACH FL 32168

By US Mail, First Class Delivery

Strap #: *See Parcel List.*

*Re: Hunter's Ridge Community Development District No.1
Notice of Hearing on Assessments to Property*

Dear Property Owner:

This letter is to provide you information about the Hunter's Ridge Community Development District No.1 ("District"), its services and upcoming events. As you may know, the District is a local unit of special-purpose government located in Flagler County, Florida. The District provides certain types of infrastructure for the lands within the District including your property. You are receiving this notice because Flagler County records indicate that you are a property owner within the District. The property you own that is the subject of this notice is identified by the Strap # listed above.

Please note that the District's Fiscal Year 2024 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property decreasing by no more than \$0.12 per unit. For more information on your individual assessment amount, please refer to the other side of this page.

It is very important that you understand that this is NOT a new assessment. This assessment has been placed on your property in previous years and you have paid this assessment as part of your Flagler County Property Tax bill.

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purpose of adopting the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024") and levying operations and maintenance assessments ("O&M Assessments") to fund the Proposed Budget for Fiscal Year 2023/2024, on August 22, 2023, at 11:30 a.m. at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District's assessments each

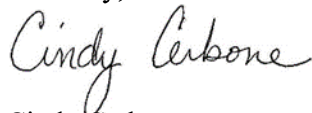
year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **22** Residential Units for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$5,753.66**, which compares to the current annual assessment for operations and maintenance in the amount of **\$5,756.30**.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone
District Manager

Parcel List

22-14-31-0259-00000-0550
22-14-31-0257-00000-0040
22-14-31-0259-00000-0460
22-14-31-0259-00000-0470
22-14-31-0259-00000-0480
22-14-31-0259-00000-0490
22-14-31-0259-00000-0500
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22-14-31-0259-00000-0520
22-14-31-0259-00000-0530
22-14-31-0259-00000-0540
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22-14-31-0259-00000-0580
22-14-31-0259-00000-0590
22-14-31-0259-00000-0600
22-14-31-0259-00000-0610
22-14-31-0259-00000-0970
22-14-31-0259-00000-0980
22-14-31-0259-00000-0990
22-14-31-0259-00000-1000
22-14-31-0259-00000-1010

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

August 2, 2023

THIS IS NOT A BILL - DO NOT PAY

ABBOT KATHLEEN O
7 GRASS QUIT COURT
ORMOND BEACH FL 32174

By US Mail, First Class Delivery

Strap #: 22-14-31-0256-00000-1320

Re: *Hunter's Ridge Community Development District No.1
Notice of Hearing on Assessments to Property*

Dear Property Owner:

This letter is to provide you information about the Hunter's Ridge Community Development District No.1 ("District"), its services and upcoming events. As you may know, the District is a local unit of special-purpose government located in Flagler County, Florida. The District provides certain types of infrastructure for the lands within the District including your property. You are receiving this notice because Flagler County records indicate that you are a property owner within the District. The property you own that is the subject of this notice is identified by the Strap # listed above.

Please note that the District's Fiscal Year 2024 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property decreasing by no more than \$0.12 per unit. For more information on your individual assessment amount, please refer to the other side of this page.

It is very important that you understand that this is NOT a new assessment. This assessment has been placed on your property in previous years and you have paid this assessment as part of your Flagler County Property Tax bill.

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purpose of adopting the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024") and levying operations and maintenance assessments ("O&M Assessments") to fund the Proposed Budget for Fiscal Year 2023/2024, on August 22, 2023, at 11:30 a.m. at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is

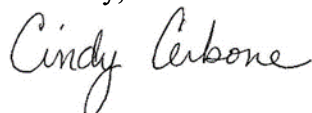
important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **1** Residential Unit for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$261.53**, which compares to the current annual assessment for operations and maintenance in the amount of **\$261.65**.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is written in black ink and is positioned above the typed name and title.

Cindy Cerbone
District Manager

Parcel ID	Property Owner
22-14-31-0256-00000-1320	ABBOTT KATHLEEN O LIFE ESTATE
22-14-31-0254-00000-0340	ADAO WAYNE HENRY
22-14-31-0252-00000-0370	AHSMANN HERMAN & LAVONN
22-14-31-0257-00000-0030	ALBRIGHT RICHARD GRANDIN & TRACEY AGUE H&W
22-14-31-0255-00000-0730	ALLEN ALLYSON MECHELLE
22-14-31-0252-00020-0580	ARTHUR JAMES P & LORETTA M
22-14-31-0256-00000-1360	BABCOCK LINDA
22-14-31-0255-00000-0860	BAGWELL BARBARA W TRUSTEE
22-14-31-0257-00000-0180	BAKER BARBARA L
22-14-31-0257-00000-0120	BARR SHEILA KATHLEEN
22-14-31-0252-00020-0610	BARRETT MARYANN ETHEL TRUSTEE
22-14-31-0252-00000-0160	BARRON SHARON LYNN
22-14-31-0256-00000-1490	BEAZLEY WANDA M
22-14-31-0254-00000-0190	BECK DONALD EUGENE
22-14-31-0255-00000-0800	BELL JAMES MICHAEL & GAIL ANN JACKSON-BELL H&W
22-14-31-0255-00000-0840	BENEDICT CAROL
22-14-31-0254-00000-0160	BENSON JEANNIE MARTHA
22-14-31-0252-00000-0390	BEVERIDGE BRAD & CHERYL H&W
22-14-31-0253-00000-0680	BEYAZYUREK MERIC & TAMARA SUE
22-14-31-0252-00000-0320	BISLAND JOHN & CYNTHIA L H&W
22-14-31-0253-00000-0730	BLAKE CAROL A
22-14-31-0254-00000-0100	BLAZEI MARK ANDREW
22-14-31-0254-00000-0400	BOYLE KAREN LYNN
22-14-31-0254-00000-0590	BRAMWELL PATRICK JOHN
22-14-31-0254-00000-0510	BRANCIFORTE ROSEMARIE N
22-14-31-0254-00000-0420	BREUR RAYMOND ARTHUR II
22-14-31-0256-00000-1520	BRIGHAM LEONARD M & GLORIA A
22-14-31-0252-00000-0340	BROWN DEBORAH J
22-14-31-0254-00000-0610	BROWN HAROLD WAYNE & DIANE JACKSON H&W
22-14-31-0252-00020-0510	BRUCE WAYNE H
22-14-31-0256-00000-1300	BRUNER SIDNEY I LIFE ESTATE
22-14-31-0257-00000-0050	BURGESS TINA M
22-14-31-0254-00000-0450	BURKE KAREN HELEN
22-14-31-0253-00000-0700	BURKETT SUSAN IRENE & JUDITH
22-14-31-0253-00000-0720	BURRES ROYAL S & JERILYN L H&W
22-14-31-0252-00020-0680	CAHILL JOHN F
22-14-31-0253-00000-0650	CALDERONE THERESA A
22-14-31-0256-00000-1290	CALL ROBERT B
22-14-31-0257-00000-0380	CARLSON CHARLES RAYMOND & DEBORAH L H&W
22-14-31-0254-00000-0530	CARROLL MARTIN VINCENT
22-14-31-0254-00000-0120	CARTER-JOHNSON LANIA & DARRYL E JOHNSON H&W
22-14-31-0257-00000-0060	CASELLA ANN MARIE
22-14-31-0255-00000-0710	CENTER CAROL DIANE & STEPHEN ALAN H&W
22-14-31-0253-00000-0630	CERINO THOMAS E & BEVERLY R
22-14-31-0256-00000-1340	CHAMPAGNE DARYLLE & DANIEL AMC

