

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

**PUBLIC HEARINGS AND REGULAR
MEETING AGENDA**

August 13, 2019

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 6, 2019

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

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold multiple Public Hearings and a Regular Meeting on August 13, 2019 at 3:30 p.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2019-10, Amending Resolution 2019-09, Rescheduling and Resetting the Date of the Public Hearing to Receive Public Comment on and to Consider the Adoption of the Fiscal Year 2019/2020 Budget
4. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2019-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2019/2020, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owner(s)
 - C. Consideration of Resolution 2019-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; 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

6. Consideration of Resolution 2019-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date
7. Consider Appointment to Vacant Seat 4; *Term Expires November 2020*
 - Administration of Oath of Office to Newly Appointed Supervisor
 - Designation of Newly Appointed Supervisor as Assistant Secretary
8. Ratification of JD Weber Construction Change Orders: Number One and Number Two
9. Discussion: Verdego LLC Proposals and Assignment of Contracts to CDD
10. Authorization of RFP for Annual Audit Services
 - Designation of Board of Supervisors as Audit Committee
11. Acceptance of Unaudited Financial Statements as of June 30, 2019
12. Approval of June 6, 2019 Regular Meeting Minutes
13. Other Business
14. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Zev Cohen and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
15. Board Members' Comments/Requests
16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,



Howard McGaffney
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

CONFERENCE ID: 7491428

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

3

RESOLUTION 2019-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AMENDING RESOLUTION 2019-09, RESCHEDULING AND RESETTING THE DATE OF THE PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AND TO CONSIDER THE ADOPTION OF THE BUDGET FOR FISCAL YEAR 2019/2020

WHEREAS, at its meeting of June 6, 2019, the Board of Supervisors ("Board") of Hunter's Ridge Community Development District No. 1 ("District") adopted Resolution 2019-09 approving a proposed budget for Fiscal Year 2019/2020 and setting the time, place, and date of a public hearing to receive public comment on and to consider the adoption of said budget; and

WHEREAS, the District Board determined that it is necessary and in the best interests of the District to reschedule and reset the public hearing date in Resolution 2019-09 in order to comply with statutory requirements.

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

1. The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.
2. Resolution 2019-09 is amended to reschedule and reset the public hearing date for consideration of the Fiscal Year 2019/2020 budget:

DATE: August 13, 2019

HOOR: 3:30 P.M.

LOCATION: Hilton Garden Inn Palm Coast
55 Town Center Blvd.
Palm Coast, Florida 32137

3. Notice of the rescheduled and reset public hearing shall be published in the manner prescribed by and in accordance with Florida law.
4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.
5. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or applied, it shall not affect the validity of the remaining portions to applications of this Resolution.

6. Except as otherwise set forth in this Resolution, all other portions of Resolution 2019-09 are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

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

Secretary

By: _____

Its: _____

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4A

THE NEWS-JOURNAL

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

State of Florida,
County of Volusia

Before the undersigned authority personally appeared

Irene Zucker

who, on oath says that she is

LEGAL COORDINATOR

of The News-Journal, a daily and Sunday newspaper,
published at Daytona Beach in Volusia County, Florida; the
attached copy of advertisement, being a
.....

PUBLIC NOTICE

L 2334711

in the Court,
was published in said newspaper in the issues

JULY 22, 29, 2019

Affiant further says that The News-Journal is a newspaper
published at Daytona Beach, in said Volusia County, Florida,
and that the said newspaper has heretofore been continuously
published in said Volusia County, Florida, each day and
Sunday and has been entered as second-class mail matter at
the post office in Daytona Beach, in said Volusia County,
Florida, for a period of one year next preceding the first
publication of the attached copy of advertisement; and affiant
further says that he has neither paid nor promised any person,
firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for
publication in the said newspaper

Irene Zucker

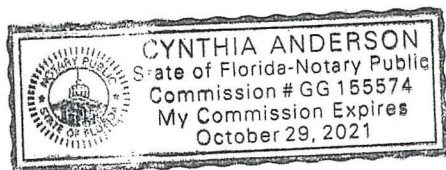
Sworn to and subscribed before me

This 29TH of JULY

A.D. 2019

Cynthia Anderson

49D



DF-0002334711-01

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2019/2020 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 13, 2019
TIME: 3:30 p.m.
LOCATION: Hilton Garden Inn Palm Coast
55 Town Center Blvd.
Palm Coast, Florida 32137.

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, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020").
The second public hearing is being held pursuant to Chapters 170,
190 and 197, *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 2019/2020; 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. Pursuant to Section 170.07,
Florida Statutes, a description of the services to be funded by the O&M
Assessments, and the properties to be improved and benefitted from
the O&M Assessments, are all set forth in the Proposed 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	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

The proposed O&M Assessments as stated include collection costs
and/or early payment discounts, which Flagler County ("County") may
impose on assessments that are collected on the County tax bill. Moreover,
pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall
serve as the "maximum rate" authorized by law for O&M Assessments,
such that no assessment hearing shall be held or notice provided in future
years unless the assessments are proposed to be increased or another
criterion within Section 197.3632(4), *Florida Statutes*, is met.

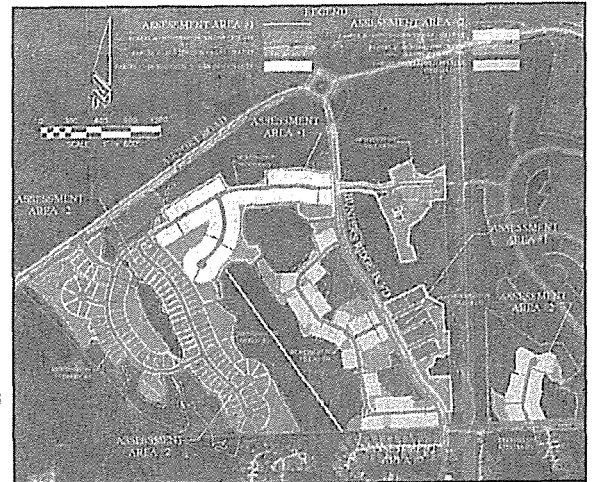
For Fiscal Year 2019/2020, the District will directly collect the
assessments imposed on benefitted property by sending out a bill prior
to, or during, November 2019. It is important to pay your assessment
because failure to pay will cause a tax certificate to be issued against the
property which may 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.
The District's decision to collect assessments on the tax roll or by direct
billing does not preclude the District from later electing to collect those or
other assessments in a different manner at a future time.

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 at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication 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.



District Manager
Hunter's Ridge CDD No. 1

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4B

RESOLUTION 2019-11

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, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, 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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") 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, 2020."
- 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 2019/2020, the sum of \$537,497 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	\$ 97,431
TOTAL DEBT SERVICE FUND – SERIES 2019	\$164,866
TOTAL SEBT SERVICE FUND – SERIES 2019A	\$277,200
TOTAL DEBT SERVICE FUND – SERIES 2019B	<u>\$ 0</u>
TOTAL ALL FUNDS	\$ 539,497

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

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

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 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 ____ DAY OF _____, 2019.

ATTEST:

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

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit "A"

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
PROPOSED BUDGET
FISCAL YEAR 2020
PREPARED JUNE 7, 2019**

**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 2020**

	Fiscal Year 2019				Proposed
	Adopted Budget FY 2019	Actual Through 3/31/2019	Projected Through 9/30/2019	Total Actual & Projected	Budget FY 2020
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 35,485
Allowable discounts (4%)	-				(1,419)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	34,066
Assessment levy: off-roll	-	-	-	-	61,946
Developer contribution	28,807	20,577	59,462	80,039	-
Total revenues	28,807	20,577	59,462	80,039	96,012
EXPENDITURES					
Supervisors	-	-	2,000	2,000	4,000
Management/accounting/recording ¹	12,000	11,000	21,000	32,000	42,000
Legal	2,500	1,296	13,704	15,000	9,500
Engineering	500	1,639	5,000	6,639	1,500
Audit ²	3,500	-	3,500	3,500	5,000
Arbitrage rebate calculation ²	-	-	-	-	1,250
Dissemination agent ²	-	167	-	167	1,000
Trustee ²	-	-	-	-	9,950
Telephone	200	100	100	200	200
Postage	500	60	440	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	10,007	600	10,607	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,232	5,665	-	5,665	6,232
Contingencies	250	95	155	250	500
Website: Hosting	650	635	-	635	705
Website: ADA compliance	300	139	-	139	200
Property taxes	-	153	-	153	-
Tax collector	-	-	-	-	710
Total expenditures	28,807	31,381	46,749	78,130	85,422
Excess/(deficiency) of revenues over/(under) expenditures	-	(10,804)	12,713	1,909	10,590
Fund balance - beginning (unaudited)	-	(1,909)	(12,713)	(1,909)	-
Fund balance - ending Committed:					
3 months working capital ³	-	-	-	-	10,589
Unassigned	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ (12,713)	\$ -	\$ -	\$ 10,590

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

²Applicable in fiscal year subsequent to issuance of bonds.

³The District will gradually build towards 3 months working capital.

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

EXPENDITURES

Professional & administrative

Management/accounting/recording ¹	\$ 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	9,500
<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	1,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit ²	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation ²	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 ²	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 ²	9,950
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,232
<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	200
Tax collector	710
Total expenditures	<u><u>\$ 85,422</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019	Total Revenue & Expenditures	FY 2020 Budget
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 160,890
Allowable discounts (4%)	-				(6,436)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	154,454
Off-roll assessment levy	-			-	3,976
Total revenues	-	-	-	-	158,430
EXPENDITURES					
Debt service					
Interest	-	-	30,983	30,983	114,988
Cost of issuance	-	64,364	-	64,364	-
Underwriter's discount	-	58,750	-	58,750	-
Total debt service	-	123,114	30,983	154,097	114,988
Other fees & charges					
Tax collector	-	-	-	-	3,218
Original Issue Discount	-	(7,264)	-	(7,264)	-
Total other fees & charges	-	(7,264)	-	(7,264)	3,218
Total expenditures	-	115,850	30,983	146,833	118,206
Excess/(deficiency) of revenues over/(under) expenditures	-	(115,850)	(30,983)	(146,833)	40,224
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	281,932	-	281,932	-
Total other financing sources/(uses)	-	281,932	-	281,932	-
Net increase/(decrease) in fund balance	-	166,082	(30,983)	135,099	40,224
Fund balance - beginning (unaudited)	-	-	166,082	-	135,099
Fund balance - ending (projected)	\$ -	\$ 166,082	\$ 135,099	\$ 135,099	175,323
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2020					(97,494)
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ 223

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

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	57,493.75	57,493.75
05/01/2020	-	-	57,493.75	57,493.75
11/01/2020	40,000.00	4.000%	57,493.75	97,493.75
05/01/2021	-		56,693.75	56,693.75
11/01/2021	40,000.00	4.000%	56,693.75	96,693.75
05/01/2022	-		55,893.75	55,893.75
11/01/2022	40,000.00	4.000%	55,893.75	95,893.75
05/01/2023	-		55,093.75	55,093.75
11/01/2023	45,000.00	4.000%	55,093.75	100,093.75
05/01/2024	-		54,193.75	54,193.75
11/01/2024	45,000.00	4.000%	54,193.75	99,193.75
05/01/2025	-		53,293.75	53,293.75
11/01/2025	45,000.00	4.250%	53,293.75	98,293.75
05/01/2026	-		52,337.50	52,337.50
11/01/2026	50,000.00	4.250%	52,337.50	102,337.50
05/01/2027	-		51,275.00	51,275.00
11/01/2027	50,000.00	4.250%	51,275.00	101,275.00
05/01/2028	-		50,212.50	50,212.50
11/01/2028	50,000.00	4.250%	50,212.50	100,212.50
05/01/2029	-		49,150.00	49,150.00
11/01/2029	55,000.00	4.250%	49,150.00	104,150.00
05/01/2030	-		47,981.25	47,981.25
11/01/2030	55,000.00	5.000%	47,981.25	102,981.25
05/01/2031	-		46,606.25	46,606.25
11/01/2031	60,000.00	5.000%	46,606.25	106,606.25
05/01/2032	-		45,106.25	45,106.25
11/01/2032	65,000.00	5.000%	45,106.25	110,106.25
05/01/2033	-		43,481.25	43,481.25
11/01/2033	65,000.00	5.000%	43,481.25	108,481.25
05/01/2034	-		41,856.25	41,856.25
11/01/2034	70,000.00	5.000%	41,856.25	111,856.25
05/01/2035	-		40,106.25	40,106.25
11/01/2035	75,000.00	5.000%	40,106.25	115,106.25
05/01/2036	-		38,231.25	38,231.25
11/01/2036	75,000.00	5.000%	38,231.25	113,231.25
05/01/2037	-		36,356.25	36,356.25
11/01/2037	80,000.00	5.000%	36,356.25	116,356.25
05/01/2038	-		34,356.25	34,356.25
11/01/2038	85,000.00	5.000%	34,356.25	119,356.25
05/01/2039	-		32,231.25	32,231.25
11/01/2039	90,000.00	5.000%	32,231.25	122,231.25
05/01/2040	-		29,981.25	29,981.25
11/01/2040	95,000.00	5.125%	29,981.25	124,981.25
05/01/2041	-		27,546.88	27,546.88
11/01/2041	95,000.00	5.125%	27,546.88	122,546.88
05/01/2042	-		25,112.50	25,112.50
11/01/2042	100,000.00	5.125%	25,112.50	125,112.50
05/01/2043	-		22,550.00	22,550.00
11/01/2043	105,000.00	5.125%	22,550.00	127,550.00
05/01/2044	-		19,859.38	19,859.38
11/01/2044	115,000.00	5.125%	19,859.38	134,859.38
05/01/2045	-		16,912.50	16,912.50
11/01/2045	120,000.00	5.125%	16,912.50	136,912.50

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019

\$2,350,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2046	-		13,837.50	13,837.50
11/01/2046	125,000.00	5.125%	13,837.50	138,837.50
05/01/2047	-		10,634.38	10,634.38
11/01/2047	130,000.00	5.125%	10,634.38	140,634.38
05/01/2048	-		7,303.13	7,303.13
11/01/2048	140,000.00	5.125%	7,303.13	147,303.13
05/01/2049	-		3,715.63	3,715.63
11/01/2049	145,000.00	5.125%	3,715.63	148,715.63
Total	\$2,350,000.00		\$2,296,300.05	\$4,646,300.05

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019A
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019	Total Revenue & Expenditures	FY 2020 Budget
REVENUES					
Off-roll assessment levy	\$ -	\$ -	\$ -	\$ -	\$ 277,200
Total revenues	-	-	-	-	277,200
EXPENDITURES					
Debt service					
Interest	-	-	61,110	61,110	226,800
Cost of issuance	-	103,530	-	103,530	-
Underwriter's discount	-	94,500	-	94,500	-
Total debt service	-	198,030	61,110	259,140	226,800
Other fees & charges					
Original Issue Discount	-	(75,600)	-	(75,600)	-
Total other fees & charges	-	(75,600)	-	(75,600)	-
Total expenditures	-	122,430	61,110	183,540	226,800
Excess/(deficiency) of revenues over/(under) expenditures	-	(122,430)	(61,110)	(183,540)	50,400
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	574,140	-	574,140	-
Total other financing sources/(uses)	-	574,140	-	574,140	-
Net increase/(decrease) in fund balance	-	451,710	(61,110)	390,600	50,400
Fund balance - beginning (unaudited)	-	-	451,710	-	390,600
Fund balance - ending (projected)	\$ -	\$ 451,710	\$ 390,600	\$ 390,600	441,000
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2020					(163,400)
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ 400