Parcel ID	Property Owner
22-14-31-0254-00000-0630	CHAPPELL JOYCELYN
22-14-31-0252-00000-0040	CHIUCHIOLO EDWARD ANTHONY
22-14-31-0252-00020-0700	COCKFIELD SHEILA C
22-14-31-0257-00000-0150	COLE JOSEPH T III
22-14-31-0254-00000-0620	CONFORTI MARK
22-14-31-0254-00000-0540	COOK ERNEST CORNELIOUS JR
22-14-31-0257-00000-0160	CORBETT CHARLES C JR
22-14-31-0254-00000-0240	CORDASCO REVOCABLE TRUST
22-14-31-0253-00000-0690	COWERN BARBARA CONLEY
22-14-31-0254-00000-0570	CROWTHER KEVIN CHARLES
22-14-31-0257-00000-0400	DEBOLT KAREN
22-14-31-0252-00000-0070	DOCKERY JOHN J & KATHERINE D
22-14-31-0252-00020-0690	DORNER DAVID CHARLES
22-14-31-0256-00000-1250	DOUCETTE THOMAS F & MARY
22-14-31-0257-00000-0200	DUKES TRACY
22-14-31-0256-00000-1470	DZOBA THOMAS WILLIAM & DOREEN
22-14-31-0252-00000-0030	EACOBACCI MITCHELL J & ANGELA
22-14-31-0255-00000-0720	EATON SANDRA LYNN & ROBERT CHRISTOPHER W&H
22-14-31-0252-00000-0230	EDENFIELD SUSAN BRUDER
22-14-31-0254-00000-0680	EDWARDS EDWARD W & ANNE M H&W
22-14-31-0257-00000-0110	EGAN KEVIN
22-14-31-0254-00000-0380	ELLIS AMY LOUISE
22-14-31-0256-00000-1430	ELLIS JAMES L JR & HOLLY D H&W
22-14-31-0256-00000-1220	EMERY GRACE M TRUSTEE
22-14-31-0256-00000-1190	EWER BEVERLY J
22-14-31-0255-00000-0910	EXAMILOTIS MARC
22-14-31-0255-00000-0940	FIORI JAMES FRANK & JEAN ANNETTE H&W
22-14-31-0257-00000-0100	FISCHER JOHN EDWARD
22-14-31-0252-00000-0180	FITZGERALD DAVID ARNONE
22-14-31-0257-00000-0240	FLYNN LAWRENCE G
22-14-31-0252-00000-0290	FOX JOYCE C & PHYLLIS A
22-14-31-0254-00000-0270	FREAS BARBARA ALLEN
22-14-31-0256-00000-1200	GABRIEL ANNE M NEELEY
22-14-31-0253-00000-0710	GARRETT ROBERT JAMES LIFE ESTATE
22-14-31-0253-00000-0660	GARRISON SUSAN B LIFE ESTATE
22-14-31-0252-00000-0450	GEORGIA CAROLINE TUCKER
22-14-31-0255-00000-0740	GODBEE DORIS P
22-14-31-0252-00000-0090	GODFREY JOHN C & CAROL M
22-14-31-0256-00000-1230	GORRASI PHILIP LIFE ESTATE
22-14-31-0254-00000-0520	GOTTLIEB BRIAN ROBERT
22-14-31-0255-00000-0950	GRANT JAMES MITCHELL & SHERRY ANNE H&W
22-14-31-0252-00000-0260	GREER SUSAN CHERYL
22-14-31-0255-00000-0750	GROSSKURTH DAVID CHARLES & KATHY LYNN H&W
22-14-31-0252-00000-0400	GUILLOTY FERNANDO LUIS
22-14-31-0257-00000-0290	HABIG DAVID

Parcel ID	Property Owner
22-14-31-0257-00000-0190	HALLAHAN KEVIN
22-14-31-0252-00000-0310	HAROLDSON CATHERINE H
22-14-31-0257-00000-0320	HARRISON MICHAEL M & LESLEY M TRUSTEES
22-14-31-0252-00000-0170	HEBERT RAMONA MARIE TRUSTEE
22-14-31-0252-00000-0240	HEIDORN ROBERT M & DENISE H&W
22-14-31-0257-00000-0360	HENNINGS LISA ANN
22-14-31-0256-00000-1450	HERBERT CAROLYN S
22-14-31-0254-00000-0130	HERRICK DREW LOWRY
22-14-31-0252-00020-0600	HICKS RICHARD EVAN
22-14-31-0257-00000-0210	HILL DANIEL T
22-14-31-0252-00020-0670	HILL LAURA JO
22-14-31-0254-00000-0550	HILL ROBIN M
22-14-31-0252-00000-0060	HODAK JAMES LEE SR & CAROL
22-14-31-0255-00000-0770	HOLTRY DENNIS LEE & CAROL LEE H&W
22-14-31-0257-00000-0280	HOMAN JOEL T & VIRGINIA B H&W LIFE ESTATE
22-14-31-0252-00000-0190	HOWELL DANIEL A
22-14-31-0253-00000-0740	HUBER JACQUELINE TRUSTEE
22-14-31-0254-00000-0690	HUNTINGTON GREEN MHL LLC
22-14-31-0255-00000-0790	HUNTINGTON JOHN A
22-14-31-0254-00000-0250	INGHRAM TARA LYNN
22-14-31-0254-00000-0330	JACOBS MARY FRANCES & MICKY WAYNE H&W
22-14-31-0252-00000-0490	JAMES NATHANIEL E & CLORA E H&W LIFE ESTATE
22-14-31-0253-00000-0640	JANOVER HOWARD M & MAUREEN
22-14-31-0257-00000-0420	JENSEN CATHERINE J
22-14-31-0254-00000-0360	JEROME SHARON DENISE
22-14-31-0254-00000-0980	JOHNSON BRADFORD ALAN
22-14-31-0255-00000-0700	JOHNSON DENNIS WILLIAM & MARKET JOAN KAUFMAN H&W
22-14-31-0256-00000-1500	KALINSKI ANNA
22-14-31-0254-00000-0390	KEANEY DAVID M LIFE ESTATE
22-14-31-0257-00000-0390	KEDDY MICHAEL P & PATRICIA LOISELLE H&W
22-14-31-0252-00000-0420	KEELEY THOMAS
22-14-31-0253-00000-0670	KELLY MARY C
22-14-31-0257-00000-0450	KENDRICK FRANCINE REID
22-14-31-0254-00000-0200	KENNEDY WILLIAM ALLEN
22-14-31-0252-00000-0010	KERSHNER DOUGLAS W & PATRICIA S
22-14-31-0252-00000-0480	KHAN KHALID
22-14-31-0254-00000-0300	KOLESAR LAUREN BETH
22-14-31-0257-00000-0250	KOLL GLENN G
22-14-31-0255-00000-0870	KOWALSKI JULIE ANN & JAMES MICHAEL STEINMILLER
22-14-31-0254-00000-0410	KREITMAN NEIL JAY
22-14-31-0256-00000-1440	KROL THADDEUS J & MARYLYN LIFE ESTATE
22-14-31-0254-00000-0650	KRUFKY JUDITH LOIS
22-14-31-0256-00000-1310	KRUZMANOWSKI KENNETH
22-14-31-0252-00000-0080	KUEHN BRUCE JOHN
22-14-31-0257-00000-0410	KUK PATRICIA A

Parcel ID	Property Owner
22-14-31-0254-00000-0110	KUNZWEILER WILLIAM ROBERT
22-14-31-0252-00000-0150	LAGARDE DENISE
22-14-31-0257-00000-0340	LAURO TIMOTHY WAYNE
22-14-31-0254-00000-0210	LEDEWITZ LISA LEA
22-14-31-0254-00000-0350	LEO LISA SOTTILARE
22-14-31-0254-00000-0470	LEVECK STEVEN EDWARD & PATRICIA MARIE
22-14-31-0255-00000-0830	LEWIS RICHARD A JR
22-14-31-0254-00000-0280	LEWIS ROBERT THEODORE
22-14-31-0252-00020-0660	LIDDELL JENNIFER L
22-14-31-0252-00020-0630	LITTLE ARLENE S
22-14-31-0255-00000-0960	LOESSIN MARY KATHRYN
22-14-31-0254-00000-0580	LOMBARDO MITCHELL MARTIN
22-14-31-0256-00000-1260	LORDEN ELISSA A
22-14-31-0252-00000-0120	LUBIN HADLEY J & KAREN S
22-14-31-0255-00000-0920	LUFF KARYN ALYSE
22-14-31-0252-00020-0520	LUPO CHARLES JOHN
22-14-31-0256-00000-1270	MACAULAY LESLIE JEAN
22-14-31-0252-00000-0220	MANCINI VINCENT D & BEVERLY J
22-14-31-0256-00000-1390	MANZA LOUIS M & KATHLEEN H&W LIFE ESTATE
22-14-31-0257-00000-0370	MARTIN JAMES
22-14-31-0257-00000-0230	MARTINEZ CARMELO JR
22-14-31-0257-00000-0020	MARTINEZ CYNTHIA L & RICHARD E H&W
22-14-31-0252-00000-0430	MASCITELLI JACQUELINE
22-14-31-0252-00000-0020	MCDONALD GEORGE E & SHARYN K
22-14-31-0257-00000-0140	MCHUGH LAMAR H
22-14-31-0252-00000-0350	MCLACHLAN KIRK & SHARON H&W
22-14-31-0255-00000-0820	MEHLER NANCY JEAN
22-14-31-0257-00000-0130	MELLON CONSTANCE ANN
22-14-31-0254-00000-0070	METZGER DOUGLAS P & CYNTHIA JEANNE H&W
22-14-31-0256-00000-1210	MEYERS MARTHA M TRUSTEE
22-14-31-0256-00000-1370	MIALKI DENNIS J & LEE ANN
22-14-31-0255-00000-0810	MIKLOS STEPHAN DOUGLAS
22-14-31-0252-00000-0500	MILLER LISA
22-14-31-0252-00000-0100	MITRIONE NICHOLAS
22-14-31-0255-00000-0890	MOBLEY MONA LISA
22-14-31-0252-00000-0300	MOODY KATHERINE L
22-14-31-0256-00000-1180	MORRIS RICHARD A & MARGIE M
22-14-31-0256-00000-1380	MOSCOSO JILL & KYLE ANDREW
22-14-31-0255-00000-0760	MURILLAS CARLOS A & MARY C H&W
22-14-31-0256-00000-1480	MURPHY THOMAS J & MAUREEN
22-14-31-0252-00020-0650	NARDIELLO RICHARD ANDREW
22-14-31-0254-00000-0170	NICHOLAS JAMES CHRISTOPHER
22-14-31-0252-00020-0550	NORTH TERRY W
22-14-31-0256-00000-1330	NOVAK DIANE M
22-14-31-0257-00000-0080	O'MALLEY EILEEN M