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

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
11/01/2019	-	-	113,400.00	113,400.00
05/01/2020	-	-	113,400.00	113,400.00
11/01/2020	50,000.00	6.000%	113,400.00	163,400.00
05/01/2021	-	-	111,900.00	111,900.00
11/01/2021	50,000.00	6.000%	111,900.00	161,900.00
05/01/2022	-	-	110,400.00	110,400.00
11/01/2022	55,000.00	6.000%	110,400.00	165,400.00
05/01/2023	-	-	108,750.00	108,750.00
11/01/2023	55,000.00	6.000%	108,750.00	163,750.00
05/01/2024	-	-	107,100.00	107,100.00
11/01/2024	60,000.00	6.000%	107,100.00	167,100.00
05/01/2025	-	-	105,300.00	105,300.00
11/01/2025	65,000.00	6.000%	105,300.00	170,300.00
05/01/2026	-	-	103,350.00	103,350.00
11/01/2026	70,000.00	6.000%	103,350.00	173,350.00
05/01/2027	-	-	101,250.00	101,250.00
11/01/2027	70,000.00	6.000%	101,250.00	171,250.00
05/01/2028	-	-	99,150.00	99,150.00
11/01/2028	75,000.00	6.000%	99,150.00	174,150.00
05/01/2029	-	-	96,900.00	96,900.00
11/01/2029	80,000.00	6.000%	96,900.00	176,900.00
05/01/2030	-	-	94,500.00	94,500.00
11/01/2030	85,000.00	6.000%	94,500.00	179,500.00
05/01/2031	-	-	91,950.00	91,950.00
11/01/2031	90,000.00	6.000%	91,950.00	181,950.00
05/01/2032	-	-	89,250.00	89,250.00
11/01/2032	95,000.00	6.000%	89,250.00	184,250.00
05/01/2033	-	-	86,400.00	86,400.00
11/01/2033	100,000.00	6.000%	86,400.00	186,400.00
05/01/2034	-	-	83,400.00	83,400.00
11/01/2034	110,000.00	6.000%	83,400.00	193,400.00
05/01/2035	-	-	80,100.00	80,100.00
11/01/2035	115,000.00	6.000%	80,100.00	195,100.00
05/01/2036	-	-	76,650.00	76,650.00
11/01/2036	120,000.00	6.000%	76,650.00	196,650.00
05/01/2037	-	-	73,050.00	73,050.00
11/01/2037	130,000.00	6.000%	73,050.00	203,050.00
05/01/2038	-	-	69,150.00	69,150.00
11/01/2038	135,000.00	6.000%	69,150.00	204,150.00
05/01/2039	-	-	65,100.00	65,100.00
11/01/2039	145,000.00	6.000%	65,100.00	210,100.00
05/01/2040	-	-	60,750.00	60,750.00
11/01/2040	155,000.00	6.000%	60,750.00	215,750.00
05/01/2041	-	-	56,100.00	56,100.00
11/01/2041	165,000.00	6.000%	56,100.00	221,100.00
05/01/2042	-	-	51,150.00	51,150.00
11/01/2042	170,000.00	6.000%	51,150.00	221,150.00
05/01/2043	-	-	46,050.00	46,050.00
11/01/2043	185,000.00	6.000%	46,050.00	231,050.00
05/01/2044	-	-	40,500.00	40,500.00
11/01/2044	195,000.00	6.000%	40,500.00	235,500.00
05/01/2045	-	-	34,650.00	34,650.00
11/01/2045	205,000.00	6.000%	34,650.00	239,650.00

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
05/01/2046	-		28,500.00	28,500.00
11/01/2046	215,000.00	6.000%	28,500.00	243,500.00
05/01/2047	-		22,050.00	22,050.00
11/01/2047	230,000.00	6.000%	22,050.00	252,050.00
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	\$3,780,000.00		\$4,572,900.00	\$8,352,900.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019B
FISCAL YEAR 2020**

	Fiscal Year 2019				
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019	Total Revenue & Expenditures	Proposed FY 2020 Budget
REVENUES					
Off-roll assessment levy	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Debt service					
Interest	-	-	28,534	28,534	105,900
Cost of issuance	-	48,341	-	48,341	-
Underwriter's discount	-	44,125	-	44,125	-
Total debt service	-	92,466	28,534	121,000	105,900
Other fees & charges					
Original Issue Discount	-	(35,300)	-	(35,300)	-
Total other fees & charges	-	(35,300)	-	(35,300)	-
Total expenditures	-	57,166	28,534	85,700	105,900
Excess/(deficiency) of revenues over/(under) expenditures	-	(57,166)	(28,534)	(85,700)	(105,900)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	350,450	-	350,450	-
Total other financing sources/(uses)	-	350,450	-	350,450	-
Net increase/(decrease) in fund balance	-	293,284	(28,534)	264,750	(105,900)
Fund balance - beginning (unaudited)	-	-	293,284	-	264,750
Fund balance - ending (projected)	\$ -	\$ 293,284	\$ 264,750	\$ 264,750	158,850
Use of fund balance					
Debt service reserve balance (required)					(105,900)
Principal and Interest expense - November 1, 2020					(52,950)
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ -

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

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019B

\$1,765,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	52,950.00	52,950.00
05/01/2020	-	-	52,950.00	52,950.00
11/01/2020	-	-	52,950.00	52,950.00
05/01/2021	-	-	52,950.00	52,950.00
11/01/2021	-	-	52,950.00	52,950.00
05/01/2022	-	-	52,950.00	52,950.00
11/01/2022	-	-	52,950.00	52,950.00
05/01/2023	-	-	52,950.00	52,950.00
11/01/2023	-	-	52,950.00	52,950.00
05/01/2024	-	-	52,950.00	52,950.00
11/01/2024	-	-	52,950.00	52,950.00
05/01/2025	-	-	52,950.00	52,950.00
11/01/2025	-	-	52,950.00	52,950.00
05/01/2026	-	-	52,950.00	52,950.00
11/01/2026	-	-	52,950.00	52,950.00
05/01/2027	-	-	52,950.00	52,950.00
11/01/2027	-	-	52,950.00	52,950.00
05/01/2028	-	-	52,950.00	52,950.00
11/01/2028	-	-	52,950.00	52,950.00
05/01/2029	-	-	52,950.00	52,950.00
11/01/2029	-	-	52,950.00	52,950.00
05/01/2030	-	-	52,950.00	52,950.00
11/01/2030	-	-	52,950.00	52,950.00
05/01/2031	-	-	52,950.00	52,950.00
11/01/2031	-	-	52,950.00	52,950.00
05/01/2032	-	-	52,950.00	52,950.00
11/01/2032	1,765,000.00	6.000%	52,950.00	1,817,950.00
Total	\$1,765,000.00		\$1,429,650.00	\$3,194,650.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2020**

On-Roll Assessments

<u>Projected Fiscal Year 2020</u>					
Number of Units	Unit Type	GF	Series 2019	Series 2019A	GF & DSF
<u>Assessment Area One</u>					
70	SF 60'	298.19	1,558.26	-	1,856.45
49	Villa 35'	298.19	1,057.39	-	1,355.58
<u>119</u>					
<u>Assessment Area Two</u>					
0	Villa 35'	298.19	-	1,036.95	1,335.14
0	SF 60'	298.19	-	1,488.96	1,787.15
0	SF 75'	298.19	-	1,914.38	2,212.57
0	Estate	298.19	-	1,701.67	1,999.86
<u>0</u>					

Off-Roll Assessments

<u>Projected Fiscal Year 2020</u>					
Number of Units	Unit Type	GF	Series 2019	Series 2019A	GF & DSF
<u>Assessment Area One</u>					
0	SF 60'	280.30	1,464.76	-	1,745.06
4	Villa 35'	280.30	993.95	-	1,274.25
<u>4</u>					
<u>Assessment Area Two</u>					
101	Villa 35'	280.30	-	974.73	1,255.03
68	SF 60'	280.30	-	1,399.62	1,679.92
34	SF 75'	280.30	-	1,799.52	2,079.82
14	Estate	280.30	-	1,599.57	1,879.87
<u>217</u>					

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5A

THE NEWS-JOURNAL

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

State of Florida,
County of Volusia

Before the undersigned authority personally appeared

Irene Zucker

who, on oath says that she is

LEGAL COORDINATOR

of The News-Journal, a daily and Sunday newspaper,
published at Daytona Beach in Volusia County, Florida; the
attached copy of advertisement, being a
.....

PUBLIC NOTICE

L 2334711

in the Court,
was published in said newspaper in the issues

JULY 22, 29, 2019

Affiant further says that The News-Journal is a newspaper
published at Daytona Beach, in said Volusia County, Florida,
and that the said newspaper has heretofore been continuously
published in said Volusia County, Florida, each day and
Sunday and has been entered as second-class mail matter at
the post office in Daytona Beach, in said Volusia County,
Florida, for a period of one year next preceding the first
publication of the attached copy of advertisement; and affiant
further says that he has neither paid nor promised any person,
firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for
publication in the said newspaper

.....
Irene Zucker

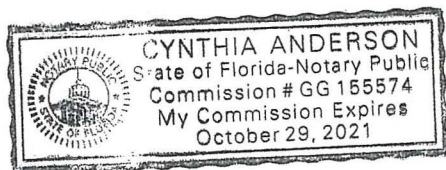
Sworn to and subscribed before me

This 29TH of JULY

A.D. 2019

.....
Cynthia Anderson

49D



DF-0002334711-01

HUNTER'S RIDGE
COMMUNITY
DEVELOPMENT
DISTRICT NO. 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2019/2020 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 13, 2019
TIME: 3:30 p.m.
LOCATION: Hilton Garden Inn Palm Coast
55 Town Center Blvd.
Palm Coast, Florida 32137.

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, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020").
The second public hearing is being held pursuant to Chapters 170,
190 and 197, *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 2019/2020; 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. Pursuant to Section 170.07,
Florida Statutes, a description of the services to be funded by the O&M
Assessments, and the properties to be improved and benefitted from
the O&M Assessments, are all set forth in the Proposed 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	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

The proposed O&M Assessments as stated include collection costs
and/or early payment discounts, which Flagler County ("County") may
impose on assessments that are collected on the County tax bill. Moreover,
pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall
serve as the "maximum rate" authorized by law for O&M Assessments,
such that no assessment hearing shall be held or notice provided in future
years unless the assessments are proposed to be increased or another
criterion within Section 197.3632(4), *Florida Statutes*, is met.

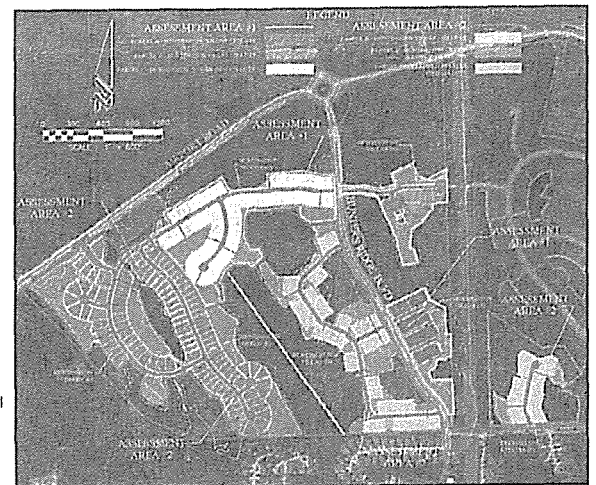
For Fiscal Year 2019/2020, the District will directly collect the
assessments imposed on benefitted property by sending out a bill prior
to, or during, November 2019. It is important to pay your assessment
because failure to pay will cause a tax certificate to be issued against the
property which may 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.
The District's decision to collect assessments on the tax roll or by direct
billing does not preclude the District from later electing to collect those or
other assessments in a different manner at a future time.

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 at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication 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.



District Manager
Hunter's Ridge CDD No. 1

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, 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, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Consultant for the Hunter's Ridge Community Development District No.1.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Hunter's Ridge Community Development District No.1.
4. I do hereby certify that on July 12, 2019, 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 Hunter's Ridge Community Development District No.1 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.

By: Michał Szymonowicz

SWORN AND SUBSCRIBED before me this 12th day of July 2019, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is [☒] personally known to me or [☐] has provided _____ as identification, and who did / did not ☒ take an oath.



Daphne Gillyard
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF899542
Expires 8/20/2019

NOTARY PUBLIC

Signature: Daphne Gallyard
Print Name: Daphne Gallyard
Notary Public, State of Florida
Commission No.: FF899542
My Commission Expires: 8/20/2019

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addressees

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

THIS IS NOT A BILL – DO NOT PAY

July 12, 2019

VIA FIRST CLASS MAIL

XXX
XXX
XXX
[PARCEL ID]

RE: Hunter's Ridge Community Development District No.1
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2019/2020, on August 15, 2019, at 3:30 p.m., and at Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida 32137. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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

Sincerely,

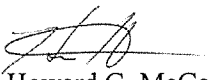

Howard G. McGaffney
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$179,436** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **one (1) Residential Unit**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$0.00 (District operations were funded via a Developer Funding Agreement)	\$549.17	\$549.17

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2019/2020, the District will directly collect the assessments imposed on benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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 A LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

THIS IS NOT A BILL – DO NOT PAY

July 12, 2019

VIA FIRST CLASS MAIL

BADC HUNTINGTON COMMUNITIES, LLC
6 HUNTINGTON PLACE
ORMOND BEACH, FL 32174
PARCEL ID: 22-14-31-0253-00000-0R10

RE: Hunter's Ridge Community Development District No.1
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2019/2020, on August 15, 2019, at 3:30 p.m., and at Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida 32137. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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

Sincerely,

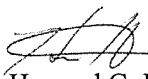

Howard G. McGaffney
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$179,436** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **2.93 acres of Undeveloped Land**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$0.00 (District operations were funded via a Developer Funding Agreement)	\$2,130.17	\$2,130.17

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2019/2020, the District will directly collect the assessments imposed on benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

THIS IS NOT A BILL – DO NOT PAY

July 12, 2019

VIA FIRST CLASS MAIL

BADC HUNTINGTON COMMUNITIES, LLC
6 HUNTINGTON PLACE
ORMOND BEACH, FL 32174
PARCEL ID: 22-14-31-0000-01010-0030

RE: Hunter's Ridge Community Development District No.1
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2019/2020, on August 15, 2019, at 3:30 p.m., and at Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida 32137. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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

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Sincerely,

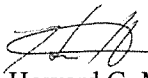

Howard G. McGaffney
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$179,436** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **67.81 acres of Undeveloped Land**.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$0.00 (District operations were funded via a Developer Funding Agreement)	\$49,299.23	\$49,299.23

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2019/2020, the District will directly collect the assessments imposed on benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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 A LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

THIS IS NOT A BILL – DO NOT PAY

July 12, 2019

VIA FIRST CLASS MAIL

BADC HUNTINGTON COMMUNITIES, LLC
6 HUNTINGTON PLACE
ORMOND BEACH, FL 32174
PARCEL ID: 22-14-31-0000-01010-0040

RE: Hunter's Ridge Community Development District No.1
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2019/2020, on August 15, 2019, at 3:30 p.m., and at Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida 32137. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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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.

Sincerely,

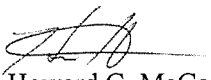

Howard G. McGaffney
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$179,436** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **54.89 acres of Undeveloped Land**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$0.00 (District operations were funded via a Developer Funding Agreement)	\$39,906.13	\$39,906.13

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2019/2020, the District will directly collect the assessments imposed on benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

THIS IS NOT A BILL – DO NOT PAY

July 12, 2019

VIA FIRST CLASS MAIL

ROYAL LIONS GATE, LLC
12 TWELVE OAKS TRAIL
ORMOND BEACH, FL 32174
PARCEL ID: 22-14-31-0000-01010-0100

RE: Hunter's Ridge Community Development District No.1
Fiscal Year 2019/2020 Budget and O&M Assessments

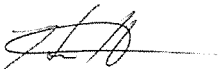
Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2019/2020, on August 15, 2019, at 3:30 p.m., and at Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida 32137. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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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.