Parcel ID	Property Owner
22-14-31-0257-00000-0430	ORLANDO VALETA
22-14-31-0255-00000-0780	PATRICK JOHNEY RAY
22-14-31-0257-00000-0310	PAWSON MARILYN D
22-14-31-0252-00000-0210	PELLETIER MICHELLE A &
22-14-31-0254-00000-0600	PHILLIPS MICHAEL SCOTT
22-14-31-0257-00000-0330	PITSCHMANN LARRY J
22-14-31-0252-00000-0280	PRESS WILLIAM
22-14-31-0254-00000-0220	RAMIREZ GLENDA EMLYN
22-14-31-0252-00020-0560	RASMUSSEN SCOTT L & KIMBERLY J
22-14-31-0257-00000-0220	REED JOANN T
22-14-31-0252-00000-0330	REY LOIS & FRANK REY W&H
22-14-31-0254-00000-0180	RHODEN ANGELA RAY & WAYNE LAWRENCE FORREST W&H
22-14-31-0254-00000-0640	RIGGIN ELMER EDWIN
22-14-31-0252-00020-0530	RILEY ALAINA
22-14-31-0255-00000-0900	RIVERA-ROSA HIGINIO & ODDY SOLANLLY VASQUEZ H&W
22-14-31-0256-00000-1540	RIVES REBECCA A
22-14-31-0252-00000-0200	RIVOSACCHI PAUL PETER & MARIANNE HERIETTE BOKMA
22-14-31-0256-00000-1240	ROELKER RICHARD A
22-14-31-0254-00000-0080	ROMAN DAVID R
22-14-31-0252-00000-0380	ROURK WILBUR AIKEN JR &
22-14-31-0254-00000-0500	RUCKERT RENEE ALICE
22-14-31-0256-00000-1410	RUDDER SANDRA A
22-14-31-0257-00000-0260	SAGAN VERONICA
22-14-31-0252-00000-0140	SANSBURY THOMAS
22-14-31-0256-00000-1400	SANTIAGO LOUIS D & KRISENDAYE
22-14-31-0252-00000-0050	SANTOS ANTONIO JR
22-14-31-0252-00000-0440	SCHAEFFER JERRY WENDALL &
22-14-31-0257-00000-0010	SCHOEN CLARISSA
22-14-31-0252-00000-0360	SCHWARMANN PAUL
22-14-31-0252-00000-0130	SHEPARD ALLEN L & MARY E
22-14-31-0252-00000-0250	SHINAW WILLIAM & JULIE H&W
22-14-31-0257-00000-0350	SIMONS LINDA L
22-14-31-0254-00000-0010	SOLTIS WARREN D & DOREEN BATES H&W
22-14-31-0257-00000-0170	SPRINGBORN HAROLD R & JENNIFER K H&W LIFE ESTATE
22-14-31-0254-00000-0090	STARZYNSKI JEROME S & MARION H&W
22-14-31-0255-00000-0930	STINSON BRENDA J
22-14-31-0252-00020-0540	SUNG CHARLES HAN CHANG
22-14-31-0256-00000-1530	SYKES JAMES E JR & MAJORIE J
22-14-31-0254-00000-0230	SYMULESKI DAVID MICHAEL
22-14-31-0256-00000-1350	TARTAGLIA-STRAUBE MARY ANN
22-14-31-0252-00000-0270	TENNEBOE TERRY N & GRACE E
22-14-31-0252-00000-0110	THIGPEN DON A & PATRICIA I
22-14-31-0257-00000-0440	THORPE STUART B JR & BRENDA W H&W
22-14-31-0252-00000-0470	TRAINOR EDWARD JOSEPH & NANCY BEVERLY STREETER
22-14-31-0256-00000-1420	TRILL SUSAN

Parcel ID	Property Owner
22-14-31-0252-00020-0590	VALENTINE ELIZABETH C &
22-14-31-0257-00000-0090	VAN ROO PETER
22-14-31-0255-00000-0880	VENTI JOSEPH PAUL
22-14-31-0252-00020-0640	VILLORENTE ROGELIO D &
22-14-31-0256-00000-1510	WAHLGREN PATRICIA JOY
22-14-31-0252-00000-0410	WAKNINE HENRI & ANITA H&W
22-14-31-0252-00020-0570	WALKER LORRAINE F
22-14-31-0254-00000-0560	WARREN LYNETTE M & CARMINE M W&H LIFE ESTATE
22-14-31-0256-00000-1280	WAYNE SUSAN G LIFE ESTATE
22-14-31-0257-00000-0070	WEEKS MICHAEL E & LAURA
22-14-31-0255-00000-0850	WEIR CYNTHIA SUE
22-14-31-0256-00000-1460	WEIRICH GARY O & CATHERINE M
22-14-31-0252-00020-0620	WENSTROM LINDA J
22-14-31-0252-00000-0460	WILLIAMS GREGORY S
22-14-31-0257-00000-0270	WRIGHT GRETCHEN STRATMANN
22-14-31-0257-00000-0300	WUNDERLY WARREN W
22-14-31-0254-00000-0040	YOUNG NANCY E TRUSTEE
22-14-31-0254-00000-0430	ZUBICK TODD ALAN & SANDRA CALDWELL

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

August 2, 2023

THIS IS NOT A BILL - DO NOT PAY

ARCHER RONALD
65 SYCAMORE CIRCLE
ORMOND BEACH FL 32174

By US Mail, First Class Delivery

Strap #: 22-14-31-0258-00000-0060

Re: *Hunter's Ridge Community Development District No.1
Notice of Hearing on Assessments to Property*

Dear Property Owner:

This letter is to provide you information about the Hunter's Ridge Community Development District No.1 ("District"), its services and upcoming events. As you may know, the District is a local unit of special-purpose government located in Flagler County, Florida. The District provides certain types of infrastructure for the lands within the District including your property. You are receiving this notice because Flagler County records indicate that you are a property owner within the District. The property you own that is the subject of this notice is identified by the Strap # listed above.

Please note that the District's Fiscal Year 2024 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property increasing by no more than \$477.39 per unit within Deerfield Trace. This increase is primarily related to the costs of the annual general repairs and maintenance for the Lift Station in Deerfield Trace. For more information on your individual assessment amount, please refer to the other side of this page.

It is very important that you understand that this is NOT a new assessment. This assessment has been placed on your property in previous years and you have paid this assessment as part of your Flagler County Property Tax bill.