Sincerely,



Howard G. McGaffney
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$179,436** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **17.97 acres of Undeveloped Land**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$0.00 (District operations were funded via a Developer Funding Agreement)	\$13,064.55	\$13,064.55

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2019/2020, the District will directly collect the assessments imposed on benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

THIS IS NOT A BILL – DO NOT PAY

July 12, 2019

VIA FIRST CLASS MAIL

BADC HUNTINGTON COMMUNITIES, LLC
6 HUNTINGTON PLACE
ORMOND BEACH, FL 32174
PARCEL ID: 21-14-31-0000-01010-0010

RE: Hunter's Ridge Community Development District No.1
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2019/2020, on August 15, 2019, at 3:30 p.m., and at Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida 32137. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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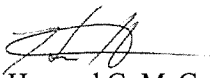

Howard G. McGaffney
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$179,436** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **13.32 acres of Undeveloped Land**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	119	1	\$549.17
Undeveloped Land	156.92	1	\$727.02

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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$0.00 (District operations were funded via a Developer Funding Agreement)	\$9,683.91	\$9,683.91

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2019/2020, the District will directly collect the assessments imposed on benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

AHSMANN HERMAN & LAVONN
ELLEN ORSINI-AHSMANN
15 CORMORANT CIRCLE
DAYTONA BEACH, FL 32119

BEAZLEY WANDA M
13 HAWK ROOST COURT
ORMOND BEACH, FL 32174

BIERSTEKER DALE P & LYDIA A
29 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

BISLAND JOHN & CYNTHIA L H&W
26 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

BLAKE CAROL & LILLIAN R BRUSH
23 HERON WING DRIVE
ORMOND BEACH, FL 32174

BROWN DEBORAH J
22 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

BURKETT SUSAN IRENE & JUDITH
ANN SWAYZE
29 HERON WING DR
ORMOND BEACH, FL 32174

BURRES ROYAL S & JERILYN L H&W
25 HERON WING DRIVE
ORMOND BEACH, FL 32174

CAVITT PHILIP L & JENNIFER M
IRVING
20 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

CERINO THOMAS E & BEVERLY R
34 HERON WING DRIVE
ORMOND BEACH, FL 32174

COWERN BARBARA CONLEY
46 HERON WING DRIVE
ORMOND BEACH, FL 32174

DALY NINA P
13 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

DOCKERY JOHN J & KATHERINE D
17 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

DZOBA THOMAS WILLIAM & DOREEN
MARY DZOBA
17 HAWK ROOST COURT
ORMOND BEACH, FL 32174

EACOBACCI MITCHELL J & ANGELA
EACOBACCI
9 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

EDENFIELD SUSAN BRUDER
17 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

ELDREDGE THOMAS D & MARGARET L
19 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

EPTON PEGGY A
13 SHEER WATER TRAIL
ORMOND BEACH, FL 32174

FOX JOYCE C & PHYLLIS A
SEGRETTO
31 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

G & G MANAGEMENT SERVICES LLC
401 4TH STREET #1576
SHELBYVILLE, KY 40065

GARRETT ROBERT JAMES
27 HERON WING DRIVE
ORMOND BEACH, FL 32174

GARRISON PRESTON J & SUSAN
B GARRISON
40 HERON WING DRIVE
ORMOND BEACH, FL 32174

GEORGIA CAROLINE TUCKER
16 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

GREER LAWRENCE HOLMES & SUSAN
CHERYL GREER
25 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

GUILD HARRISON K & MARYKE Y
44 HERON WING DRIVE
ORMOND BEACH, FL 32174

HAROLDSON CATHERINE H
28 SHEAR WATER DRIVE
ORMOND BEACH, FL 32174

HEANEY EUGENE J & PATTY L H&W
29 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

HEIDORN ROBERT M & DENISE H&W
21 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

HERBERT CAROLYN S
21 HAWK ROOST COURT
ORMOND BEACH, FL 32174

HICKS RICHARD EVAN
58 HUMINGTON PLACE
ORMOND BEACH, FL 32174

HODAK JAMES LEE SR & CAROL
LYNN HODAK
15 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

HUNT DONALD J & JEAN H&W
14 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

JANOVER HOWARD M & MAUREEN
36 HERON WING DRIVE
ORMOND BEACH, FL 32174

JOHNSON ROGER STANLEY & NANCY
STIER JOHNSON
31 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

KAPROLET CHARLES MICHAEL &
SANDRA KAY BALES
3203 CONNEMARA DR
ORMOND BEACH, FL 32174

KELLY MARY C
42 HERON WING DRIVE
ORMOND BEACH, FL 32174

KHAN KHALID
10 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

KROL THADDEAUS J & MARYLYN C
SAFFORD KROL
23 HAWK ROOST COURT
ORMOND BEACH, FL 32174

LUBIN HADLEY J & KAREN S H&W
27 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

MANCINI VINCENT D & BEVERLY J
15 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

MANZA LOUIS M & KATHLEEN H&W
12 HAWK ROOST COURT
ORMOND BEACH, FL 32174

MCDONALD GEORGE E & SHARYN K
MCDONALD
5 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

MCLACHLAN KIRK & SHARON H&W
952A DUMBARTON DRIVE
LAKEWOOD, NJ 08701

MILLER JOHN W & PATRICIA
MILLER
98 ELTON AVE
YARDVILLE, NJ 08620

MOSCOSO JILL & KYLE ANDREW
MOSCOSO
10 HAWK ROOST COURT
ORMOND BEACH, FL 32174

MURPHY THOMAS J & MAUREEN
15 HAWK ROOST COURT
ORMOND BEACH, FL 32174

OWNER
16 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

RIVOSECCHI PAUL PETER &
MARIANNE HERIETTE BOKMA
11 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

SCHAEFFER JERRY WENDALL &
PATRICIA DIANE
18 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

SHEPARD ALLEN L & MARY E
60 WINOOSKI FALLS WAY
WINOOSKI, VT 05404

SHINEW WILLIAM & JULIE H&W
23 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

SICOTAKIS LINDA G & MICHELLE
PELLETIER
38 HERON WIND DRIVE
ORMOND BEACH, FL 32174

SYKES JAMES E JR & MAJORIE J
5 HAWK ROOST CT
ORMOND BEACH, FL 32174

TENNEBOE TERRY N & GRACE E
27 SHEAR WATER TRAIL
ORMOND BEACH, FL 32174

TRAINOR EDWARD JOSEPH &
NANCY BEVERLY STREETER
12 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

WEIRICH GARY O & CATHERINE M
WEIRICH
19 HAWK ROOST COURT
ORMOND BEACH, FL 32174

BADC HUNTINGTON COMMUNITIES,
LLC
6 HUNTINGTON PLACE
ORMOND BEACH, FL 32174

D & S INVESTMENT CAPITAL, LLC
2878 S OSCEOLA AVENUE
ORLANDO, FL 32806

GALLERY HOMES OF DELAND, INC
200 S SPRING GARDEN AVE
DELAND, FL 32720

GRANADA HOMES, LLC
1151 ORANGE AVE STE 200
WINTER PARK, FL 32789

HOLIDAY BUILDERS, INC
2293 WEST EAU GALLIE BLVD
MELBOURNE, FL 32935

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

ROYAL LIONS GATE, LLC
12 TWELVE OAKS TRAIL
ORMOND BEACH, FL 32174

HUNTER'S RIDGE COMMUNITY
DEVELOPMENT DISTRICT NO. 1
2300 GLADES ROAD,
SUITE 410W
BOCA RATON, FL 33431

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SUITE 410W
BOCA RATON, FL 33431

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

July 24, 2019

VIA FIRST CLASS MAIL

RE: Hunter's Ridge Community Development District No.1
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

On July 12, 2019, the Hunter's Ridge Community Development District No.1 ("**District**") sent you a mailed notice about 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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2019/2020. In the notice that was sent, the date of the meeting was **erroneously identified as August 15, 2019**, whereas the **correct date is August 13, 2019**. We apologize for any inconvenience.

Consequently, please be advised that the two public hearings and the meeting of the Board will take place on **August 13, 2019, at 3:30 p.m., and at Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida 32137.**

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

Sincerely,



Michal Szymonowicz
Assessment Roll Coordinator

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5C

RESOLUTION 2019-12

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 2019/2020; 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, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), 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 2019/2020; 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, 2019; 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, 2020, and 35% due no later than October 15, 2020. Operations and maintenance special assessments directly collected by the District are due according to the following schedule: 25% due on each of October 1, 2019, January 2, 2020, April 1, 2020, and July 1, 2020. 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 2019/2020, 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 _____ day of _____, 2019.

ATTEST:

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

Secretary / Assistant Secretary

By: _____
Its: _____

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

Exhibit A: Budget

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

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

6

RESOLUTION 2019-13

A RESOLUTION OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2019/2020 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2019/2020 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this _____ day of _____, 2019.

Attest:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1		
BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE		
LOCATION		
<i>Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 14, 2019	Regular Meeting	3:30 PM
February 27, 2020	Regular Meeting	3:30 PM
May 28, 2020	Regular Meeting	3:30 PM
August 27, 2020	Public Hearing & Regular Meeting	3:30 PM

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

8



JD WEBER CONSTRUCTION
UNDERGROUND UTILITIES



Change Order Number One
Huntington Green & Huntington Villas
Flagler County

TO: BADC Hunter's Ridge CDD #1 DATE: 5/6/2019
ATTN: Howard Lefkowitz howard@badc.us PAGE: 1 OF 1

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<u>I. CREDIT ITEMS FROM ORIGINAL CONTRACT</u>				
A. H. GREEN - RECLAIMED DISTRIBUTION	1	LS	\$ (181,117.39)	\$ (181,117.39)
B. H. VILLAS - RECLAIMED DISTRIBUTION	1	LS	\$ (116,144.62)	\$ (116,144.62)
CREDIT ITEMS SUBTOTAL				\$ (297,262.01)

GRAND TOTAL OF THIS CHANGE ORDER \$ (297,262.01)

ORIGINAL CONTRACT AMOUNT \$ 3,711,211.08

TOTAL FROM PREVIOUSLY APPROVED CHANGES \$ -

NEW CONTRACT TOTAL TO DATE INCLUDING CHANGES \$ 3,413,949.07

*******NOTES*******

1. All development permits, impact fees and inspection fees are to be by others
2. All landscaping and irrigation is excluded

Date: 5/6/2019

Date: 5/9/19

Signed: Joe Weber JR

Accepted By:

JD Weber Construction



JD WEBER CONSTRUCTION
UNDERGROUND UTILITIES



Change Order Number Two
Huntington Green & Huntington Villas
Flagler County

TO: BADC Hunter's Ridge CDD #1 DATE: 5/6/2019
 ATTN: Howard Lefkowitz howard@badc.us PAGE: 1 OF 1

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<u>I. ADDITIONAL ITEMS</u>				
A. DEWATERING	1	LS	\$ 23,501.07	\$ 23,501.07
B. CRUSHED CONCRETE MATERIAL	3,951	SY	\$ 14.53	\$ 57,408.03
C. SEED & MULCH	10,120	SY	\$ 3.41	\$ 34,509.20
D. SOD	11,368	SY	\$ 0.31	\$ 3,524.08
E. GENERAL BALANCE & ROUGH GRADE	1	LS	\$ 43,269.33	\$ 43,269.33

ADDITIONAL ITEMS SUBTOTAL \$ 162,211.71

GRAND TOTAL OF THIS CHANGE ORDER \$ 162,211.71

ORIGINAL CONTRACT AMOUNT \$ 3,711,211.08

TOTAL FROM PREVIOUSLY APPROVED CHANGES \$ (297,262.01)

NEW CONTRACT TOTAL TO DATE INCLUDING CHANGES \$ 3,576,160.78

*****NOTES*****

1. All development permits, impact fees and inspection fees are to be by others
2. All landscaping and irrigation is excluded

Date: 5/6/2019

Date: 5/9/19

Signed: Joe Weber JR

Accepted By: 

JD Weber Construction

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

9



Huntington Green

Irrigation Proposal

Proposal Date: 7/12/19

Submitted To:

Hunters Ridge Comm. Development District No. 1

Howard Lefkowitz

Howard@badc.us

300 Interchange Blvd., Suite D

Ormond Beach, Florida 32174

(386) 673-5650

Project Name and Address:

Huntington Green Irrigation Main Line

Ormond Beach, FL

Mr. Lefkowitz,

Verdego LLC is pleased to submit a proposal for Huntington Green Main Line. If you should have any questions please do not hesitate to call us. Thank you for considering Verdego for your landscape needs!

Best Regards,

T.J. McNitt

Owner



Huntington Green
Landscape and Irrigation Proposal
Proposal Date: 7/12/19

Project Pricing Summary: **Cost:**

Base Bid: (Main Line, Wire, & Pump)

Irrigation Main Line (Gasketed) & 2Wire (9,100 LF)	\$ 62,104.26
Isolation Valves (8)	\$ 1,975.68
5hp Pump Station (1)	\$ 10,653.44
Electric for Pump & Controller	\$ 4,472.87

Total Base Bid: **\$ 79,206.25**

Note: No grading is included in this proposal. A back up water source is not included but we can provide a price if requested. If a design is required for permitting one can be provided for an additional cost. Each lot will be allowed (3) zones at 15gpm ea. Oversized lots will be allowed (4) zones at 15gpm ea.

<u>Plan Sheets:</u>	<u>Date:</u>
Irrigation Sheets: C3	1/9/19

Scope of work:

The project generally consists of the providing all labor, equipment, and materials to construct the proposed work in accordance to drawing identified above. All work shall be completed in with accepted industry standards and practices. Verdego extends a one year warranty from completion of work. Verdego's standard exclusions will be a part of the contract and are available for review if needed.



Landscape Qualifications:

1. Grading in excess of 1/10th of a foot is excluded from our pricing for all areas. Sub grade is to be provided by others +/- 1/10th. Additional grading can be priced at owner's request. This excludes construction debris removal and removal of rocks greater than one (1) foot square. If large rock is encountered during installation a proposal for removal/demolition will need to be approved before work continues.
2. Machine access to all areas of the site is required.
3. We will require access to site prior to completion of pavement, curbing or other improvements that might restrict equipment access for trenching, pipe sleeving, and conduits.
4. Traffic or Pedestrian control, construction/security fencing is not included.
5. Removal of underground rock or impervious material in the areas of work will be disposed of on site.
6. This proposal excludes the relocation of existing utilities. All areas will be marked by underground locating service. All private utilities not covered by Utilities Protection Agency are the sole responsibility of the owner to have clearly marked.
7. Tree protection fence, tree removal, clearing and grubbing of existing tree save areas, surveying, and erosion control measures are not included in this proposal. Pricing can be provided if requested.
8. Temporary grassing or irrigation not included



Huntington Green

Landscape and Irrigation Proposal

Proposal Date: 7/12/19

Irrigation Qualifications:

1. Irrigation bid off plan provided and detail date above.
2. Surveying is not included.
3. Permitting is not included.
4. As-Builts are included for the main line, POC, & wire path location.

General Conditions:

1. All newly installed material shall be covered by a one-time, twelve-month replacement warranty, which does not cover vandalism or acts of God and is contingent upon proper maintenance being provided by the owner. This warranty EXCLUDES remedy for damage or defect caused by abuse, modifications not executed by Verdego, LLC., improper or insufficient maintenance, improper operation, or normal wear and tear under normal use.
2. This proposal shall only be valid for sixty (60) days. Thereafter is subject to change without notice.