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on August 22, 2023, at 11:30 a.m. at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is

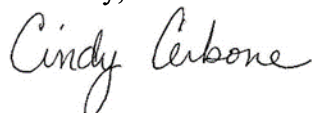
important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **1** Residential Unit for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$739.04**, which compares to the current annual assessment for operations and maintenance in the amount of **\$261.65**.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone
District Manager

Parcel ID	Property Owner
22-14-31-0258-00000-0060	ARCHER RONALD
22-14-31-0258-00000-0120	BEAZLEY RICHARD H II
22-14-31-0258-00000-0070	BECKER JERALD B
22-14-31-0258-00000-0140	CASTRO RUBEN
22-14-31-0258-00000-0090	CENTURION BUILDING CONTRACTORS LLC
22-14-31-0258-00000-0050	COMENOLE THOMAS ANDREW
22-14-31-0258-00000-0040	DI LASCIA JENNIFER E
22-14-31-0258-00000-0100	GARDNER GEORGEANN I
22-14-31-0258-00000-0080	LABONTE WILLIAM & JENNIFER H&W
22-14-31-0258-00000-0030	MARCHENKO PETER
22-14-31-0258-00000-0130	RUSSELL JONATHAN B
22-14-31-0258-00000-0020	SHESTAKOV PAVEL
22-14-31-0258-00000-0010	SKRINNIK EDWARD
22-14-31-0258-00000-0110	WILLIAMS WALTER

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4C

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hunter's Ridge Community Development District No. 1 ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A;"** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Debt assessments directly

collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 65% due no later than April 15, 2024, and 35% due no later than October 15, 2024. Operations and maintenance special assessments directly collected by the District are due according to the following schedule: 25% due on each of October 1, 2023, January 2, 2024, April 1, 2024, and July 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED this 22nd day of August, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

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

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5

**HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
FISCAL YEAR 2023/2024 FUNDING AGREEMENT**

This Agreement (“**Agreement**”) is made and entered into this 22nd day of August, 2023, by and between:

Hunter’s Ridge Community Development District No. 1, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”), and

BADC Huntington Communities, LLC, a Florida Limited Liability Company, and the developer of the lands in the District (“**Developer**”) with a mailing address of 300 Interchange Blvd., Suite D, Ormond Beach, Florida 32174.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property (“**Property**”) within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2023/2024, which year concludes on September 30, 2024; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023/2024 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be

entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

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

Chair/Vice Chair, Board of Supervisors

BADC HUNTINGTON COMMUNITIES, LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 General Fund Budget

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE YEAR ENDED
SEPTEMBER 30, 2022**

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hunter's Ridge Community Development District No. 1
Flagler County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hunter's Ridge Community Development District No. 1, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 27, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hunter's Ridge Community Development District No. 1, Flagler County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,075,520.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,070,103, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,018,568, a decrease of (\$52,616) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaids, assigned for maintenance reserves and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District includes the general government function.

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

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

	NET POSITION SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 1,047,805	\$ 1,080,299
Capital assets, net of depreciation	6,524,634	6,524,634
Total assets	<u>7,572,439</u>	<u>7,604,933</u>
Current liabilities	170,479	191,727
Long-term liabilities	6,326,440	7,407,789
Total liabilities	<u>6,496,919</u>	<u>7,599,516</u>
Net position		
Net investment in capital assets	200,566	(883,155)
Restricted	770,351	850,822
Unrestricted	104,603	37,750
Total net position	<u>\$ 1,075,520</u>	<u>\$ 5,417</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to collection of prepaid assessments during the current fiscal year.

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

	2022	2021
CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:		
Program revenues		
Charges for services	\$ 1,492,312	\$ 1,092,756
Operating grants and contributions	51,811	45
Capital grants and contributions	2	14
Total revenues	<u>1,544,125</u>	<u>1,092,815</u>
Expenses:		
General government	80,195	86,127
Interest	393,827	443,001
Total expenses	<u>474,022</u>	<u>529,128</u>
Change in net position	<u>1,070,103</u>	<u>563,687</u>
Net position - beginning	5,417	(558,270)
Net position - ending	<u>\$ 1,075,520</u>	<u>\$ 5,417</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$474,022. The costs of the District's activities were partially funded by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The remainder of the current fiscal year revenue includes interest revenue. In total, expenses, decreased from the prior fiscal year, the majority of the decrease was due to a reduction in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$6,524,634 invested in capital assets for its governmental activities. In the government-wide financial statements, no depreciation has been taken, which resulted in a net book value of \$6,524,634. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$6,430,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Hunter's Ridge Community Development District No. 1's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 100,872
Assessments receivable	2,361
Prepays	7,489
Due from Developer	81,080
Restricted assets:	
Investments	856,003
Capital assets:	
Nondepreciable	6,524,634
Total assets	7,572,439
LIABILITIES	
Accounts payable	173
Due to Developer	17,055
Accrued interest payable	153,251
Non-current liabilities:	
Due within one year	90,000
Due in more than one year	6,236,440
Total liabilities	6,496,919
NET POSITION	
Net investment in capital assets	200,566
Restricted for debt service	770,351
Unrestricted	104,603
Total net position	\$ 1,075,520

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Primary government:					
Governmental activities:					
General government	\$ 80,195	\$ 81,681	\$ 48,676	\$ 2	\$ 50,164
Interest on long-term debt	393,827	1,410,631	3,135	-	1,019,939
Total governmental activities	474,022	1,492,312	51,811	2	1,070,103
					1,070,103
					5,417
					\$ 1,075,520

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 100,872	\$ -	\$ -	\$ 100,872
Investments	-	853,631	2,372	856,003
Due from other funds	1,261	-	-	1,261
Due from Developer	-	81,080	-	81,080
Assessments receivable	376	1,985	-	2,361
Prepays	7,489	-	-	7,489
Total assets	<u>\$ 109,998</u>	<u>\$ 936,696</u>	<u>\$ 2,372</u>	<u>\$ 1,049,066</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 173	\$ -	\$ -	\$ 173
Due to Developer	15,970	1,085	-	17,055
Due to other funds	1,261	-	-	1,261
Total liabilities	<u>17,404</u>	<u>1,085</u>	<u>-</u>	<u>18,489</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - Developer	-	12,009	-	12,009
Total deferred inflows of resources	<u>-</u>	<u>12,009</u>	<u>-</u>	<u>12,009</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	7,489	-	-	7,489
Restricted for:				
Debt service	-	923,602	-	923,602
Capital projects	-	-	2,372	2,372
Assigned to:				
Maintenance reserves	48,667	-	-	48,667
Unassigned	36,438	-	-	36,438
Total fund balances	<u>92,594</u>	<u>923,602</u>	<u>2,372</u>	<u>1,018,568</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 109,998</u>	<u>\$ 936,696</u>	<u>\$ 2,372</u>	<u>\$ 1,049,066</u>

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
 FLAGLER COUNTY, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2022**

Fund balance - governmental funds		\$ 1,018,568
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
		6,524,634
Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.		
		12,009
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(153,251)	
Unamortized original issue discount/premium	103,560	
Bonds payable	(6,430,000)	(6,479,691)
Net position of governmental activities		<u>\$ 1,075,520</u>

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 81,681	\$ 1,399,463	\$ -	\$ 1,481,144
Other income	48,667	9	-	48,676
Interest	-	3,135	2	3,137
Total revenues	<u>130,348</u>	<u>1,402,607</u>	<u>2</u>	<u>1,532,957</u>
EXPENDITURES				
Current:				
General government	74,663	5,532	-	80,195
Debt service:				
Principal	-	1,085,000	-	1,085,000
Interest	-	420,378	-	420,378
Total expenditures	<u>74,663</u>	<u>1,510,910</u>	<u>-</u>	<u>1,585,573</u>
Excess (deficiency) of revenues over (under) expenditures	55,685	(108,303)	2	(52,616)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	1,511	1,511
Transfers out	-	(1,511)	-	(1,511)
Total other financing sources (uses)	<u>-</u>	<u>(1,511)</u>	<u>1,511</u>	<u>-</u>
Net change in fund balances	55,685	(109,814)	1,513	(52,616)
Fund balances - beginning	<u>36,909</u>	<u>1,033,416</u>	<u>859</u>	<u>1,071,184</u>
Fund balances - ending	<u>\$ 92,594</u>	<u>\$ 923,602</u>	<u>\$ 2,372</u>	<u>\$ 1,018,568</u>

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	(52,616)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report the payment of principal on the Bonds as an expenditure, whereas these amounts are eliminated in the statement of activities and recognized as a reduction of long-term liabilities in the statement of net position.		1,085,000
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		11,168
Amortization of bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(3,651)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>30,202</u>
Change in net position of governmental activities	\$	<u>1,070,103</u>

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Hunter's Ridge Community Development District No.1 ("District") was created by Ordinance 2014-01 of the Board of County Commissioners of Flagler County, Florida enacted on April 21, 2014 and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, two of the Board members are affiliated with British American Development Corporation (the "Developer").

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

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

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

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

Capital Assets

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

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

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

The District can establish limitations on the use of fund balance as follows:

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations Fund Class Y	\$ 856,003	S&P AAAM	Weighted average of the fund portfolio: 18 days
	<u>\$ 856,003</u>		

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 6,524,634	\$ -	\$ -	\$ 6,524,634
Total capital assets, not being depreciated	6,524,634	-	-	6,524,634
Governmental activities capital assets, net	\$ 6,524,634	\$ -	\$ -	\$ 6,524,634

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$9,000,000. The infrastructure will include a stormwater drainage system, utilities, roadways, offsite improvements, sidewalks within common areas and rights-of-way, earthwork and soft costs. The improvements necessary for development of Assessment Area One is called the Series 2019 Area One Project and the improvements necessary for development of Assessment Area Two is called the Series 2019 Area Two Project. Certain improvements will be conveyed to other entities upon completion of the project. Any costs in excess of amounts available from bond proceeds will be funded by the Developer or future bond proceeds.

NOTE 6 – LONG-TERM LIABILITIES

On January 14, 2019, the District issued \$7,895,000 of Special Assessment Bonds, Series 2019 consisting of \$2,350,000 Term Bonds Series 2019 due on November 1, 2049 with fixed interest rates ranging from 4.0% to 5.125%, \$3,780,000 Term Bonds Series 2019A due on November 1, 2049 with fixed interest rate of 6%, and \$1,765,000 Term Bonds Series 2019B due on November 1, 2032 with fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2019B Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the year as the District prepaid \$995,000 of the Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 2,240,000	\$ -	\$ 175,000	\$ 2,065,000	\$ 35,000
Less: original issue discount	(6,781)	-	(161)	(6,620)	-
Series 2019A	3,730,000	-	50,000	3,680,000	55,000
Less: original issue discount	(70,560)	-	(1,680)	(68,880)	-
Series 2019B	1,545,000	-	860,000	685,000	-
Less: original issue discount	(29,870)	-	(1,810)	(28,060)	-
Total	<u>\$ 7,407,789</u>	<u>\$ -</u>	<u>\$ 1,081,349</u>	<u>\$ 6,326,440</u>	<u>\$ 90,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 90,000	\$ 367,803	\$ 457,803
2024	95,000	358,006	453,006
2025	100,000	353,056	453,056
2026	105,000	347,706	452,706
2027	115,000	342,006	457,006
2028-2032	645,000	1,623,531	2,268,531
2033-2037	855,000	1,189,494	2,044,494
2038-2042	1,135,000	910,528	2,045,528
2043-2047	1,495,000	538,522	2,033,522
2048-2050	1,795,000	97,291	1,892,291
Total	<u>\$ 6,430,000</u>	<u>\$ 6,127,944</u>	<u>\$ 12,557,944</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The majority of the assessments were collected from the Developer during the current fiscal year and the Developer owes the District \$81,080 as of September 30, 2020.

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT AGREEMENTS

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

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to year end, the District collected prepaid assessments and paid down the Series 2019 Bonds by \$130,000.

NOTE 12 – HOA TRANSFER

The Huntington Village Residents Association, Inc. (the "HOA") transferred \$48,667 to the General Fund of the District during the year to be set aside for future maintenance reserves. The HOA has agreed to fund reserves through assessments and then transfer the proceeds to the District.

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 85,355	\$ 81,681	\$ (3,674)
Other income	-	48,667	48,667
Total revenues	85,355	130,348	44,993
EXPENDITURES			
Current:			
General government	86,660	74,663	11,997
Total expenditures	86,660	74,663	11,997
Excess (deficiency) of revenues over (under) expenditures	\$ (1,305)	55,685	\$ 56,990
Fund balance - beginning		36,909	
Fund balance - ending		\$ 92,594	

See notes to required supplementary information

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
 FLAGLER COUNTY, FLORIDA
 OTHER INFORMATION – DATA ELEMENTS
 REQUIRED BY FL STATUTE 218.39(3)(C)
 UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	3
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$48,106
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$245.95-261.65
	Debt service - \$974.73 - 1,914,,38
Special assessments collected FYE 9/30/2022	\$446,554
Outstanding Bonds:	
Series 2019, due Nov 1, 2049	see Note 6 for details
Series 2019A, due Nov 1, 2049	see Note 6 for details
Series 2019B, due Nov 1, 2032	see Note 6 for details



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

To the Board of Supervisors
Hunter's Ridge Community Development District No.1
Flagler County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hunter's Ridge Community Development District No.1, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 27, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

B *Mar & Associates*

June 27, 2023



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

To the Board of Supervisors
Hunter's Ridge Community Development District No.1
Flagler County, Florida

We have examined Hunter's Ridge Community Development District No.1, Flagler County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

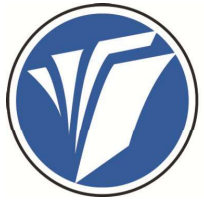
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects,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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hunter's Ridge Community Development District No.1, Flagler County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 27, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Hunter's Ridge Community Development District No.1
Flagler County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hunter's Ridge Community Development District No.1, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 27, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 27, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hunter's Ridge Community Development District No.1, Flagler County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hunter's Ridge Community Development District No.1, Flagler County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 27, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

7

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2022;

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

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 22nd day of August, 2023.

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

8A



If water runs through it, we do it

August 3, 2023

Hunter's Ridge
11 Deerfield Ct
Ormond Beach, FL 33431
Jaime Sanchez / sanchezj@whassociates.com

Re: Lift Station Repairs Q196571

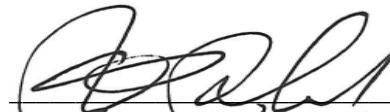
Your Environment's Solution proposes the following:

- Inspect Lift Station every 90 days for preventative purposes.
- Check amperages, voltages of pumps and panel.
- Inspect area for any issues or any failing equipment.
- Pump and clean Lift Station with a Jet Vac every 6 months.
- Lift Station inspections will determine the cleaning frequency once the property vacancies are full.
- Pull pumps as needed with the boom truck.

The pricing is as follows:

- \$ 340.00 – For quarterly Lift Station Inspections.
- \$1,300.00 – For cleaning of the lift Station every 6 months with a Jet Vac truck.
- \$ 1,000.00 - Per occurrence for pulling the pumps with a boom truck.

RESPECTFULLY SUBMITTED BY
PER YOUR ENVIRONMENT'S SOLUTION INC:


Jose Maldonado

* Due to pandemic issues and shortages, all pricing is subject to change due to last minute changes from vendors. You may experience long delays due to product availability or production which YES does not have the ability to control.

There will be additional charges for Third Party Platforms

The price in this quote does not include any unforeseen circumstances that may be discovered upon work commencement and during the work process. Y.E.S. cannot be held responsible for structures, obstacles, water lines, wires, or anything in the work area that can be at risk for failing/falling apart or breaking due to the risks involved with working in confined spaces or enclosed work areas, or that can cause any potential trip hazards that can result in damage. Any alteration or deviation from the above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance upon above work. Workman's compensation and public liability insurance on the above work is to be taken out by Your Environment's Solution Inc. Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by: _____ Date: _____

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

8B

5491 Benchmark Lane
Sanford, FL 32773
Phone: (407) 265-9963
Fax: (407) 265-9967



PROPOSAL RC32413

Date: 8/15/23

THIS PROPOSAL IS CONFIDENTIAL AND INTENDED FOR THE INDICATED RECIPIENT ONLY.

To:

Attn:

Phone: 561-571-0010 ext 135

Fax

Quote By:

1 Lift Station Evaluation

DUE ON RECEIPT

For approval please sign and email back to: rileyandcomaint@gmail.com
Sales Tax

Price: \$675.00

Please do not pay from this Estimate. An Invoice will be generated to apply taxes if you are not sales tax exempt.

ACCEPTANCE OF PROPOSAL: The above materials, prices, and payment terms are satisfactory and hereby accepted by signatures below.

Company Name: _____

Riley and Company, Inc

Signature: _____

Signature: _____

Date: _____

Date: _____



5491 Benchmark Lane, Sanford, FL 32773

Office: (407) 265-9963

Dispatch: (888) 317-4481

PREVENTATIVE MAINTENANCE AGREEMENT

This agreement enters "ManuMatrix, Inc/DBA Riley and Company, Inc." and "CUSTOMER" into a "PREVENTATIVE MAINTENANCE AGREEMENT", which commences on the date set forth below and expires (circle one) **December 31st 2023 or Written Notice of Cancellation before December 31 2023.** This contract may be terminated by "ManuMatrix, Inc/DBA Riley and Company, Inc." or "CUSTOMER" at any time prior service.

ManuMatrix, Inc/DBA Riley and Company, Inc. and:

Invoice Information (Please print clearly):

Company: _____
Billing Address: _____
City, Zip: _____
Phone: _____
Email for Invoices _____

Site Information (Please print clearly):

Property Name: _____
Property Address: _____
Contact/Phone: _____
Email: _____
Private Station #: _____

Hereinafter called "CUSTOMER" both agree as follows:

"ManuMatrix, Inc/DBA Riley and Company, Inc." agrees to perform the following preventative maintenance services on **(1) lift station** (see above). The attached list of services shall be performed on each routine Quarterly Preventative Maintenance service.

"CUSTOMER" agrees to pay "ManuMatrix, Inc/DBA Riley and Company, Inc.":

\$50.00 - City/ County Compliance Private Lift Station Sign (One time charge). **\$50.00 - (2) Combo Master Locks (If needed, one time charge)**

\$675.00 - New Lift Station Evaluation for Maintenance Program (One time charge for first time maintenance accounts).

\$165.00 - for each Preventive Maintenance Service (Every 90 days).

\$475.00-\$875.00 Lift Station Pump Out upto 1,000 gallons per service. (Price subject to change depending on the heavy solids, debris in the Lift Station, County Dump Fees, and fuel charge)

Optional:

- Yearly Compliance Depot Fee: **\$120.00 (Customers using a third party payer that requires member fee)**
- Emergency Service Call: **\$375.00 per call (Weekends, Holidays & Afterhours)**
- Pump Pulling: **\$100.00 (Stations with No Pull Chains)**
- Emergency Pump Out Service Same Day or Next Day: Regular Pumper Truck - **\$1,200.00**, Vactor Truck - **\$2,600.00 (Price depends on availability of pumper truck. Over 3,000 gallons additional charges will apply)**
- Sewer Line Jetting: 2" - 8" line up to 180 feet - **\$650.00** for the first 2 hours, **\$275.00** each additional hour
- Wireless Monitoring Device & Installation: **\$1,800.00**
- 24hr wireless monitoring service: **\$360.00** per year **(Customers with monitoring device installed)**
- (1) Emergency Back-up system: **\$1,600.00** per week. (While supplies last) **(AS NEEDED ONLY)**

THE CUSTOMER ACKNOWLEDGES AND AGREES THAT ITS EXCLUSIVE REMEDY AGAINST RILEY FOR ANY LIABILITY CUSTOMER MAY INCUR AS A RESULT OF THE PERFORMANCE OF THIS AGREEMENT BY RILEY SHALL BE LIMITED TO AN ACTION AGAINST RILEY FOR BREACH OF THIS CONTRACT. TO THIS END, CUSTOMER EXPRESSLY ACKNOWLEDGES, UNDERSTANDS AND AGREES THAT BY ENTERING INTO THIS AGREEMENT, IT EXPRESSLY WAIVES ITS RIGHT TO SUE RILEY AND/OR ANYONE ACTING ON BEHALF OF RILEY AND HEREBY RELEASES RILEY FROM ANY AND ALL LIABILITY IN TORT, IN NEGLIGENCE, FOR BREACH OF EXPRESS OR IMPLIED WARRANTY, INCLUDING THE WARRANTIES OF HABITABILITY, MERCHANT ABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING ANY STATUTORY CLAIM THAT MAY BE AVAILABLE TO CUSTOMER UNDER FLORIDA AND/OR FEDERAL LAW. CUSTOMER FURTHER ACKNOWLEDGES, UNDERSTANDS AND AGREES THAT RILEY'S LIABILITY FOR ANY BREACH OF CONTRACT OR FOR ANY LIABILITY WHICH RILEY MAY INCUR UNDER ANY LEGAL THEORY OR CLAIMS AS A RESULT OF PERFORMANCE OF THIS AGREEMENT SHALL BE LIMITED TO AND SHALL NOT EXCEED THE FEE PAID BY CUSTOMER TO RILEY FOR THE SERVICES PERFORMED PURSUANT TO THIS AGREEMENT. CUSTOMER UNDERSTANDS AND AGREES THAT THIS CONTRACT CALLS FOR SPECIFIC SERVICES AT SPECIFIC TIMES AND THAT OTHER ISSUES OUTSIDE THE CONTROL OF RILEY CAN CAUSE DAMAGES TO THE LIFT STATION REFERENCED HEREIN. IN NO WAY DOES RILEY WARRANTY OR OTHERWISE GUARANTEE THE PERFORMANCE OF ANY LIFT STATION PURSUANT TO THIS AGREEMENT. **CONTRACTS THAT HAVE BEEN ALTERED OR MODIFIED OR CHANGED IN ANYWAY WILL NOT BE ACCEPTED.**

Payment shall be made to "RILEY & COMPANY, INC.", within 30 days from receipt of invoice. Notice to Owner will be filed on accounts 30 days past due, fees to be covered by property owner.

ManuMatrix, Inc/DBA Riley and Company, Inc. has Emergency Service techs & pumper trucks services available seven days a week, twenty-four hours a day, if needed. Emergency charges will apply. "If the city/county is dispatched, the customer herein authorizes Riley & Company, Inc., to provide pumper truck service to prevent/address sanitary sewer overflow."

ManuMatrix, Inc/DBA Riley and Company, Inc.

Customer



5491 Benchmark Lane, Sanford, FL 32773
Office: (407) 265-9963
Dispatch: (888) 317-4481

To All Current Maintenance Customers:

Due to the increasing number of emergency calls being received, FLDEP is requiring that we have emergency contact information on file for every customer. Please fill in the following and sign at the bottom. ***ManuMatrix, Inc/DBA Riley and Company, Inc. has a pumper truck service available seven days a week, twenty-four hours a day, if needed. Guaranteed response is 2 hours or less after customer authorization. Additional charges will apply. "If the customer cannot be reached or is non responsive and a sewer overflow is eminent, the customer herein authorizes ManuMatrix, Inc/DBA Riley and Company, Inc., to provide pumper truck service to prevent/address sanitary sewer overflow."***

If you have any questions, please feel free to contact:

Maintenance Department
rileyandcomaint@gmail.com
(407)265-9963

I authorize ManuMatrix, Inc/DBA Riley and Company, Inc. to proceed to the site and assess the situation on receipt of an emergency call regarding my station. I understand that before any repair work is performed, Riley and Company, Inc. will contact me with a cost estimate.

I do **not** authorize ManuMatrix, Inc/DBA Riley and Company, Inc. to proceed to the site without verbal consent at each occurrence. I understand that this means Riley and Company, Inc. will be unable to assess the damage until I am reached for authorization. I have provided a number at which someone can be reached 24 hours a day, 7 days a week.

Location Name:
Emergency Contact Name:
Emergency Contact Number:

Signature: _____ Date: _____

*Please keep in mind that any response to an emergency call will result in a service call fee being charged.

Cellular Monitoring Contacts

Name & Number:	Name & Number:
Name & Number:	Name & Number:
Name & Number:	Name & Number:



SERVICES PERFORMED

NOTE: All personnel servicing lift-stations should be immunized against Hepatitis and other viruses.

A. Visual Inspection of Panel:

1. Exterior
2. Magnetic Motor Starter for burned or worn area.
3. Pump #1 and #2 amperage
4. Automatic alternator using floats switches
5. Phase Motor
6. All interior pilot Lights
7. External Lights
8. Wiring for loose connections and frayed areas
9. Record running times, compare running times, and insure proper pump alternation
10. Meg each pump to check motor windings
11. Check condition of lightening arrester
12. Check visual and audio alarm
13. Check incoming voltage to control panel
14. Check breakers, fuses, and relays inside control panel
15. Check amperage settings on motor resets
16. Check voltage at terminal blocks

B. Inspection of wetwell and pumps:

1. Check operation and adjust float balls
 - a. "Off" floats
 - b. "Lead Pump on" floats
 - c. "Lag Pump On" floats
 - d. "High Level Alarm" float



5491 Benchmark Lane, Sanford, FL 32773

Office: (407) 265-9963

Dispatch: (888) 317-4481

2. Turn each pump on "Hand", check vibration and observe pumping rate.

3. Turn pumps back to automatic mode.

4. Degrease float balls, wetwell walls , piping, and

5. Pressure clean the wetwell

6. Perform complete station pump down.

C. Inspection of Valve Vault

1. Drain Valve Vault

2. Check operation of valves.

D. Lock and secure panel, valve vault and wetwell.

E. Verify inspection by checking "complete" and signing initials on checklist

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

9

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE 2019 PROJECT IS COMPLETE; DECLARING THE 2019 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the Hunter's Ridge Community Development District No. 1 ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"); and

WHEREAS, the District adopted an improvement plan for the planning, design, acquisition, construction, and installation of various infrastructure improvements and facilities within and without the boundaries of the District as described in the Engineer's Report prepared by Zev Cohen & Associates, Inc. dated December 7, 2018 as same may be amended from time to time by the District (the "Improvement Plan"); and

WHEREAS, the District's Engineer has certified certain projects within the District as complete (the "2019 Project").

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. The Board hereby accepts the Engineer Certification and the 2019 Project attached hereto in Exhibit "A" as complete.

Section 3. This Resolution shall become effective immediately upon its passage.

[The remainder of this page has intentionally been left blank.]

PASSED AND ADOPTED this 22nd day of August, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

September 6, 2022

Mr. Daniel Perez
Financial Analyst
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Hunters Ridge CDD
Series 2019
Completion Certificates
ZC 13096 & 14082

Dear Daniel:

As requested by the Trustee for the bonds issued by the Hunters Ridge CDD for the projects funded with proceeds of the Series 2019 Bonds, please consider this letter as our Engineer's Certification of Completion for the civil/site related improvements associated with the projects listed below. Based on our review of the project as-builts, site visits, correspondence with the permitting agencies and discussions with the Developer, I hereby certify that the improvements have been constructed in substantial accordance with the design plans and permits and will function as designed and intended.

Projects included in the Certification:

- Hunters Ridge CDD 2019 Area One
- Hunters Ridge CDD 2019A Area Two: Parcel F
- Hunters Ridge CDD 2019A Area Two: Parcels D & E
- Hunters Ridge CDD 2019B Area Two: Parcels D & E

If you have any questions or require any additional information, please feel free to contact me.
Thank you.

Sincerely,
ZEV COHEN & ASSOCIATES, INC.



Randy M. Hudak, P.E.
District Engineer



13096056

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	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
ASSETS								
Cash	\$ 126,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,931
Undeposited funds	-	-	-	80,659	-	-	-	80,659
Investments								
Revenue	-	101,534	183,467	4,251	-	-	-	289,252
Reserve	-	77,606	281,360	107,489	-	-	-	466,455
Interest	-	18	40	5	-	-	-	63
Prepayment	-	20,639	12,553	127,152	-	-	-	160,344
Sinking	-	3	4	-	-	-	-	7
Construction 2019	-	-	-	-	2,678	-	-	2,678
Construction 2019A 2-D	-	-	-	-	-	2,721	-	2,721
Construction 2019A 2-E	-	-	-	-	-	4,348	-	4,348
Construction 2019A 2-F	-	-	-	-	-	1,313	-	1,313
Due from BADC	984	3,976	-	-	-	-	-	4,960
Due from DSF 2019A	1,261	1,754	-	-	-	-	-	3,015
Due from CPF 2019A-2D ¹	-	-	-	-	-	-	376,521	376,521
Due from CPF 2019A-2E ²	-	-	-	-	-	-	967,429	967,429
Total assets	<u>\$ 129,176</u>	<u>\$ 205,530</u>	<u>\$ 477,424</u>	<u>\$ 319,556</u>	<u>\$ 2,678</u>	<u>\$ 8,382</u>	<u>\$ 1,343,950</u>	<u>\$ 2,486,696</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Due to general fund	\$ -	\$ 1,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,261
Due to debt service fund 2019	-	-	1,754	-	-	-	-	1,754
Due to CPF 2019B-D ¹	-	-	-	-	-	376,521	-	376,521
Due to CPF 2019B-E ²	-	-	-	-	-	967,428	-	967,428
Due to BADC	-	-	95	551	-	-	-	646
Due to Royal Lions Gate	10,470	-	-	-	-	-	-	10,470
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>15,970</u>	<u>1,261</u>	<u>1,849</u>	<u>551</u>	<u>-</u>	<u>1,343,949</u>	<u>-</u>	<u>1,363,580</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	984	3,976	-	-	-	-	-	4,960
Total deferred inflows of resources	<u>984</u>	<u>3,976</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,960</u>
Fund balances:								
Restricted for:								
Debt service	-	200,293	475,575	319,005	-	-	-	994,873
Capital projects	-	-	-	-	2,678	(1,335,567)	1,343,950	11,061
Committed:								
Working capital	26,696	-	-	-	-	-	-	26,696
Unassigned	85,526	-	-	-	-	-	-	85,526
Total fund balances	<u>112,222</u>	<u>200,293</u>	<u>475,575</u>	<u>319,005</u>	<u>2,678</u>	<u>(1,335,567)</u>	<u>1,343,950</u>	<u>1,118,156</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 129,176</u>	<u>\$ 205,530</u>	<u>\$ 477,424</u>	<u>\$ 319,556</u>	<u>\$ 2,678</u>	<u>\$ 8,382</u>	<u>\$ 1,343,950</u>	<u>\$ 2,486,696</u>

¹Due 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.

²Due 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 JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 576	\$ 84,763	\$ 84,397	100%
Assessment levy: off-roll	-	-	984	0%
Total revenues	<u>576</u>	<u>84,763</u>	<u>85,381</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	-	646	4,000	16%
Management/accounting/recording	3,500	35,000	42,000	83%
Legal	1,149	2,481	7,500	33%
Engineering	-	-	5,000	0%
Audit	2,000	5,000	5,000	100%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	83	833	1,000	83%
Trustee	-	9,250	9,950	93%
Telephone	17	167	200	84%
Postage	30	123	500	25%
Printing & binding	42	417	500	83%
Legal advertising	-	719	1,500	48%
Annual district filing fee	-	175	175	100%
Insurance	-	6,784	7,100	96%
Contingencies	9	159	500	32%
Website	-	705	705	100%
ADA compliance	-	210	210	100%
Property taxes	-	270	632	43%
Tax collector	12	1,695	1,758	96%
Total expenditures	<u>6,842</u>	<u>65,134</u>	<u>89,480</u>	73%
Excess/(deficiency) of revenues over/(under) expenditures	(6,266)	19,629	(4,099)	
Fund balances - beginning	118,488	92,593	32,332	
Committed:				
Working capital	26,696	26,696	27,695	
Unassigned	85,526	85,526	538	
Fund balances - ending	<u>\$ 112,222</u>	<u>\$ 112,222</u>	<u>\$ 28,233</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 JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 958	\$ 141,064	\$ 140,457	100%
Assessment levy: off-roll	-	-	3,976	0%
Assessment prepayments	-	20,599	-	N/A
Interest	721	5,171	-	N/A
Total revenues	<u>1,679</u>	<u>166,834</u>	<u>144,433</u>	116%
EXPENDITURES				
Principal	-	35,000	35,000	100%
Interest	-	101,056	101,056	100%
Total debt service	<u>-</u>	<u>136,056</u>	<u>136,056</u>	100%
Other fees and charges				
Tax collector	20	2,821	2,926	96%
Total other fees and charges	<u>20</u>	<u>2,821</u>	<u>2,926</u>	96%
Total expenditures	<u>20</u>	<u>138,877</u>	<u>138,982</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,659	27,957	5,451	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(298)	(2,387)	-	N/A
Total other financing sources/(uses)	<u>(298)</u>	<u>(2,387)</u>	<u>-</u>	N/A
Net change in fund balances	1,361	25,570	5,451	
Fund balance - beginning	198,932	174,723	172,363	
Fund balance - ending	<u>\$ 200,293</u>	<u>\$ 200,293</u>	<u>\$ 177,814</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 JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,897	\$ 279,323	\$ 283,098	99%
Assessment levy: lot closing	-	1,864	-	N/A
Interest	1,768	13,582	-	N/A
Assessment prepayments	12,553	12,553	-	N/A
Total revenues	<u>16,218</u>	<u>307,322</u>	<u>283,098</u>	109%
EXPENDITURES				
Principal	-	55,000	55,000	100%
Interest	-	219,150	219,150	100%
Total expenditures	<u>-</u>	<u>274,150</u>	<u>274,150</u>	100%
Other fees and charges				
Tax collector	38	5,586	5,898	95%
Total other fees and charges	<u>38</u>	<u>5,586</u>	<u>5,898</u>	95%
Total expenditures	<u>38</u>	<u>279,736</u>	<u>280,048</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	16,180	27,586	3,050	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(4,424)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(4,424)</u>	<u>-</u>	N/A
Net change in fund balances	16,180	23,162	3,050	
Fund balance - beginning	459,395	452,413	450,139	
Fund balance - ending	<u>\$ 475,575</u>	<u>\$ 475,575</u>	<u>\$ 453,189</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 JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 8,587	\$ 41,100	21%
Assessment levy: lot closing	721	5,226	-	N/A
Assessment - lot closing interest	1,772	29,373	-	N/A
Assessment prepayments	139,005	315,205	-	N/A
Interest	682	6,025	-	N/A
Total revenues	<u>142,180</u>	<u>364,416</u>	<u>41,100</u>	887%
EXPENDITURES				
Principal	-	130,000	-	N/A
Principal prepayment	-	175,000	-	N/A
Interest	-	35,625	41,100	87%
Total expenditures	<u>-</u>	<u>340,625</u>	<u>41,100</u>	829%
Excess/(deficiency) of revenues over/(under) expenditures	142,180	23,791	-	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(1,690)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(1,690)</u>	<u>-</u>	N/A
Net change in fund balances	142,180	22,101	-	
Fund balance - beginning	176,825	296,904	160,101	
Fund balance - ending	<u>\$ 319,005</u>	<u>\$ 319,005</u>	<u>\$ 160,101</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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 10	\$ 40
Total revenues	10	40
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers in	298	2,387
Total other financing sources/(uses)	298	2,387
Net change in fund balances	308	2,427
Fund balances - beginning	2,370	251
Fund balances - ending	\$ 2,678	\$ 2,678

**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 JULY 31, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 32	\$ 146
Total revenues	32	146
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	6,114
Total other financing sources/(uses)	-	6,114
Net increase/(decrease), fund balance	32	6,260
Beginning fund balance	(1,335,599)	(1,341,827)
Ending fund balance	\$ (1,335,567)	\$ (1,335,567)

**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 JULY 31, 2023**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
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**

MINUTES

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 May 23, 2023 at 11:30 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
John Dockery, Jr.	Assistant Secretary
Thomas Mehegan	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Nika Hosseini (via telephone)	District Counsel
Randy Hudak (via telephone)	District Engineer
Laura Simonette	BADC Huntington Communities, LLC-Land Development

One member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:38 a.m.

Supervisors Lefkowitz, Dockery, Mehegan and Lichtigman were present. Supervisor Herbert was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

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

38 **THIRD ORDER OF BUSINESS** Administration of Oath of Office to Elected
 39 Supervisors, Howard Lefkowitz [SEAT 1],
 40 Thomas Mehegan [SEAT 4] and Charles
 41 Lichtigman [SEAT 5] *(the following to be*
 42 *provided in a separate package)*
 43

44 Ms. Sanchez stated the Oath of Office was administered to Supervisors Lefkowitz,
 45 Mehegan and Lichtigman prior to the meeting. All were already familiar with the following:

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

53 Ms. Cerbone reminded Board Members to file their Form 1 documents by July 1, 2023.
 54

55 **FOURTH ORDER OF BUSINESS** Consideration of Resolution 2023-01,
 56 Canvassing and Certifying the Results of
 57 the Landowners’ Election of Supervisors
 58 Held Pursuant to Section 190.006(2),
 59 Florida Statutes, and Providing for an
 60 Effective Date
 61

62 Ms. Sanchez presented Resolution 2023-01.

63 The Landowners’ Election results were as follows:

64	Seat 1	Howard Lefkowitz	175 votes	Four-year term
65	Seat 4	Thomas Mehegan	174 votes	Two-year term
66	Seat 5	Charles Lichtigman	175 votes	Four-year term

67

68 **On MOTION by Mr. Lichtigman and seconded by Mr. Mehegan, with all in**
 69 **favor, Resolution 2023-01, Canvassing and Certifying the Results of the**
 70 **Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2),**
 71 **Florida Statutes, and Providing for an Effective Date, was adopted.**

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-02. Mr. Mehegan nominated the following:

- | | |
|---------------------|---------------------|
| Howard Lefkowitz | Chair |
| Charles Lichtigman | Vice Chair |
| Carolyn S. Herbert | Assistant Secretary |
| Tom Mehegan | Assistant Secretary |
| John J. Dockery, Jr | Assistant Secretary |
| Cindy Cerbone | Assistant Secretary |
| Jamie Sanchez | Assistant Secretary |

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Mehegan and seconded by Mr. Lefkowitz, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2023-03. She reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

107 Ms. Cerbone, Mr. Hudak and Ms. Hosseini responded to questions regarding the
108 unassigned fund balance, Engineering budget, stormwater management report, lift station in
109 Deerfield Trace, insurance policy, starting a reserve fund, transfer of assets, hard costs, debt
110 service fund and assessments.

111 Mr. Lefkowitz stated the budget needs to be adjusted to reflect the depreciation of
112 certain assets.

113 The following changes were made to the proposed Fiscal Year 2024 budget:

114 Add “Sewer lift station reserve fund” line item

115 Add “Special revenue fund for capital improvement/replacement for Fiscal Year ’24”

116 Ms. Cerbone stated the addition of the special revenue expense will trigger the
117 requirement to send mailed notices to all homeowners but only 14 property owners will be
118 affected by the assessment increase.

119

On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2023 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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129 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

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136 Ms. Sanchez presented Resolution 2023-04. The following revision will be made to the
137 Meeting Schedule:

138 DATE: Change “May 28” to “May 21”

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On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Ratification of Bill of Sale

Ms. Sanchez presented the Bill of Sale for the Hunter’s Ridge No. 1 CDD lift station.

On MOTION by Mr. Lichtigman and seconded by Mr. Mehegan, with all in favor, the Bill of Sale for the lift station, was ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of April 30, 2023.

Ms. Cerbone responded to questions regarding the bond debt payments, fund balances and when the fiscal year commences and ends.

On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Sanchez presented the following:

- A. August 23, 2022 Public Hearing and Regular Meeting**
- B. November 16, 2022 Landowners’ Meeting**

On MOTION by Mr. Mehegan and seconded by Mr. Lichtigman, with all in favor, the August 23, 2022 Public Hearing and Regular Meeting and November 16, 2022 Landowners’ Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

179 Discussion ensued regarding the number of registered voters living in the CDD and the
180 transition process from a Developer-controlled to resident-controlled Board.

181 Per Mr. Lefkowitz, Ms. Simonette will send an e-blast to seek candidates.

182

183 **TWELFTH ORDER OF BUSINESS**

Staff Reports

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185 **A. District Counsel: Cobb Cole**

- 186 • **Update: Possible Litigation with HOA Maintenance Agreement**

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

188 There were no reports from District Counsel or the District Engineer.

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

190 Ms. Sanchez stated Staff will include the certificates of completion on the next agenda.

191 Ms. Cerbone stated the Board must formally adopt a Resolution certifying the project as
192 complete as per the 2019 and 2019A bonds. Staff will target August to accomplish that. Ms.
193 Sanchez will forward certification documents to District Counsel and the District Engineer.

194 Ms. Sanchez will email copies of Form 1 to all Supervisors.

195 Ms. Cerbone will schedule a conference call with District Counsel, Mr. Lefkowitz, herself
196 and Mr. Szymonowicz to discuss a True-Up issue.

- 197 • **327 Registered Voters in District as of April 15, 2023**

- 198 • **NEXT MEETING DATE: August 22, 2023 at 11:30 A.M.**

199 **QUORUM CHECK**

200

201 **THIRTEENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

202

203 There were no Board Member requests or comments.

204

205 **FOURTEENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

206

207 There were no public comments.

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209 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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**On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,
the meeting adjourned at 1:00 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**

HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 28, 2024	Regular Meeting	11:30 AM
August 27, 2024	Public Hearing & Regular Meeting	11:30 AM