Huntington Villas

Irrigation Proposal

Proposal Date: 07/12/19

Submitted To:

Project Name and Address:

Hunters Ridge Comm. Development District No. 1

Huntington Villas Irrigation Main Line

Howard Lefkowitz

Ormond Beach, FL

Howard@badc.us

300 Interchange Blvd., Suite D

Ormond Beach, Florida 32174

(386) 673-5650

Mr. Lefkowitz,

Verdego LLC is pleased to submit a proposal for Huntington Villas Main Line. If you should have any questions please do not hesitate to call us. Thank you for considering Verdego for your landscape needs!

Best Regards,

T.J. McNitt

Owner



Huntington Villas
Landscape and Irrigation Proposal
Proposal Date: 07/12/19

Project Pricing Summary: **Cost:**

Base Bid: (Main Line, Wire, & Pump)

Irrigation Main Line (Gasket) & 2Wire (5,600 LF)	\$ 43,296.13
Isolation Valves (6)	\$ 1,481.76
5hp Pump Station (1)	\$ 10,653.44
Electric for Pump & Controller	\$ 4,472.87

Total Base Bid: **\$ 59,904.20**

Note: No grading is included in this proposal. A back up water source is not included but we can provide a price if requested. If a design is required for permitting one can be provided for an additional cost. Each Villa will be allowed (3) zones at 15gpm ea.

Plan Sheets: **Date:**
Irrigation Sheets: C3 & C4 6/6/18

Scope of work:

The project generally consists of the providing all labor, equipment, and materials to construct the proposed work in accordance to drawing identified above. All work shall be completed in with accepted industry standards and practices. Verdego extends a one year warranty from completion of work. Verdego's standard exclusions will be a part of the contract and are available for review if needed.



Landscape Qualifications:

1. Grading in excess of 1/10th of a foot is excluded from our pricing for all areas. Sub grade is to be provided by others +/- 1/10th. Additional grading can be priced at owner's request. This excludes construction debris removal and removal of rocks greater than one (1) foot square. If large rock is encountered during installation a proposal for removal/demolition will need to be approved before work continues.
2. Machine access to all areas of the site is required.
3. We will require access to site prior to completion of pavement, curbing or other improvements that might restrict equipment access for trenching, pipe sleeving, and conduits.
4. Traffic or Pedestrian control, construction/security fencing is not included.
5. Removal of underground rock or impervious material in the areas of work will be disposed of on site.
6. This proposal excludes the relocation of existing utilities. All areas will be marked by underground locating service. All private utilities not covered by Utilities Protection Agency are the sole responsibility of the owner to have clearly marked.
7. Tree protection fence, tree removal, clearing and grubbing of existing tree save areas, surveying, and erosion control measures are not included in this proposal. Pricing can be provided if requested.
8. Temporary grassing or irrigation not included



Huntington Villas

Landscape and Irrigation Proposal

Proposal Date: 07/12/19

Irrigation Qualifications:

1. Irrigation bid off plan provided and detail date above.
2. Surveying is not included.
3. Permitting is not included.
4. As-Builts are included for the main line, POC, & wire path location.

General Conditions:

1. All newly installed material shall be covered by a one-time, twelve-month replacement warranty, which does not cover vandalism or acts of God and is contingent upon proper maintenance being provided by the owner. This warranty EXCLUDES remedy for damage or defect caused by abuse, modifications not executed by Verdego, LLC., improper or insufficient maintenance, improper operation, or normal wear and tear under normal use.
2. This proposal shall only be valid for sixty (60) days. Thereafter is subject to change without notice.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

10

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Hunter's Ridge Community Development District No. 1, located in Flagler County, hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2019, with option additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy (on CD or flash drive) and one (1) unbound, hardcopy of proposal to Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager") telephone (561) 571-0010, in an envelope marked on the outside "Auditing Services - Hunter's Ridge Community Development District No. 1." Proposals must be received by 12:00 p.m., on October 25, 2019, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2019

Flagler County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than 12:00 p.m., on October 25, 2019, at the offices of District Manager, located at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone (561) 571-0010. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) electronic copy (on CD or flash drive) and one (1) unbound, hardcopy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Hunter's Ridge Community Development District No. 1" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of two (2) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to

timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
AUDITOR SELECTION EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

****Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.*

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

11

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2019**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2019**

	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	\$ 8,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,398
Investments								
Reserve	-	78,158	279,171	106,653	-	-	-	463,982
Interest	-	58,070	114,536	160,133	-	-	-	332,739
Construction 2019	-	-	-	-	1,370	-	-	1,370
Construction 2019A 2-D	-	-	-	-	-	1,227,298	-	1,227,298
Construction 2019A 2-E	-	-	-	-	-	2,382,969	-	2,382,969
Construction 2019A 2-F	-	-	-	-	-	241,364	-	241,364
Cost of issuance 2019	-	272	438	204	-	-	-	914
Due from Developer	24,217	-	-	-	-	-	-	24,217
Due from general fund	-	2,351	-	-	-	-	-	2,351
Due from CPF 2019A-2D ¹	-	-	-	-	-	135,970	376,521	512,491
Due from CPF 2019A-2E ²	-	-	-	-	-	-	967,429	967,429
Prepaid expense	150	-	-	-	-	-	-	150
Total assets	<u>\$ 32,765</u>	<u>\$ 138,851</u>	<u>\$ 394,145</u>	<u>\$ 266,990</u>	<u>\$ 1,370</u>	<u>\$ 3,987,601</u>	<u>\$ 1,343,950</u>	<u>\$ 6,165,672</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ 23,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,581
Due to debt service fund 2016 A-1	2,351	-	-	-	-	-	-	2,351
Due to CPF 2019A-2E ¹	-	-	-	-	-	135,683	-	135,683
Due to CPF 2019A-2F ¹	-	-	-	-	-	287	-	287
Due to CPF 2019B-D ¹	-	-	-	-	-	376,521	-	376,521
Due to CPF 2019B-E ²	-	-	-	-	-	967,429	-	967,429
Due to Developer	-	9,460	-	-	-	-	-	9,460
Retainage payable	-	-	-	-	-	64,186	-	64,186
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>31,432</u>	<u>9,460</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,544,106</u>	<u>-</u>	<u>1,584,998</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	24,217	-	-	-	-	-	-	24,217
Total deferred inflows of resources	<u>24,217</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,217</u>
Fund balances:								
Restricted for:								
Debt service	-	129,391	394,145	266,990	-	-	-	790,526
Capital projects	-	-	-	-	1,370	2,443,495	1,343,950	3,788,815
Unassigned	(22,884)	-	-	-	-	-	-	(22,884)
Total fund balances	<u>(22,884)</u>	<u>129,391</u>	<u>394,145</u>	<u>266,990</u>	<u>1,370</u>	<u>2,443,495</u>	<u>1,343,950</u>	<u>4,556,457</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 32,765</u>	<u>\$ 138,851</u>	<u>\$ 394,145</u>	<u>\$ 266,990</u>	<u>\$ 1,370</u>	<u>\$ 3,987,601</u>	<u>\$ 1,343,950</u>	<u>\$ 6,165,672</u>

¹Due to a misallocation 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 misallocation 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 JUNE 30, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	\$ -	\$ 28,443	\$ 28,807	99%
Total revenues	-	28,443	28,807	99%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,500	21,500	12,000	179%
Legal	-	3,478	2,500	139%
Engineering	3,002	6,143	500	1229%
Audit	-	-	3,500	0%
Dissemination agent	83	417	-	N/A
Telephone	17	150	200	75%
Postage	28	103	500	21%
Printing & binding	42	375	500	75%
Legal advertising	235	10,242	1,500	683%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	6,232	91%
Contingencies	15	243	250	97%
Website	-	635	650	98%
ADA compliance	-	139	300	46%
Property taxes	-	153	-	N/A
Total expenditures	6,922	49,418	28,807	172%
Excess/(deficiency) of revenues over/(under) expenditures	(6,922)	(20,975)	-	
Fund balances - beginning	(15,962)	(1,909)	-	
Fund balances - ending	<u>\$ (22,884)</u>	<u>\$ (22,884)</u>	<u>\$ -</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 JUNE 30, 2019**

	Current Month	Year to Date
REVENUES		
Interest	\$ 233	\$ 1,140
Total revenues	<u>233</u>	<u>1,140</u>
EXPENDITURES		
Interest expense	-	30,983
Underwriter's discount	-	58,750
Cost of issuance	-	71,212
Total expenditures	<u>-</u>	<u>160,945</u>
Excess/(deficiency) of revenues over/(under) expenditures	233	(159,805)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	296,460
Original issue discount	-	(7,264)
Total other financing sources/(uses)	<u>-</u>	<u>289,196</u>
Net change in fund balances	233	129,391
Fund balance - beginning	129,158	-
Fund balance - ending	<u><u>\$ 129,391</u></u>	<u><u>\$ 129,391</u></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 JUNE 30, 2019**

	Current Month	Year to Date
REVENUES		
Interest	\$ 672	\$ 3,125
Total revenues	<u>672</u>	<u>3,125</u>
EXPENDITURES		
Interest	-	61,110
Underwriter's discount	-	94,500
Cost of issuance	-	103,110
Total expenditures	<u>-</u>	<u>258,720</u>
Excess/(deficiency) of revenues over/(under) expenditures	672	(255,595)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	725,340
Original issue discount	-	(75,600)
Total other financing sources/(uses)	<u>-</u>	<u>649,740</u>
Net change in fund balances	672	394,145
Fund balance - beginning	393,473	-
Fund balance - ending	<u>\$ 394,145</u>	<u>\$ 394,145</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 JUNE 30, 2019**

	Current Month	Year to Date
REVENUES		
Interest	\$ 455	\$ 2,044
Total revenues	<u>455</u>	<u>2,044</u>
EXPENDITURES		
Interest	-	28,534
Underwriter's discount	-	44,125
Cost of issuance	-	48,145
Total expenditures	<u>-</u>	<u>120,804</u>
Excess/(deficiency) of revenues over/(under) expenditures	455	(118,760)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	421,050
Original issue discount	-	(35,300)
Total other financing sources/(uses)	<u>-</u>	<u>385,750</u>
Net change in fund balances	455	266,990
Fund balance - beginning	266,535	-
Fund balance - ending	<u>\$ 266,990</u>	<u>\$ 266,990</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 JUNE 30, 2019**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 1,370
Total revenues	<u>2</u>	<u>1,370</u>
EXPENDITURES		
Capital outlay	-	2,053,540
Total expenditures	<u>-</u>	<u>2,053,540</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	(2,052,170)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	2,053,540
Total other financing sources/(uses)	<u>-</u>	<u>2,053,540</u>
Net change in fund balances	2	1,370
Fund balances - beginning	1,368	-
Fund balances - ending	<u>\$ 1,370</u>	<u>\$ 1,370</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019A
FOR THE PERIOD ENDED JUNE 30, 2019**

	Current Month	Year to Date
REVENUES		
Interest	\$ 7,128	\$ 30,695
Total revenues	<u>7,128</u>	<u>30,695</u>
EXPENDITURES		
Capital outlay	-	641,861
Total expenditures	<u>-</u>	<u>641,861</u>
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	3,054,661
Total other financing sources/(uses)	<u>-</u>	<u>3,054,661</u>
Net increase/(decrease), fund balance	7,128	2,443,495
Beginning fund balance	<u>2,436,367</u>	<u>-</u>
Ending fund balance	<u><u>\$ 2,443,495</u></u>	<u><u>\$ 2,443,495</u></u>

**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 JUNE 30, 2019**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	1,343,950
Total other financing sources/(uses)	-	1,343,950
Net increase/(decrease), fund balance	-	1,343,950
Beginning fund balance	1,343,950	-
Ending fund balance	<u>\$ 1,343,950</u>	<u>\$ 1,343,950</u>

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

12

DRAFT

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

The Hunter's Ridge Community Development District No. 1 Board of Supervisors held a Regular Meeting on June 6, 2019 at 3:30 p.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137.

Present at the meeting were:

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

Also present were:

Howard McGaffney	District Manager
Mark Watts (via telephone)	District Counsel
Randy Hudak	District Engineer
Carol Hodak	Resident
Katherine Dockery	Resident
John J. Dockery Jr.	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 3:32 p.m. Supervisors Lefkowitz, Lichtigman, Hall and Thompson were present in person. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-09, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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

Mr. McGaffney presented Resolution 2019-09. He reviewed the proposed Fiscal Year 2020 budget line item increases, decreases, adjustments, additions and/or deletions, compared to the Fiscal Year 2019 budget, and discussed the reasons for any changes. The Board and Staff discussed Supervisor compensation, District Staff fee increases, electrical expenditures, CDD versus HOA responsibilities, on-roll versus off-roll assessments, building fund balance, bond issuance, the Debt Service, capitalized interest and the assessment summary.

The Public Hearing date was changed from August 22 to August 15, 2019.

On MOTION by Mr. Lichtigman and seconded by Mr. Thompson, with all in favor, Resolution 2019-09, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2019 at 3:30 p.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Vacant Seat 4;
Term Expires November 2020**

- **Administration of Oath of Office to Newly Appointed Supervisor**
 - **Designation of Newly Appointed Supervisor as Assistant Secretary**

There were no nominations; this item was tabled to the next meeting.

FIFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2019**

Mr. McGaffney presented the Unaudited Financial Statements as of April 30, 2019.

On MOTION by Mr. Thompson and seconded by Ms. Hall, with all in favor, the Unaudited Financial Statements as of April 30, 2019, were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

- A. January 10, 2019 Public Hearings and Regular Meeting**
- B. March 14, 2019 Special Meeting**

Mr. McGaffney presented the January 10, 2019 Public Hearings and Regular Meeting and the March 14, 2019 Special Meeting Minutes.

On MOTION by Mr. Lefkowitz and seconded by Ms. Hall, with all in favor, the January 10, 2019 Public Hearings and Regular Meeting and the March 14, 2019 Special Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Lefkowitz stated that Mr. Thompson's subdivision is an active development that will be completed prior to the end of the calendar year and the 14 property owners there have a debt obligation under that bond, which is separate from the Hunter's Ridge bond.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

Mr. Watts would continue to review and execute individual funding requests in light of the ongoing construction work occurring within the District's boundaries.

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

There being no report, the next item followed.

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

i. 60 Registered Voters in District as of April 15, 2019

There were 60 registered voters residing within the District as of April 15, 2019.

In response to Mr. Lefkowitz' question, Mr. Watts stated that the Series 2019 bonds include both the Woods and Villas communities, which were already platted.

ii. NEXT MEETING DATE: August 22, 2019 at 3:30 P.M.

The August 22, 2019 meeting was cancelled; the next meeting will be held on August 15, 2019 at 3:30 p.m.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

A resident asked if there was a connection between Deerfield Estates and the CDD. Mr. Lefkowitz stated that Deerfield Estates is a 14-lot section that is being developed by Mr.

Thompson and is a separate bond issue, where the obligations fall strictly on the 14 individual owners. The CDD and Deerfield Estates are two distinct operations; however, the bonds for both entities were sold together, for efficiency. Mr. Watts clarified that they are all part of the Series 2019 Series bonds, part of Assessment Area #2, and labeled Parcel F in the bond issue as a separate allocation of funds from the bond revenues. Discussion ensued regarding Parcel F and the bond debt.

In response to a question regarding the increase in legal advertising, Mr. McGaffney stated the \$10,000 expended in Fiscal Year 2019 was to meet the legal requirements, in terms of noticing the property owners of the debt assessment, public hearings and the bond issuance. Discussion ensued regarding the True-up Agreement, the number of platted lots in Assessment Areas #1 and #2, Truth in Millage (TRIM) notice requirements, debt service assessments and on-roll versus off-roll assessments. The consensus was to request an assessment calculation from Mr. Szymonowicz and for Management to report the findings at the next meeting.

TENTH ORDER OF BUSINESS**Adjournment**

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

On MOTION by Mr. Lefkowitz and seconded by Ms. Hall with all in favor, the meeting adjourned at approximately 4:57 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair