

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

May 28, 2024

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

**AGENDA
LETTER**

Hunter's Ridge Community Development District No. 1

OFFICE OF THE DISTRICT MANAGER

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

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

May 21, 2024

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

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

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on May 28, 2024 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Thomas Mehegan [Seat 1]
4. Discussion: Interested Candidates
 - A. John Ford
 - B. Julie Kowalski
 - C. Stuart Weston
5. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2024*
 - Administration of Oath of Office (*the following will also be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
6. Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date

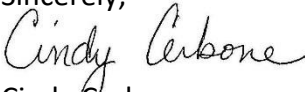
7. Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that Flagler County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
8. Consideration of Resolution 2024-03, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date
9. Consideration of Resolution 2024-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
10. Consideration of Resolution 2024-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date
11. Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
12. Discussion: Missing Sidewalks
13. Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
14. Ratification of Lawn Enforcement Agency, Inc. Landscape Management Program
15. Acceptance of Unaudited Financial Statements as of April 30, 2024
16. Approval of August 22, 2023 Public Hearings and Regular Meeting Minutes
17. Other Business
18. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Zev Cohen & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 27, 2024 at 11:30 AM
 - QUORUM CHECK

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

19. Board Members' Comments/Requests
20. Public Comments
21. Adjournment

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

Sincerely,

 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Hunter's Ridge Community Development District No. 1
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Thomas R. Mehegan
Printed Name

Date: May 21, 2024
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Hunter's Ridge Community Development District No 1*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyvardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Thomas R. Mehegan
Signature

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4A

I have a BS in electrical engineering from the University of Notre Dame and a MS from MIT. I worked for 39 years for a defense/aerospace company.

For the seven years prior to purchasing a villa in Huntington Village I was on the Board of the condominium where we lived. For the last five of those years I was the treasurer. As a member of the board, I was involved with evaluating all of the material aspects of the 10 story building and making decisions regarding necessary maintenance, repairs and upgrades. As treasurer I monitored the day to day finances, evaluated the future obligations and cash flow (think Reserve Advisors), and was instrumental in preparing the annual budget.

Although my engineering experience is not civil engineering, I believe that it has given me an attention to detail and discrepancies.

If you need any more information, please feel free to contact me.

John Ford

12 Finch Walk Road

Ormond Beach, FL 32174

508-308-7818

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4B

Contact

2487659664 (Mobile)
juliek@creativepa.com

www.linkedin.com/in/julieakowalski
(LinkedIn)

Top Skills

Customer Engagement
Blended Learning
Performance Consulting

Certifications

Learning Paths Consultant
Adapting Traditional Classroom
Design for Virtual Instruction
TypeCoach Certified Professional
DiSC Behavioral Styles
Denison Organizational Culture
Survey Certification

Publications

Staying Calm Amid Global Jitters

Julie Kowalski

Coach, Mentor, and Transformational Sherpa helping leaders change the story about what's possible for their career, people, and company.

Ormond Beach, Florida, United States

Summary

I will not respond to people who pursue a connection and immediately attempt to sell me something. Bait and switch is on my naughty list.

I'm a professional problem-solver with 30+ years of experience helping leaders who are stuck, overwhelmed, or resource-challenged change the story about what's possible for their business.

You'll typically find me working "in the trenches" with leaders who recognize their people need something from them but aren't exactly sure what it is or how to deliver it. I equip them to improve their bottom line and re-boot employee morale by helping them create happy, inspired, highly productive workplaces.

My clients are leaders like Sara, the CFO at a 200-employee manufacturing company experiencing major disruption because of relentless turnover. Their revolving door created formidable chaos; production was down, quality was compromised, and EVERYONE was burned out. Although Sara was brilliant at her "day job", she had hit the wall trying to crack the code to THIS problem, and reached out for help.

Through our eight-month partnership, we devised solutions that reduced absenteeism by nearly 50% and dramatically improved moral. The chaos gave way to optimism and stability, driving production to first-time highs and reducing scrap rates to all-time lows. In addition to all that great stuff, they were also able to eliminate mandatory overtime and three overtime production shifts.

To Sara's delight, they achieved ROI in just a few months and continue to enjoy exponential improvements in both profits, morale, and company valuation.

Clients like Sara tell me they appreciate my talent for helping them see things they can't see through their own filters, my ability to identify potential and bring out the best in people, and my relentless commitment to their success.

They call on me when they need:

- Fresh eyes on a problem and a clear path for moving forward
- Insight into blind spots and untapped potential
- Trusted performance improvement advice, expertise, and resources
- World-class implementation support

If you're a like-minded person, let's connect. I'm a huge fan of collaboration and paying it forward.

If you'd like to explore how I can help support your business, let's have a conversation.

You can reach me at juliek@creativepa.com or 248-765-9664.

Experience

Creative Partnerships Inc.
Founder, Chief Performance Strategist
November 1986 - Present (37 years 7 months)
Metro Detroit, MI

Xerox
Senior Design Strategist
May 2008 - December 2008 (8 months)
Troy, MI (telecommute)

This was a full-time temporary position.

Designed, developed and launched a blended-learning curriculum to train new staff for an out-sourced HR call center in Barcelona, Spain. Developed CBT and classroom learning tools and measurements. Supervised internal staff facilitating on-site training. Delivered ramp-up training and provided on-site

observation, process improvements, and coaching. Call Center performance ratings exceeded company standard by week two.

Plante Moran, LLP

Practice Unit Leader

January 1998 - December 1999 (2 years)

Launched and managed a new Learning & Performance Services Practice.

Established a business model and infrastructure to launch three major services during the first 18 months of operation. Responsible for business development, operations, financials, and team leadership.

Education

Oakland University

BS, Human Resource Development · (1977 - 1982)

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4C

Stuart Weston
34 Heron Wing Drive
Ormond Beach, Fla 32174
727-204-3445
floridariskmanager@gmail.com

Education -

JD, Michigan State University College of Law
MBA, Indiana N. University
BBA, Eastern Michigan University

National Certifications -

ARM, Risk Management

Licenses -

Attorney at Law, Emeritus status, Master Lawyer designation

Work Experience - FT/PT

30+ yrs, Licensed Attorney-at-Law, Michigan (concurrent with other employment)

15 yrs, Hospital Chief Executive Officer (CEO), Michigan

9 yrs, Director, Risk Management and Insurance (large Florida Public School System)

2 yrs, COO, Healthcare Professional Association Management
Company, Fl

7 yrs (PT), Inspector, Florida Board of Medicine (concurrent)

12+yrs (PT), College Professor (concurrent), Fl and Michigan

20+ yrs (PT), Healthcare and Risk Management Consultant, Fl

HOA Experience -

Currently, Board member, Huntington Village Residents Association, Ormond Beach,
Fl

7 yrs, President, Cambridge Mills HOA, Pensacola, Fl

8 yrs, Treasurer, Grand Caribbean HOA, Perdido Key, Fl

2 yrs, VP, Huntington Trails HOA, Safety Harbor, Fl

Other Professional Experience -

President, Public Risk and Insurance Management Association, (PRIMA), Fl

President, Bay Area Group on Health (BAGOH). Fl

Advisory Council, Business Baccalaureate Degree Program, Pensacola State College

Presenter at numerous Regional and National Professional Association Educational Conferences

National Finalist, Employee Benefits Professional of the Year, RIMS

National Honorable mention, "Return to Work Program", PRIMA

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5A

MEMORANDUM

To: Board of Supervisors

From: District Manager

Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

The purpose of this memorandum is to remind our clients of new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the 2023 Legislative Session. **The new requirements will apply in 2024.**

What is required and when is the deadline?

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to on-demand courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. There may also be the ability to include training within your existing Board meeting schedule.

Free Ethics Law Training

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)

Click here: [Kinetic Ethics](#)

Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction

Click here: [Business and Employment Conflicts](#)

Gifts (50 minutes)

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

Voting Conflicts - Local Officers (58 minutes)¹

Click here: [Voting Vertigo](#)

Free Sunshine/Public Records Law Training

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

Other Training Options**4- Hour Course**

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

CLE Course

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

Form 1 Submittal Changes.

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

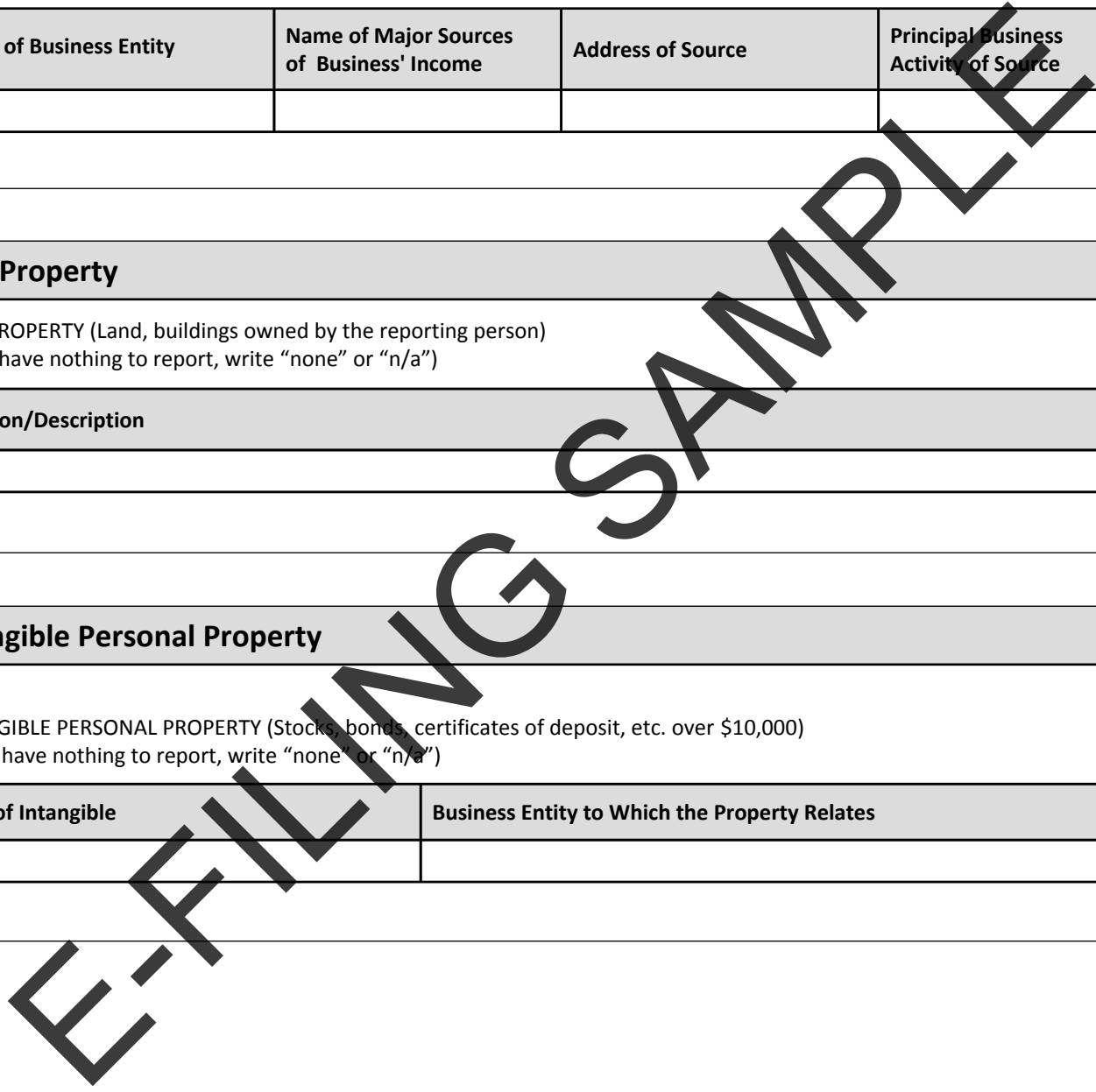
REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates



2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5B

BOARD OF SUPERVISORS

MEMBERSHIP, OBLIGATIONS AND RESPONSIBILITIES

A Community Development District (“District”) is a special-purpose unit of local government which is established pursuant to and governed by Chapter 190, Florida Statutes.

The Board

The Community Development District (“District”) is governed by a five (5)-member Board of Supervisors (“Board”). Member of the Board “Supervisor(s)” are elected in accordance with Section 190.006, F.S., either upon a one (1)-vote per one (1)-acre basis (“landowner voting”) or through traditional elections (“resident voting”), depending upon the number of registered voters in the District and the length of time which has passed since the establishment of the District.

A CDD Board typically meets once per month, but may meet more often if necessary. Board meetings typically last from one (1) to three (3) hours, depending upon the business to be conducted by the Board. Prior to the meeting, each Supervisor is supplied with an agenda package which will contain the documents pertaining to the business to be considered by the Board at a particular meeting. A Supervisor should be willing to spend time reviewing these packages prior to each meeting, and may consult with District Staff (General Counsel, Management, Engineering, etc.) concerning the business to be addressed.

Qualifications of Supervisors

Each Supervisor must be a resident of the state of Florida and a citizen of the United States. Once a District has transitioned to resident voting, Supervisors must also be residents of the District.

Compensation

By statute, Board Members are entitled to be paid \$200 per meeting for their service, up to an annual cap of \$4,800 per year. To achieve the statutory cap, the District would have to meet twice each month, which is rare.

Sometimes Supervisors who are employees of the primary landowner waive their right to compensation, although this is not always the case.

Responsibilities of Supervisors

The position of Supervisor is that of an elected local public official. It is important to always remember that serving as an elected public official of a District carries with it certain restrictions and obligations. Each Supervisor, upon taking office, must subscribe to an oath of office acknowledging that he/she is a public officer, and as a recipient of public funds, a supporter of the constitutions of the State of Florida and of the United States of America.

Each Supervisor is subject to the same financial disclosure requirements as any other local elected official and must file a Statement of Financial Interests disclosing

sources of income, assets, debts, and other financial data, with the Supervisor of Elections in the County where he/she resides.

A Supervisor must act in accordance with the Code of Ethics for Public Officers and Employees, codified at Part III, Chapter 112, F.S., which addresses acceptance of gifts, conflicts of interest, etc. By law, it is not a conflict of interest for an employee of the developer to serve on a CDD Board of Supervisors.

Since a District is a unit of local government, the Sunshine Law (Chapter 286, F.S.) applies to Districts and to the Supervisors who govern them. In brief, the Sunshine Law states that two(2) or more Supervisors may never meet outside of a publicly noticed meeting of the Board and/to discuss District business.

Florida's Public Records Law (Chapter 119, F.S.) also applies to Districts and Supervisors. All records of the District, and the records of each individual Supervisor relating to the District, are public records. As such, any member of the public may inspect them upon request. Supervisors are therefore urged to keep any District records or documents in a separate file to allow ease of access by the public or press.

Conclusion

The position of Supervisor of a Community Development District is an important one, requiring both the time and the dedication to fulfill the responsibilities of a position of public trust. It should not be undertaken lightly. Each new Supervisor should enter office fully cognizant of the ethical, legal, and time requirements which are incumbent upon those who serve as Supervisors.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5C

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2024

State of Florida
COMMISSION ON ETHICS

Ashley Lukis, *Chair*
Tallahassee

Michelle Anchors, *Vice Chair*
Fort Walton Beach

William P. Cervone
Gainesville

Tina Descovich
Indialantic

Freddie Figgers
Fort Lauderdale

Luis M. Fusté
Coral Gables

Wengay M. Newton, Sr.
St. Petersburg

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.]

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly

were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. *Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. *FORM 1 - Limited Financial Disclosure*

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other

than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

V. PENALTIES

A. *Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. *Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000*, and triple the value of a gift received from a political committee.

C. *Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

*Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. *Who Can Request an Opinion*

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. *How to Request an Opinion*

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. *How to Obtain Published Opinions*

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. *Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. *Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. *Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report

with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), and commissioners of community development districts are required to receive a total of four hours training, per calendar year, in the area of ethics, public

records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5D

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY COUNTY	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED	NAME OF POLITICAL SUBDIVISION:
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

6

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective May 28, 2024:

- _____ is elected Chair
- _____ is elected Vice Chair
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 28, 2024:

Thomas Mehegan Assistant Secretary

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeffrey Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 28TH DAY OF MAY, 2024.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

7

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE FLAGLER COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Flagler County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by John J Dockery, Jr., and Seat 4, currently vacant, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of May, 2024.

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

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hunter's Ridge Community Development District No. 1 ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Flagler County Supervisor of Elections located at Government Services Building, 1769 E. Moody Boulevard, Building 2, Suite 101, Bunnell, FL 32110 Ph: (386) 313-4170. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Hunter's Ridge Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Flagler County Supervisor of Elections.

Publish on or before May 27, 2024.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

8

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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 District's Board of Supervisors ("**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 provisions of Chapter 286, Florida Statutes; and

WHEREAS, the effective date of Ordinance No. 2014-01 creating the District was the 21st day of April, 2014; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect one (1) supervisor of the District, shall be held on the ___ day of November, 2024 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 28, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF MAY, 2024.

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

ATTEST:

Chair/Vice Chair, Board of Supervisors

Secretary/Assistant Secretary

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS
OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notice is hereby given to the public and all landowners within Hunter's Ridge Community Development District No. 1 (the "District") in Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2024
TIME: 11:30 a.m.
PLACE: Flagler County Government Services Building
1769 E. Moody Blvd., Building. 2
Bunnell, Florida 32110

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, during normal business hours. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November __, 2024**

TIME: **11:30 a.m.**

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

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election (1) by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
FLAGLER COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hunter’s Ridge Community Development District No. 1 to be held at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110, on November __, 2024, at 11:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
---------------------------	----------------	-------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above, the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
FLAGLER COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2024**

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4)-year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hunter's Ridge Community Development District No. 1 and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
2.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

9

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 23, 2022, the Board of Supervisors ("Board") of the Hunter's Ridge Community Development District No. 1 ("District"), adopted a Budget for Fiscal Year 2022/2023; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 28th day of May, 2024.

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
AMENDED BUDGET
FISCAL YEAR 2023**

**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 2023**

	Adopted Budget FY 2023	Change	Amended Budget FY 2023
REVENUES			
Assessment levy: on-roll - gross	\$ 87,914	\$ -	\$ 87,914
Allowable discounts (4%)	(3,517)	-	(3,517)
Assessment levy: on-roll - net	84,397	-	84,397
Assessment levy: off-roll	984	(984)	-
Total revenues	<u>85,381</u>	<u>(984)</u>	<u>84,397</u>
EXPENDITURES			
Supervisors	4,000	-	4,000
Management/accounting/recording	42,000	-	42,000
Legal	7,500	-	7,500
Engineering	5,000	-	5,000
Engineering - stormwater reporting	-	-	-
Audit	5,000	-	5,000
Arbitrage rebate calculation	1,250	-	1,250
Dissemination agent	1,000	-	1,000
Trustee	9,950	-	9,950
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,500	-	1,500
Annual special district fee	175	-	175
Insurance	7,100	-	7,100
Contingencies	500	-	500
Website: Hosting	705	-	705
Website: ADA compliance	210	-	210
Property taxes	632	-	632
Tax collector	1,758	-	1,758
Total expenditures	<u>89,480</u>	<u>-</u>	<u>89,480</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,099)	(984)	(5,083)
Fund balance - beginning (unaudited)	32,332	-	32,332
Fund balance - ending			
Committed:			
Working capital	27,695	-	27,695
Unassigned	538	-	538
Fund balance - ending (projected)	<u>\$ 28,233</u>	<u>\$ (984)</u>	<u>\$ 27,249</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,000
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during this fiscal year.</p>	
Management/accounting/recording	42,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	7,500
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	9,950
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,100
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website: Hosting	705
Website: ADA compliance	210
Property taxes	632
Tax collector	1,758
Total expenditures	<u><u>\$ 89,480</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Adopted Budget FY 2023	Change	Amended Budget FY 2023
REVENUES			
Assessment levy: on-roll - gross	\$ 146,309	\$ -	\$ 146,309
Allowable discounts (4%)	(5,852)	-	(5,852)
Assessment levy: on-roll - net	140,457	-	140,457
Off-roll assessment levy	3,976	(3,976)	-
Total revenues	144,433	(3,976)	140,457
EXPENDITURES			
Debt service			
Principal	35,000	-	35,000
Interest	101,056	-	101,056
Total debt service	136,056	-	136,056
Other fees & charges			
Tax collector	2,926	-	2,926
Total other fees & charges	2,926	-	2,926
Total expenditures	138,982	-	138,982
Excess/(deficiency) of revenues over/(under) expenditures	5,451	(3,976)	1,475
Fund balance - beginning (unaudited)	172,363	-	172,363
Fund balance - ending (projected)	177,814	(3,976)	173,838
Use of fund balance			
Debt service reserve balance (required)	(77,606)	3,976	(77,606)
Principal and Interest expense - November 1, 2023	(90,178)	-	(90,178)
Projected fund balance surplus/(deficit) as of September 30, 2023	\$ 10,030	\$ -	\$ 6,054

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

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2022	35,000.00		4.000%	50,878.13	85,878.13
05/01/2023	-			50,178.13	50,178.13
11/01/2023	40,000.00		4.000%	50,178.13	90,178.13
05/01/2024	-			49,378.13	49,378.13
11/01/2024	40,000.00		4.000%	49,378.13	89,378.13
05/01/2025	-			48,578.13	48,578.13
11/01/2025	40,000.00		4.250%	48,578.13	88,578.13
05/01/2026	-			47,728.13	47,728.13
11/01/2026	45,000.00		4.250%	47,728.13	92,728.13
05/01/2027	-			46,771.88	46,771.88
11/01/2027	45,000.00		4.250%	46,771.88	91,771.88
05/01/2028	-			45,815.63	45,815.63
11/01/2028	45,000.00		4.250%	45,815.63	90,815.63
05/01/2029	-			44,859.38	44,859.38
11/01/2029	50,000.00		4.250%	44,859.38	94,859.38
05/01/2030	-			43,796.88	43,796.88
11/01/2030	50,000.00		5.000%	43,796.88	93,796.88
05/01/2031	-			42,546.88	42,546.88
11/01/2031	55,000.00		5.000%	42,546.88	97,546.88
05/01/2032	-			41,171.88	41,171.88
11/01/2032	55,000.00		5.000%	41,171.88	96,171.88
05/01/2033	-			39,796.88	39,796.88
11/01/2033	60,000.00		5.000%	39,796.88	99,796.88
05/01/2034	-			38,296.88	38,296.88
11/01/2034	65,000.00		5.000%	38,296.88	103,296.88
05/01/2035	-			36,671.88	36,671.88
11/01/2035	65,000.00		5.000%	36,671.88	101,671.88
05/01/2036	-			35,046.88	35,046.88
11/01/2036	70,000.00		5.000%	35,046.88	105,046.88
05/01/2037	-			33,296.88	33,296.88
11/01/2037	75,000.00		5.000%	33,296.88	108,296.88
05/01/2038	-			31,421.88	31,421.88
11/01/2038	75,000.00		5.000%	31,421.88	106,421.88
05/01/2039	-			29,546.88	29,546.88
11/01/2039	80,000.00		5.000%	29,546.88	109,546.88
05/01/2040	-			27,546.88	27,546.88
11/01/2040	85,000.00		5.125%	27,546.88	112,546.88
05/01/2041	-			25,368.75	25,368.75
11/01/2041	90,000.00		5.125%	25,368.75	115,368.75
05/01/2042	-			23,062.50	23,062.50
11/01/2042	95,000.00		5.125%	23,062.50	118,062.50
05/01/2043	-			20,628.13	20,628.13
11/01/2043	100,000.00		5.125%	20,628.13	120,628.13
05/01/2044	-			18,065.63	18,065.63
11/01/2044	105,000.00		5.125%	18,065.63	123,065.63
05/01/2045	-			15,375.00	15,375.00
11/01/2045	110,000.00		5.125%	15,375.00	125,375.00
05/01/2046	-			12,556.25	12,556.25
11/01/2046	115,000.00		5.125%	12,556.25	127,556.25
05/01/2047	-			9,609.38	9,609.38

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2047	120,000.00		5.125%	9,609.38	129,609.38
05/01/2048	-			6,534.38	6,534.38
11/01/2048	125,000.00		5.125%	6,534.38	131,534.38
05/01/2049	-			3,331.25	3,331.25
11/01/2049	130,000.00		5.125%	3,331.25	133,331.25
Total	\$2,065,000.00			\$1,784,840.85	\$3,849,840.85

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019A
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 236,824				\$ 294,894
Allowable discounts (4%)	(9,473)				(11,796)
Assessment levy: on-roll - net	227,351	\$ 206,486	\$ 20,865	\$ 227,351	283,098
Off-roll assessment levy	54,585	-	54,585	54,585	-
Interest	-	12	-	12	-
Total revenues	281,936	206,498	75,450	281,948	283,098
EXPENDITURES					
Debt service					
Principal	50,000	50,000	-	50,000	55,000
Interest	222,300	111,900	110,400	222,300	219,150
Total debt service	272,300	161,900	110,400	272,300	274,150
Other fees & charges					
Tax collector	4,736	4,130	606	4,736	5,898
Total other fees & charges	4,736	4,130	606	4,736	5,898
Total expenditures	277,036	166,030	111,006	277,036	280,048
Excess/(deficiency) of revenues over/(under) expenditures	4,900	40,468	(35,556)	4,912	3,050
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(32)	-	-	-
Total other financing sources/(uses)	-	(32)	-	-	-
Net increase/(decrease) in fund balance	4,900	40,436	(35,556)	4,912	3,050
Fund balance - beginning (unaudited)	445,547	445,227	485,663	445,227	450,139
Fund balance - ending (projected)	\$ 450,447	\$ 485,663	\$ 450,107	\$ 450,139	453,189
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2023					(163,750)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 12,239

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

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

Debt Service Schedule

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

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019A

\$3,780,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2047	230,000.00	6.000%	22,050.00	252,050.00
05/01/2048	-		15,150.00	15,150.00
11/01/2048	245,000.00	6.000%	15,150.00	260,150.00
05/01/2049	-		7,800.00	7,800.00
11/01/2049	260,000.00	6.000%	7,800.00	267,800.00
Total	\$3,680,000.00		\$3,898,500.00	\$7,578,500.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019B
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
REVENUES					
Off-roll assessment levy	\$ 105,900	\$ 18,891	\$ 71,634	\$ 90,525	\$ 41,100
Assessment prepayments	-	629,713	48,930	678,643	-
Interest	-	11	-	11	-
Total revenues	<u>105,900</u>	<u>648,615</u>	<u>120,564</u>	<u>769,179</u>	<u>41,100</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	360,000	500,000	860,000	-
Interest	105,900	49,125	41,400	90,525	41,100
Total debt service	<u>105,900</u>	<u>409,125</u>	<u>541,400</u>	<u>950,525</u>	<u>41,100</u>
Total expenditures	<u>105,900</u>	<u>409,125</u>	<u>541,400</u>	<u>950,525</u>	<u>41,100</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	239,490	(420,836)	(181,346)	-
Net increase/(decrease) in fund balance	-	239,490	(420,836)	(181,346)	-
Fund balance - beginning (unaudited)	176,181	341,447	580,937	341,447	160,101
Fund balance - ending (projected)	<u>\$ 176,181</u>	<u>\$ 580,937</u>	<u>\$ 160,101</u>	<u>\$ 160,101</u>	<u>160,101</u>
Use of fund balance					
Debt service reserve balance (required)					(105,900)
Principal and Interest expense - November 1, 2023					(20,550)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 33,651</u>

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

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-	-	20,550.00	20,550.00
05/01/2023	-	-	20,550.00	20,550.00
11/01/2023	-	-	20,550.00	20,550.00
05/01/2024	-	-	20,550.00	20,550.00
11/01/2024	-	-	20,550.00	20,550.00
05/01/2025	-	-	20,550.00	20,550.00
11/01/2025	-	-	20,550.00	20,550.00
05/01/2026	-	-	20,550.00	20,550.00
11/01/2026	-	-	20,550.00	20,550.00
05/01/2027	-	-	20,550.00	20,550.00
11/01/2027	-	-	20,550.00	20,550.00
05/01/2028	-	-	20,550.00	20,550.00
11/01/2028	-	-	20,550.00	20,550.00
05/01/2029	-	-	20,550.00	20,550.00
11/01/2029	-	-	20,550.00	20,550.00
05/01/2030	-	-	20,550.00	20,550.00
11/01/2030	-	-	20,550.00	20,550.00
05/01/2031	-	-	20,550.00	20,550.00
11/01/2031	-	-	20,550.00	20,550.00
05/01/2032	-	-	20,550.00	20,550.00
11/01/2032	685,000.00	6.000%	20,550.00	705,550.00
Total	\$685,000.00		\$487,650.00	\$1,172,650.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2023			GF & DSF	Fiscal Year 2022 Total
		GF	Series 2019	Series 2019A		
<u>Assessment Area One</u>						
70	SF 60'	261.65	1,558.26	-	1,819.91	1,820.73
49	Villa 35'	261.65	1,057.39	-	1,319.04	1,319.86
119						
<u>Assessment Area Two</u>						
101	Villa 35'	261.65	-	1,036.95	1,298.60	1,299.42
68	SF 60'	261.65	-	1,488.96	1,750.61	1,751.43
34	SF 75'	261.65	-	1,914.38	2,176.03	2,176.85
14	Estate	261.65	-	1,701.67	1,963.32	1,964.14
217						

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

10

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 22, 2023, the Board of Supervisors ("Board") of the Hunter's Ridge Community Development District No. 1 ("District"), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 28th day of May, 2024.

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
AMENDED BUDGETS
FISCAL YEAR 2024**

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

	Adopted Budget FY 2024	Change	Amended Budget FY 2024
REVENUES			
Assessment levy: on-roll - gross	\$ 87,874	\$ -	\$ 87,874
Allowable discounts (4%)	(3,515)	-	(3,515)
Assessment levy: on-roll - net	84,359	-	84,359
Assessment levy: off-roll	983	(983)	-
Total revenues	<u>85,342</u>	<u>(983)</u>	<u>84,359</u>
EXPENDITURES			
Supervisors	4,000	-	4,000
Management/accounting/recording	42,000	-	42,000
Legal	7,500	-	7,500
Engineering	2,500	-	2,500
Audit	5,000	-	5,000
Arbitrage rebate calculation	1,250	-	1,250
Dissemination agent	1,000	-	1,000
Trustee	9,950	-	9,950
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,500	-	1,500
Annual special district fee	175	-	175
Insurance	7,462	-	7,462
Contingencies	500	-	500
Website: Hosting	705	-	705
Website: ADA compliance	210	-	210
Property taxes	632	-	632
Tax collector	1,757	-	1,757
Total expenditures	<u>87,341</u>	<u>-</u>	<u>87,341</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,999)	(983)	(2,982)
Fund balance - beginning (unaudited)	88,810	-	88,810
Fund balance - ending			
Committed:			
Working capital	27,432	-	27,432
Capital improvement reserve	48,667	-	48,667
Unassigned	10,712	-	10,712
Fund balance - ending (projected)	<u>\$ 86,811</u>	<u>\$ (983)</u>	<u>\$ 85,828</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,000
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during this fiscal year.</p>	
Management/accounting/recording	42,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	7,500
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	9,950
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,462
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website: Hosting	705
Website: ADA compliance	210
Property taxes	632
Tax collector	1,757
Total expenditures	<u>\$ 87,341</u>

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

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

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

EXPENDITURES

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

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

	Adopted Budget FY 2024	Change	Amended Budget FY 2024
REVENUES			
Assessment levy: on-roll - gross	\$ 144,751	\$ -	\$ 144,751
Allowable discounts (4%)	(5,790)	-	(5,790)
Assessment levy: on-roll - net	138,961	-	138,961
Off-roll assessment levy	3,976	(3,976)	-
Total revenues	<u>142,937</u>	<u>(3,976)</u>	<u>138,961</u>
EXPENDITURES			
Debt service			
Principal	40,000	-	40,000
Interest	99,556	-	99,556
Total debt service	<u>139,556</u>	<u>-</u>	<u>139,556</u>
Other fees & charges			
Tax collector	2,895	-	2,895
Total other fees & charges	<u>2,895</u>	<u>-</u>	<u>2,895</u>
Total expenditures	<u>142,451</u>	<u>-</u>	<u>142,451</u>
Excess/(deficiency) of revenues over/(under) expenditures	486	(3,976)	(3,490)
Fund balance - beginning (unaudited)	181,181	-	181,181
Fund balance - ending (projected)	<u>181,667</u>	<u>(3,976)</u>	<u>177,691</u>
Use of fund balance			
Debt service reserve balance (required)	(77,606)		(77,606)
Principal and Interest expense - November 1, 2024	(89,378)		(89,378)
Projected fund balance surplus/(deficit) as of September 30, 2024	<u>\$ 16,148</u>		<u>\$ 10,707</u>

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

Debt Service Schedule

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

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019

\$2,350,000

Debt Service Schedule

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

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

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 294,894				\$ 293,857
Allowable discounts (4%)	(11,796)				(11,754)
Assessment levy: on-roll - net	283,098	\$ 258,149	\$ 24,949	\$ 283,098	282,103
Assessment lot closing	-	1,864	-	1,864	-
Interest	-	6,173	-	6,173	-
Total revenues	283,098	266,186	24,949	291,135	282,103
EXPENDITURES					
Debt service					
Principal	55,000	55,000	-	55,000	55,000
Interest	219,150	110,400	108,750	219,150	215,850
Total debt service	274,150	165,400	108,750	274,150	270,850
Other fees & charges					
Tax collector	5,898	5,163	735	5,898	5,877
Total other fees & charges	5,898	5,163	735	5,898	5,877
Total expenditures	280,048	170,563	109,485	280,048	276,727
Excess/(deficiency) of revenues over/(under) expenditures	3,050	95,623	(84,536)	11,087	5,376
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,424)	-	(4,424)	-
Total other financing sources/(uses)	-	(4,424)	-	(4,424)	-
Net increase/(decrease) in fund balance	3,050	91,199	(84,536)	6,663	5,376
Fund balance - beginning (unaudited)	450,139	451,864	543,063	451,864	458,527
Fund balance - ending (projected)	\$ 453,189	\$ 543,063	\$ 458,527	\$ 458,527	463,903
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2024					(167,100)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 19,603

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

Debt Service Schedule

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

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019A

\$3,780,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2047	230,000.00	6.000%	22,050.00	252,050.00
05/01/2048	-		15,150.00	15,150.00
11/01/2048	245,000.00	6.000%	15,150.00	260,150.00
05/01/2049	-		7,800.00	7,800.00
11/01/2049	260,000.00	6.000%	7,800.00	267,800.00
Total	\$3,625,000.00		\$3,679,350.00	\$7,304,350.00

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

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

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019B

\$1,765,000

Debt Service Schedule

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

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

On-Roll Assessments

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

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

11

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hunter’s Ridge Community Development District No. 1 (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 27, 2024
HOUR:	11:30 a.m.
LOCATION:	Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2 Bunnell, Florida 32110

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

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

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

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

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

PASSED AND ADOPTED THIS 28TH DAY OF MAY, 2024.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
PROPOSED BUDGET
FISCAL YEAR 2025**

**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 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 87,874				\$ 96,479
Allowable discounts (4%)	(3,515)				(3,859)
Assessment levy: on-roll - net	84,359	\$ 80,509	\$ 3,850	\$ 84,359	92,620
Interest & miscellaneous	-	43,000	27,300	70,300	-
Total revenues	<u>84,359</u>	<u>123,509</u>	<u>31,150</u>	<u>154,659</u>	<u>92,620</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,000	-	4,000	4,000	4,306
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	7,500	2,830	7,500	10,330	12,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	9,950	9,250	700	9,950	9,950
Telephone	200	100	100	200	200
Postage	500	80	420	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	-	175	175	175
Insurance	7,462	7,055	-	7,055	7,761
Contingencies	500	229	271	500	500
Website: hosting	705	705	-	705	705
Website: ADA compliance	210	210	-	210	210
Property taxes	632	-	632	632	632
Tax collector	1,757	1,610	147	1,757	1,930
Total expenditures	<u>87,341</u>	<u>44,319</u>	<u>45,445</u>	<u>89,764</u>	<u>92,619</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,982)	79,190	(14,295)	64,895	1
Fund balance - beginning (unaudited)	88,810	96,002	175,192	96,002	160,897
Fund balance - ending					
Committed:					
Working capital	27,432	27,432	27,432	27,432	28,976
Capital improvement reserve*	48,667	48,667	48,667	48,667	118,967
Unassigned	9,729	99,093	84,798	84,798	12,955
Fund balance - ending (projected)	<u>\$ 85,828</u>	<u>\$ 175,192</u>	<u>\$ 160,897</u>	<u>\$ 160,897</u>	<u>\$ 160,898</u>

*Related to Huntington Village Residents Association Agreement for Infrastructure Management and maintenance Services dated 02/06/20 in relation to the Full Reserve Study with Huntington Village Resident Owners Association dated 08/12/20.

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,306
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during this fiscal year.</p>	
Management/accounting/recording	42,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	12,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	9,950
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,761
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website: hosting	705
Website: ADA compliance	210
Property taxes	632
Tax collector	1,930
Total expenditures	<u>\$ 92,619</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SEWER LIFT STATION SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 6,685				\$ 11,364
Allowable discounts (4%)	(267)				(455)
Assessment levy: on-roll - net	6,418	\$ 6,125	\$ 293	\$ 6,418	10,909
Total revenues	6,418	6,125	293	6,418	10,909
EXPENDITURES					
Insurance	750	759	-	759	1,000
General repairs and maintenance	2,200	2,775	750	3,525	5,500
Contingencies	-	-	500	500	1,000
Tax collector	134	122	12	134	227
Total expenditures	3,084	3,656	1,262	4,918	7,727
Excess/(deficiency) of revenues over/(under) expenditures	3,334	2,469	(969)	1,500	3,182
Fund balance - beginning (unaudited)	-	-	2,469	-	1,500
Fund balance - ending					
Committed:					
Lift station project*	2,000	2,000	2,000	2,000	2,000
Working capital	1,334	1,334	1,334	1,334	2,682
Unassigned	-	(865)	(1,834)	(1,834)	-
Fund balance - ending (projected)	<u>\$ 3,334</u>	<u>\$ 2,469</u>	<u>\$ 1,500</u>	<u>\$ 1,500</u>	<u>\$ 4,682</u>

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

EXPENDITURES

Insurance	1,000
Lift station in Deerfield Trace	
General repairs and maintenance	5,500
Lawn Enforcement Agency - turf, edging, trimming, pruning, weed control and clean up at \$40 a month, \$480 annually. Your Environments Solution - \$340 for quarterly lift station inspections, \$1,360 annually, \$1,300 for cleaning of the lift station every 6 months, \$2,600 annually, \$1,000 per occurrence for pulling the pumps with a boom truck.	
Contingencies	1,000
Tax collector	<u>227</u>
Total expenditures	<u><u>\$ 7,727</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 144,751				\$ 144,751
Allowable discounts (4%)	(5,790)				(5,790)
Assessment levy: on-roll - net	138,961	\$ 132,619	\$ 6,342	\$ 138,961	138,961
Interest	-	4,285	-	4,285	-
Total revenues	138,961	136,904	6,342	143,246	138,961
EXPENDITURES					
Debt service					
Principal	40,000	40,000	-	40,000	40,000
Principal prepayment	-	55,000	-	55,000	-
Interest	99,556	49,672	49,884	99,556	94,188
Total debt service	139,556	144,672	49,884	194,556	134,188
Other fees & charges					
Tax collector	2,895	2,652	243	2,895	2,895
Total other fees & charges	2,895	2,652	243	2,895	2,895
Total expenditures	142,451	147,324	50,127	197,451	137,083
Excess/(deficiency) of revenues over/(under) expenditures	(3,490)	(10,420)	(43,785)	(54,205)	1,878
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	3,667	-	3,667	-
Transfer out	-	(1,916)	-	(1,916)	-
Total other financing sources/(uses)	-	1,751	-	1,751	-
Net increase/(decrease) in fund balance	1,951	(8,669)	(43,785)	(52,454)	1,878
Fund balance - beginning (unaudited)	181,181	237,808	229,139	237,808	185,354
Fund balance - ending (projected)	\$ 177,691	\$ 229,139	\$ 185,354	\$ 185,354	187,232
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2025					(46,694)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 62,932

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2024	40,000.00		4.000%	47,493.75	87,493.75
05/01/2025	-			46,693.75	46,693.75
11/01/2025	40,000.00		4.250%	46,693.75	86,693.75
05/01/2026	-			45,843.75	45,843.75
11/01/2026	40,000.00		4.250%	45,843.75	85,843.75
05/01/2027	-			44,993.75	44,993.75
11/01/2027	45,000.00		4.250%	44,993.75	89,993.75
05/01/2028	-			44,037.50	44,037.50
11/01/2028	45,000.00		4.250%	44,037.50	89,037.50
05/01/2029	-			43,081.25	43,081.25
11/01/2029	50,000.00		4.250%	43,081.25	93,081.25
05/01/2030	-			42,018.75	42,018.75
11/01/2030	50,000.00		5.000%	42,018.75	92,018.75
05/01/2031	-			40,768.75	40,768.75
11/01/2031	50,000.00		5.000%	40,768.75	90,768.75
05/01/2032	-			39,518.75	39,518.75
11/01/2032	55,000.00		5.000%	39,518.75	94,518.75
05/01/2033	-			38,143.75	38,143.75
11/01/2033	60,000.00		5.000%	38,143.75	98,143.75
05/01/2034	-			36,643.75	36,643.75
11/01/2034	60,000.00		5.000%	36,643.75	96,643.75
05/01/2035	-			35,143.75	35,143.75
11/01/2035	65,000.00		5.000%	35,143.75	100,143.75
05/01/2036	-			33,518.75	33,518.75
11/01/2036	65,000.00		5.000%	33,518.75	98,518.75
05/01/2037	-			31,893.75	31,893.75
11/01/2037	70,000.00		5.000%	31,893.75	101,893.75
05/01/2038	-			30,143.75	30,143.75
11/01/2038	75,000.00		5.000%	30,143.75	105,143.75
05/01/2039	-			28,268.75	28,268.75
11/01/2039	75,000.00		5.000%	28,268.75	103,268.75
05/01/2040	-			26,393.75	26,393.75
11/01/2040	80,000.00		5.125%	26,393.75	106,393.75
05/01/2041	-			24,343.75	24,343.75
11/01/2041	85,000.00		5.125%	24,343.75	109,343.75
05/01/2042	-			22,165.63	22,165.63
11/01/2042	90,000.00		5.125%	22,165.63	112,165.63
05/01/2043	-			19,859.38	19,859.38
11/01/2043	95,000.00		5.125%	19,859.38	114,859.38
05/01/2044	-			17,425.00	17,425.00
11/01/2044	100,000.00		5.125%	17,425.00	117,425.00
05/01/2045	-			14,862.50	14,862.50
11/01/2045	105,000.00		5.125%	14,862.50	119,862.50
05/01/2046	-			12,171.88	12,171.88
11/01/2046	110,000.00		5.125%	12,171.88	122,171.88
05/01/2047	-			9,353.13	9,353.13

Hunter's Ridge

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2047	115,000.00		5.125%	9,353.13	124,353.13
05/01/2048	-			6,406.25	6,406.25
11/01/2048	120,000.00		5.125%	6,406.25	126,406.25
05/01/2049	-			3,331.25	3,331.25
11/01/2049	130,000.00		5.125%	3,331.25	133,331.25
Total	\$1,915,000.00			\$1,521,543.79	\$3,436,543.79

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019A
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 293,857				\$ 293,857
Allowable discounts (4%)	(11,754)				(11,754)
Assessment levy: on-roll - net	282,103	\$ 269,227	\$ 12,876	\$ 282,103	282,103
Interest	-	10,794	-	10,794	-
Total revenues	<u>282,103</u>	<u>280,021</u>	<u>12,876</u>	<u>292,897</u>	<u>282,103</u>
EXPENDITURES					
Debt service					
Principal	55,000	55,000	-	55,000	60,000
Principal Prepayment	-	10,000	-	10,000	-
Interest	215,850	108,750	107,100	215,850	211,800
Total debt service	<u>270,850</u>	<u>173,750</u>	<u>107,100</u>	<u>280,850</u>	<u>271,800</u>
Other fees & charges					
Tax collector	5,877	5,385	492	5,877	5,877
Total other fees & charges	<u>5,877</u>	<u>5,385</u>	<u>492</u>	<u>5,877</u>	<u>5,877</u>
Total expenditures	<u>276,727</u>	<u>179,135</u>	<u>107,592</u>	<u>286,727</u>	<u>277,677</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,376	100,886	(94,716)	6,170	4,426
OTHER FINANCING SOURCES/(USES)					
Transfer In	-	10,964	-	10,964.00	-
Total other financing sources/(uses)	<u>-</u>	<u>10,964</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net increase/(decrease) in fund balance	5,376	111,850	(94,716)	6,170	4,426
Fund balance - beginning (unaudited)	458,527	480,866	592,716	480,866	487,036
Fund balance - ending (projected)	<u>\$ 463,903</u>	<u>\$ 592,716</u>	<u>\$ 498,000</u>	<u>\$ 487,036</u>	<u>491,462</u>
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2025					(105,000)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 109,262</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	60,000.00	6.000%	106,800.00	166,800.00
05/01/2025	-		105,000.00	105,000.00
11/01/2025	65,000.00	6.000%	105,000.00	170,000.00
05/01/2026	-		103,050.00	103,050.00
11/01/2026	70,000.00	6.000%	103,050.00	173,050.00
05/01/2027	-		100,950.00	100,950.00
11/01/2027	70,000.00	6.000%	100,950.00	170,950.00
05/01/2028	-		98,850.00	98,850.00
11/01/2028	75,000.00	6.000%	98,850.00	173,850.00
05/01/2029	-		96,600.00	96,600.00
11/01/2029	80,000.00	6.000%	96,600.00	176,600.00
05/01/2030	-		94,200.00	94,200.00
11/01/2030	85,000.00	6.000%	94,200.00	179,200.00
05/01/2031	-		91,650.00	91,650.00
11/01/2031	90,000.00	6.000%	91,650.00	181,650.00
05/01/2032	-		88,950.00	88,950.00
11/01/2032	95,000.00	6.000%	88,950.00	183,950.00
05/01/2033	-		86,100.00	86,100.00
11/01/2033	100,000.00	6.000%	86,100.00	186,100.00
05/01/2034	-		83,100.00	83,100.00
11/01/2034	110,000.00	6.000%	83,100.00	193,100.00
05/01/2035	-		79,800.00	79,800.00
11/01/2035	115,000.00	6.000%	79,800.00	194,800.00
05/01/2036	-		76,350.00	76,350.00
11/01/2036	120,000.00	6.000%	76,350.00	196,350.00
05/01/2037	-		72,750.00	72,750.00
11/01/2037	130,000.00	6.000%	72,750.00	202,750.00
05/01/2038	-		68,850.00	68,850.00
11/01/2038	135,000.00	6.000%	68,850.00	203,850.00
05/01/2039	-		64,800.00	64,800.00
11/01/2039	145,000.00	6.000%	64,800.00	209,800.00
05/01/2040	-		60,450.00	60,450.00
11/01/2040	155,000.00	6.000%	60,450.00	215,450.00
05/01/2041	-		55,800.00	55,800.00
11/01/2041	160,000.00	6.000%	55,800.00	215,800.00
05/01/2042	-		51,000.00	51,000.00
11/01/2042	170,000.00	6.000%	51,000.00	221,000.00
05/01/2043	-		45,900.00	45,900.00
11/01/2043	180,000.00	6.000%	45,900.00	225,900.00
05/01/2044	-		40,500.00	40,500.00
11/01/2044	195,000.00	6.000%	40,500.00	235,500.00
05/01/2045	-		34,650.00	34,650.00
11/01/2045	205,000.00	6.000%	34,650.00	239,650.00
05/01/2046	-		28,500.00	28,500.00
11/01/2046	215,000.00	6.000%	28,500.00	243,500.00
05/01/2047	-		22,050.00	22,050.00

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019A

\$3,780,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2047	230,000.00	6.000%	22,050.00	252,050.00
05/01/2048	-		15,150.00	15,150.00
11/01/2048	245,000.00	6.000%	15,150.00	260,150.00
05/01/2049	-		7,800.00	7,800.00
11/01/2049	260,000.00	6.000%	7,800.00	267,800.00
Total	\$3,560,000.00		\$3,452,400.00	\$7,012,400.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019B
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Off-roll assessment levy	\$ 22,800	\$ 4,698	\$ 18,102	\$ 22,800	\$ 8,100
Assessment lot closing	-	2,132	-	2,132	-
Assessment prepayments	-	71,081	-	71,081	-
Interest	-	4,411	-	4,411	-
Total revenues	<u>22,800</u>	<u>82,322</u>	<u>18,102</u>	<u>100,424</u>	<u>8,100</u>
EXPENDITURES					
Debt service					
Principal	-	40,000	-	40,000	-
Principal prepayment	-	110,000	-	110,000	-
Interest	22,800	10,050	12,750	22,800	8,100
Total expenditures	<u>22,800</u>	<u>160,050</u>	<u>12,750</u>	<u>172,800</u>	<u>8,100</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(77,728)	5,352	(72,376)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(1,319)	-	(1,319)	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,319)</u>	<u>-</u>	<u>(1,319)</u>	<u>-</u>
Net increase/(decrease) in fund balance	-	(79,047)	5,352	(73,695)	-
Fund balance - beginning (unaudited)	117,300	221,606	142,559	221,606	147,911
Fund balance - ending (projected)	<u>\$ 117,300</u>	<u>\$ 142,559</u>	<u>\$ 147,911</u>	<u>\$ 147,911</u>	<u>147,911</u>
Use of fund balance					
Debt service reserve balance (required)					(105,900)
Principal and Interest expense - November 1, 2025					(4,050)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 37,961</u>

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019B

\$1,765,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	4,050.00	4,050.00
05/01/2025	-	-	4,050.00	4,050.00
11/01/2025	-	-	4,050.00	4,050.00
05/01/2026	-	-	4,050.00	4,050.00
11/01/2026	-	-	4,050.00	4,050.00
05/01/2027	-	-	4,050.00	4,050.00
11/01/2027	-	-	4,050.00	4,050.00
05/01/2028	-	-	4,050.00	4,050.00
11/01/2028	-	-	4,050.00	4,050.00
05/01/2029	-	-	4,050.00	4,050.00
11/01/2029	-	-	4,050.00	4,050.00
05/01/2030	-	-	4,050.00	4,050.00
11/01/2030	-	-	4,050.00	4,050.00
05/01/2031	-	-	4,050.00	4,050.00
11/01/2031	-	-	4,050.00	4,050.00
05/01/2032	-	-	4,050.00	4,050.00
11/01/2032	135,000.00	6.000%	4,050.00	139,050.00
Total	\$1,765,000.00		\$83,850.00	\$398,850.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2025**

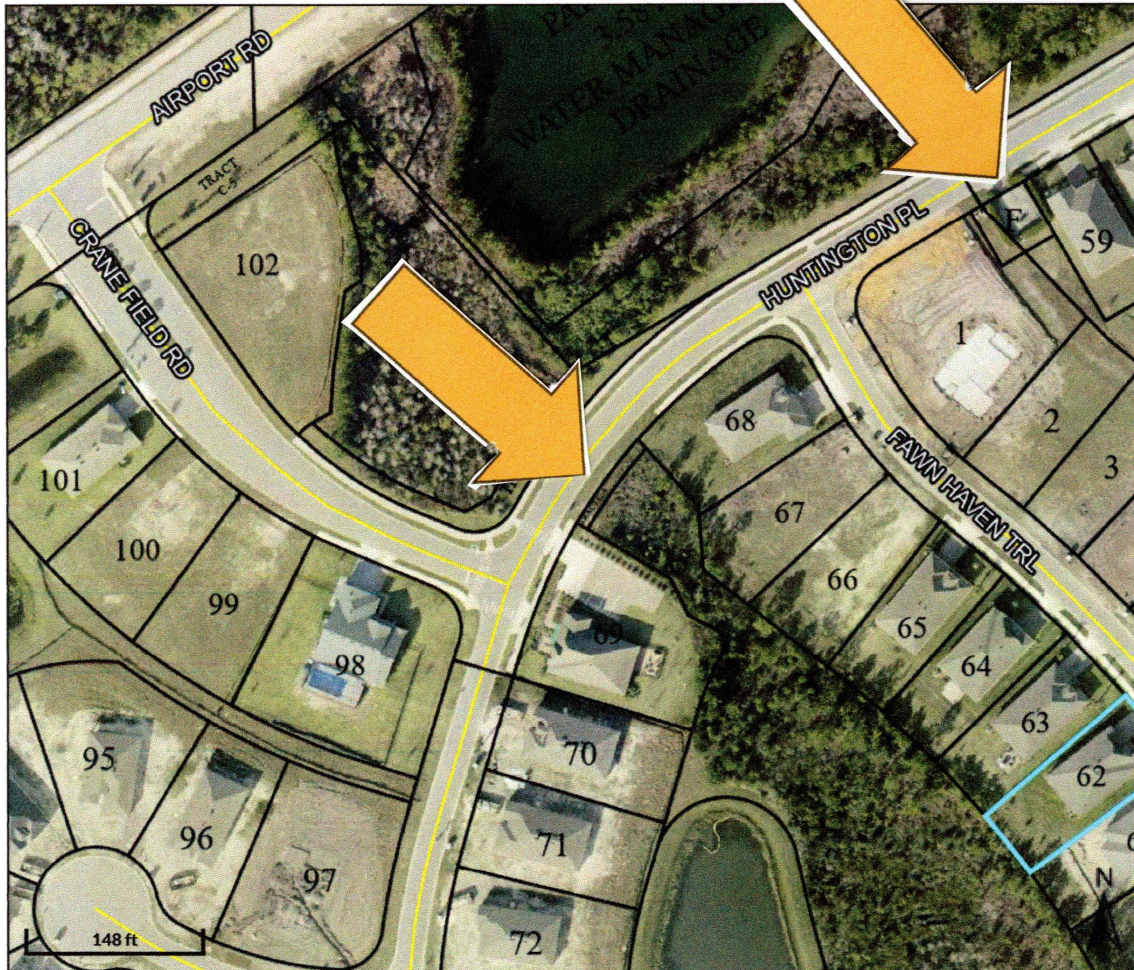
On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025				GF & DSF	Fiscal Year 2024 Total
		GF	SRF	Series 2019	Series 2019A		
<u>Assessment Area One</u>							
70	SF 60'	287.14	-	1,558.26	-	1,845.40	1,819.79
49	Villa 35'	287.14	-	1,057.39	-	1,344.53	1,318.92
119							
<u>Assessment Area Two</u>							
101	Villa 35'	287.14	-	-	1,036.95	1,324.09	1,298.48
68	SF 60'	287.14	-	-	1,488.96	1,776.10	1,750.49
34	SF 75'	287.14	-	-	1,914.38	2,201.52	2,175.91
14	Estate	287.14	811.70	-	1,701.67	2,800.51	2,440.71
217							

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

12

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Parcel ID	22-14-31-0254-00000-0620	Owner	CONFORTI MARK & DIANA FILOMENA H&W	Land Value	\$70,000	Last 2 Sales							
Prop ID	83919		14 FAWN HAVEN TRAIL	Ag Land Value	\$0	Date	10/31/2022	Price	\$402700	Reason	I	Qual	Q
Class Code	SINGLE FAMILY		ORMOND BEACH, FL 32174	Building Value	\$266,161	Date	1/25/2022	Price	\$506800	Reason	V	Qual	Q
Taxing District	8		14 FAWN HAVEN TRL	Misc Value	\$5,904								
GIS sqft	9,409.216	Physical Address		Just Value	\$342,065								
				Assessed Value	\$342,065								
				Exempt Value	\$342,065								
				Taxable Value	\$0								

Date created: 9/22/2023

Last Data Uploaded: 9/22/2023 8:10:26 AM

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HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

13

RESOLUTION 2024-07

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 2024/2025 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 2024/2025 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 28th day of May, 2024.

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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Flagler County Government Services Building 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November __, 2024	Landowners' Meeting	11:30 AM
May 27, 2025	Regular Meeting	11:30 AM
August 26, 2025	Public Hearing & Regular Meeting	11:30 AM

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

14

Lawn Enforcement Agency, Inc.

321 S. Bay Street
Bunnell, Florida 32110
(386) 672-3006 Office • (352) 336-7877 Fax

Landscape Management Program

This is an agreement made between Lawn Enforcement Agency, Inc., hereafter referred to as contractor, and Hunters Ridge #1 CDD located at the Deerfield Community, Ormond Beach, FL. hereafter referred to as client. The contractor agrees to perform landscape maintenance work as described in the exhibits and specifications attached and according to the following terms and conditions.

1. Commencement date and Completion: _____

A. **Program Service:** Every service the following will be completed for the lift station inside and outside.
Mowing: All turf areas will be mowed as necessary during the growing season to maintain a neat and attractive appearance at the proper height of 4" for St. Augustine turf. All turf areas will be thoroughly cleaned of debris prior to mowing and at no time will any excessive clippings be left on the surface after mowing. Turf areas will be inspected for insects and disease. St Augustine turf will be mowed bi-weekly April through October and monthly November through March. A total of twenty (20) Visits

B. **Blowing:** Parking lots, streets, sidewalks, and patios will be blown off each visit.

Cost Per visit = \$40.00 billed at the end of the month based on service received.

2. Insurance: The Contractor hereby agrees to maintain proper workers compensation and general liability to cover damage to property or injury on said property while performing the maintenance work. The client will be named as an additional insured.

Contractor:

MikeTroiano, Branch Manager

Signed: *Mike Troiano*

Date: 10-20-2023

Client

Signed: _____

[Handwritten Signature] 11/8/23
CHAIRMAN

Date: _____

[Handwritten mark]



MAINTENANCE SPECIFICATIONS WORKSHEET

•TURF AREAS

1. All turf areas will be mowed at proper height.
2. All turf areas will be thoroughly cleaned of debris
3. Turf areas will be inspected for insects and disease.

•EDGING

1. All plant beds, sidewalks, parking lots and roadways will be edged each visit during the summer and as needed in the winter.
2. Every effort to maintain bed size will be utilized.

•TRIMMING AND PRUNING

1. All shrubs and hedges will be maintained in a manicured fashion.
2. All palms up to 12' tall will be kept free of dead palm fronds and seed pods.
3. All crepe myrtles will be pruned back at the proper time.
4. Pampas grass will be cut back once a year.
5. All trees at the proper height will be pruned to maintain 8' clearance.
6. Seasonal pruning will be done at the proper time of year.

•WEED CONTROL

1. All weeds will be controlled by both mechanical and chemical means.
2. All beds, parking lots, and sidewalks will be maintained on a weed free basis.
3. All vines will be removed from plant material within property guidelines and buildings

•CLEAN UP

1. All parking lots, sidewalks, pool areas and patios will be blown off each visit.
2. Thatch on top of grass and in cracks on sidewalks will be blown free.
3. All large sticks in plants, plant beds and turf areas will be removed & piled neatly at curb.

All work done by Lawn Enforcement Agency, Inc. will be performed with a professional knowledge and commitment to excellence. All work listed above is considered basic service and will be done as needed during every visit to assure maximum quality. Lawn Enforcement Agency, Inc. will provide all labor, equipment and supplies necessary to perform the job properly and professionally. Lawn enforcement Agency, Inc. carries two-million-dollar contractor liability insurance and worker's compensation.

ADDITIONAL SERVICES

1. Landscape Design & Installation
2. Hardscape Design & Installation
3. Irrigation Design, Installation & Repair
4. Lawn Care/Pest Control
5. Landscape Lighting
6. Annual installation, mulching, sodding & Over-seeding

Weeds can only be controlled; not eliminated. Your maintenance quote requires that you maintain a minimum of 2" of mulch in your plant beds to guarantee no weed problems. Also, some weeds like dollar weed, hawks beard and some other broad leaf weeds can only be controlled through pre-emergent herbicides. For full guarantee of weed control we require that you get on our full program for lawn care and maintenance.



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

**UNAUDITED
FINANCIAL
STATEMENTS**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024**

	General Fund	Special Revenue Fund	Debt Service Series 2019	Debt Service Series 2019A	Debt Service Series 2019B	Capital Projects Series 2019	Capital Projects Fund 2019A	Total Governmental Funds
ASSETS								
Cash	\$ 195,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,543
Undeposited funds	27,300	-	-	-	-	-	-	27,300
Investments								
Revenue	-	-	148,199	278,387	6,281	-	-	432,867
Reserve	-	-	77,606	305,993	106,346	-	-	489,945
Prepayment	-	-	2,390	2,789	33,887	-	-	39,066
Bond Redemption 2019-Area 1	-	-	3,746	-	-	-	-	3,746
Bond Redemption 2019-Area 2	-	-	-	11,200	-	-	-	11,200
Construction 2019	-	-	-	-	-	1,956	-	1,956
Construction 2019A 2-D	-	-	-	-	-	-	520	520
Construction 2019A 2-E	-	-	-	-	-	-	850	850
Construction 2019A 2-F	-	-	-	-	-	-	5	5
General 2019A- Area 2	-	-	-	6,646	-	-	-	6,646
Due from general fund	-	2,310	-	-	-	-	-	2,310
Due from DSF 2019A	-	-	1,754	-	-	-	-	1,754
Total assets	<u>\$ 222,843</u>	<u>\$ 2,310</u>	<u>\$ 233,695</u>	<u>\$ 605,015</u>	<u>\$ 146,514</u>	<u>\$ 1,956</u>	<u>\$ 1,375</u>	<u>\$ 1,213,708</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ 3,642	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,642
Due to debt service fund 2019	-	-	-	1,754	-	-	-	1,754
Due to BADC	-	-	-	95	1	-	-	96
Due to Royal Lions Gate	10,470	-	-	-	-	-	-	10,470
Due to SRF	2,310	-	-	-	-	-	-	2,310
Unearned revenue	-	-	-	-	-	-	10,927	10,927
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>21,922</u>	<u>-</u>	<u>-</u>	<u>1,849</u>	<u>1</u>	<u>-</u>	<u>10,927</u>	<u>34,699</u>
Fund balances:								
Restricted for:								
Debt service	-	-	233,695	603,166	146,513	-	-	983,374
Capital projects	-	-	-	-	-	1,956	(9,552)	(7,596)
Committed:								
Unassigned	200,922	2,310	-	-	-	-	-	203,232
Total fund balances	<u>200,922</u>	<u>2,310</u>	<u>233,695</u>	<u>603,166</u>	<u>146,513</u>	<u>1,956</u>	<u>(9,552)</u>	<u>1,179,010</u>
Total liabilities and fund balances	<u>\$ 222,844</u>	<u>\$ 2,310</u>	<u>\$ 233,695</u>	<u>\$ 605,015</u>	<u>\$ 146,514</u>	<u>\$ 1,956</u>	<u>\$ 1,375</u>	<u>\$ 1,213,709</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,441	\$ 82,950	\$ 84,359	98%
Interest and miscellaneous	27,300	70,300	-	N/A
Total revenues	<u>29,741</u>	<u>153,250</u>	<u>84,359</u>	182%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,000	0%
Management/accounting/recording	3,500	24,500	42,000	58%
Legal	289	3,120	7,500	42%
Engineering	-	-	2,500	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	83	583	1,000	58%
Trustee	-	9,250	9,950	93%
Telephone	16	116	200	58%
Postage	20	100	500	20%
Printing & binding	42	292	500	58%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	-	175	0%
Insurance	-	7,055	7,462	95%
Contingencies	11	240	500	48%
Website	-	705	705	100%
ADA compliance	-	210	210	100%
Property taxes	-	-	632	0%
Tax collector	50	1,659	1,757	94%
Total expenditures	<u>4,011</u>	<u>48,330</u>	<u>87,341</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	25,730	104,920	(2,982)	
Fund balances - beginning	175,192	96,002	88,810	
Committed:				
Working capital	27,432	27,432	27,432	
Capital improvement reserve	48,667	48,667	48,667	
Unassigned	124,823	124,823	9,729	
Fund balances - ending	<u>\$ 200,922</u>	<u>\$ 200,922</u>	<u>\$ 85,828</u>	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD ENDED APRIL 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 186	\$ 6,310	\$ 6,418	98%
Total revenues	<u>186</u>	<u>6,310</u>	<u>6,418</u>	98%
EXPENDITURES				
Professional & administrative				
Insurance	-	759	750	101%
General repairs and maintenance	340	3,115	2,200	142%
Tax collector	4	126	134	94%
Total expenditures	<u>344</u>	<u>4,000</u>	<u>3,084</u>	130%
Excess/(deficiency) of revenues over/(under) expenditures	(158)	2,310	3,334	
Fund balances - beginning	2,468	-	5,668	
Committed:				
Lift station project	2,000	2,000	2,000	
Working capital	1,334	1,334	1,334	
Unassigned	976	976	7,668	
Fund balances - ending	<u>\$ 2,310</u>	<u>\$ 2,310</u>	<u>\$ 9,002</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,022	\$ 136,641	\$ 140,457	97%
Assessment levy: off-roll	-	-	3,976	0%
Interest	938	5,223	-	N/A
Total revenues	<u>4,960</u>	<u>141,864</u>	<u>144,433</u>	98%
EXPENDITURES				
Principal	-	40,000	40,000	100%
Principal prepayment	-	55,000	-	N/A
Interest	-	49,672	99,556	50%
Total debt service	<u>-</u>	<u>144,672</u>	<u>139,556</u>	104%
Other fees and charges				
Tax collector	80	2,733	2,926	93%
Total other fees and charges	<u>80</u>	<u>2,733</u>	<u>2,926</u>	93%
Total expenditures	<u>80</u>	<u>147,405</u>	<u>142,482</u>	103%
Excess/(deficiency) of revenues over/(under) expenditures	4,880	(5,541)	1,951	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	3,668	-	N/A
Transfers out	(324)	(2,240)	-	N/A
Total other financing sources/(uses)	<u>(324)</u>	<u>1,428</u>	<u>-</u>	N/A
Net change in fund balances	4,556	(4,113)	1,951	
Fund balance - beginning	229,139	237,808	1,951	
Fund balance - ending	<u>\$ 233,695</u>	<u>\$ 233,695</u>	<u>\$ 3,902</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 8,164	\$ 277,391	\$ 283,098	98%
Interest	2,449	13,243	-	N/A
Total revenues	<u>10,613</u>	<u>290,634</u>	<u>283,098</u>	103%
EXPENDITURES				
Principal	-	55,000	55,000	100%
Principal prepayment	-	10,000	-	N/A
Interest	-	108,750	215,850	50%
Total expenditures	<u>-</u>	<u>173,750</u>	<u>270,850</u>	64%
Other fees and charges				
Tax collector	163	5,548	5,898	94%
Total other fees and charges	<u>163</u>	<u>5,548</u>	<u>5,898</u>	94%
Total expenditures	<u>163</u>	<u>179,298</u>	<u>276,748</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	10,450	111,336	6,350	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	10,964	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>10,964</u>	<u>-</u>	N/A
Net change in fund balances	10,450	122,300	6,350	
Fund balance - beginning	592,716	480,866	6,350	
Fund balance - ending	<u>\$ 603,166</u>	<u>\$ 603,166</u>	<u>\$ 12,700</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 3,358	\$ 8,056	\$ 22,800	35%
Assessment levy: lot closing	-	1,081	-	N/A
Assessment - lot closing interest	-	1,051	-	N/A
Assessment prepayments	-	71,081	-	N/A
Interest	596	5,007	-	N/A
Total revenues	<u>3,954</u>	<u>86,276</u>	<u>22,800</u>	378%
EXPENDITURES				
Principal	-	40,000	-	N/A
Principal prepayment	-	110,000	-	N/A
Interest	-	10,050	22,800	44%
Total expenditures	<u>-</u>	<u>160,050</u>	<u>22,800</u>	702%
Excess/(deficiency) of revenues over/(under) expenditures	3,954	(73,774)	-	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(1,319)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(1,319)</u>	<u>-</u>	N/A
Net change in fund balances	3,954	(75,093)	-	
Fund balance - beginning	142,559	221,606	160,101	
Fund balance - ending	<u>\$ 146,513</u>	<u>\$ 146,513</u>	<u>\$ 160,101</u>	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7	\$ 45
Total revenues	7	45
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers in	324	2,240
Transfers out	-	(3,667)
Total other financing sources/(uses)	324	(1,427)
Net change in fund balances	331	(1,382)
Fund balances - beginning	1,625	3,338
Fund balances - ending	\$ 1,956	\$ 1,956

**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 APRIL 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 6	\$ 93
Total revenues	6	93
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	1,319
Transfers out	-	(10,964)
Total other financing sources/(uses)	-	(9,645)
Net increase/(decrease), fund balance	6	(9,552)
Beginning fund balance	(9,558)	-
Ending fund balance	\$ (9,552)	\$ (9,552)

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

MINUTES

DRAFT

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

The Board of Supervisors of the Hunter’s Ridge Community Development District No. 1 held Public Hearings and a Regular Meeting on August 22, 2023 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Present were:

Howard Lefkowitz	Chair
Charles Lichtigman	Vice Chair
John Dockery, Jr.	Assistant Secretary
Thomas Mehegan	Assistant Secretary
Carolyn Herbert	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Nika Hosseini (via telephone)	District Counsel
Randy Hudak (via telephone)	District Engineer
Laura Simonette	BADC Huntington Communities, LLC Land Development
Carol Hodak	Resident
Joyce Lewis	Resident
Elmer Riggin	Resident
Dave Riley	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:35 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comments, which are heard at the beginning and the end of the meeting.

No members of the public spoke.

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

41 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

42
43
44 **On MOTION by Mr. Lefkowitz and seconded by Mr. Lichtigman, with all in**
45 **favor, the Public Hearing was opened.**

46
47

48 **A. Proof/Affidavit of Publication**

49 **B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and**
50 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**
51 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
52 **Date**

53 Mr. Lefkowitz referred to the Special Revenue Fund (Sewer Lift Station) budget line item
54 and asked to review the lift station items behind the Eighth Order of Business before adopting
55 the Fiscal Year 2024 budget. Ms. Cerbone discussed options to rescind the motion to open the
56 public hearing or proceed with this agenda item. She reminded the Board of adopting the
57 proposed budget in May and explained the main change to the Fiscal Year 2024 budget, as
58 compared to the Fiscal Year 2023 budget, is the inclusion of the Special Revenue Fund, which
59 addresses the second lift station.

60

61 **On MOTION by Mr. Lichtigman and seconded by Mr. Mehegan, with all in**
62 **favor, rescinding the motion to open the Public Hearing, was approved.**

63
64

65 **▪ Discussion/Consideration of Proposals for Lift Station Services**

66 **This item, previously the Eighth Order of Business, was presented out of order.**

67 Ms. Sanchez noted the following:

68 ➤ The Board added the lift station to the proposed Fiscal Year 2024 budget and approved
69 it at the last meeting.

70 ➤ The CDD owns the lift station and needs to start budgeting for the Operation and
71 Maintenance (O&M) costs, plus reserve costs.

72 ➤ After being notified that the lift station was spewing water, Riley and Company, Inc.,
73 (Riley) was contacted to make the repairs but, despite being the manufacturer of the lift

74 station, Riley declined because there is not a maintenance contract in place. Instead, Riley
75 recommended two other companies.

76 ➤ Your Environment's Solution, Inc. (YES) completed the emergency repair to control the
77 spewing, which took several days, and the full repair of what was wrong with the lift station.

78 ➤ Ms. Sanchez presented the YES proposal and scope of work. She calculated the annual
79 cost at \$3,940 and noted the vendor is located in Orlando and is now familiar with the lift
80 station.

81 Mr. Lefkowitz explained the CDD now owns and is responsible for maintaining the lift
82 station in Deerfield Trace because the City declined to accept conveyance. He expressed his
83 opinion that all expenses associated with the lift station should be budgeted separately and
84 charged directly to the 14-lot section.

85 Mr. Lefkowitz asked if Staff established the same maintenance program and budget
86 allocation and reserve process with the HOA for the 14-lot section as it did for the 322 CDD lots.

87 Discussion ensued about the 14-lot section not having its own HOA so it depends on the
88 Master HOA to perform certain duties, the Special Revenue Fund being created in the budget to
89 house expenses specific to the 14 lot owners that receive limited special benefit from the lift
90 station and the O&M and reserve costs included in the proposed Fiscal Year 2024 budget were
91 being estimates. It was noted that the amounts might change in Fiscal Year 2025.

92 Ms. Cerbone stated that Staff obtained the proposals after the proposed Fiscal Year
93 2024 budget was approved. Mr. Lefkowitz noted his experience owning a sewer plant and, after
94 review, he did not see any issues with the proposals.

95 Ms. Sanchez presented the proposal from Riley to evaluate the lift station, behind Item
96 8B, before it will consider entering into a maintenance contract with the CDD. She calculated an
97 annual cost of about \$1,800 and noted the vendor is local, which might be why the proposals
98 are different.

99 ▪ **Continuation of the Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

100 Ms. Cerbone reviewed the proposed Fiscal Year 2024 budget and highlighted the O&M
101 costs in the General Fund, on Page 1, which includes assessing the 14-lot property owners; each
102 budget line item related to the Sewer Lift Station Special Revenue Fund Budget; and the
103 General Fund and Debt Service Fund Assessment Summary, on Page 13, which depicts a

104 separate Special Revenue Fund column and assessments specific to the lift station and 14-lot
105 property owners.

106 Mr. Lefkowitz discussed off-roll assessments and paying off the debt service fund on the
107 four units in Assessment Area One. He suggested researching a mechanism to prepay the
108 remaining balance of the General Fund O&M assessments in a lump sum, which will avoid any
109 default in the future, as the CDD calculated for four Villa 35' homes but those were never
110 created.

111

112 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**
113 **authorizing Staff to prepare information and work on the financial numbers**
114 **and authorizing Ms. Hosseini work on the legal portion and for all to report**
115 **their findings at the next meeting regarding the ability to prepay O&M**
116 **assessments, was approved.**

117

118

119 **▪ Continuation of Discussion/Consideration of Proposals for Lift Station Services**

120 Ms. Sanchez presented the following, noting that the Riley proposal is not a formal
121 proposal; it is an estimate:

122 **A. Your Environment's Solution, Inc., Proposal Q196571**

123 **B. Riley and Company, Inc., Proposal RC32413**

124 **• Preventative Maintenance Agreement**

125 Discussion ensued regarding both proposals, awarding the contract to the lowest
126 bidder, Staff's recommendation to approve the Riley proposal to evaluate the lift station,
127 appointing a Board Member to work with Staff to review the final proposals and initiating a
128 service agreement with the lowest bidder, before the next meeting, to avoid costly repairs, and
129 presenting it for ratification at the next meeting.

130 Mr. Lefkowitz agreed with Staff's recommendation and suggested adopting a one-year
131 commitment with YES, while Staff engages Riley to proceed with due diligence.

132 Ms. Herbert did not agree with engaging YES and going over budget. Ms. Cerbone stated
133 that reserve funds can be used to off-set the expense.

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135 On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with Mr.
136 Lefkowitz, Mr. Mehegan, Mr. Lichtigman and Mr. Dockery in favor and Ms.
137 Herbert dissenting, Your Environment's Solution, Inc., Proposal Q196571 for
138 preventative maintenance of the Lift Station, subject to including a 30-day
139 notice of cancellation clause in the contract and authorizing District Counsel to
140 prepare an Agreement and for the Chair or Vice Chair to execute the final form
141 of Agreement, was approved. [Motion passed 4-1]

142
143 On MOTION by Mr. Lefkowitz and seconded by Ms. Herbert with all in favor
144 Riley and Company, Inc., Proposal #RC32413 to inspect the lift station, in the
145 amount of \$675, and authorizing Mr. Mehegan to make the final decision, after
146 reviewing Staff's recommendation, as to whether to cancel the contract with
147 Your Environment's Solution, Inc., and authorizing District Counsel to prepare
148 an Agreement with Riley and Company, Inc., was approved.

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151 ■ Continuation of the Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

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153 On MOTION by Mr. Lichtigman and seconded by Mr. Mehegan, with all in
154 favor, the Public Hearing was opened.

155
156
157 Resident Elmer Riggin asked why the Villas' maintenance costs are less than for the
158 homes. Ms. Cerbone stated that the CDD budget consists solely of Professional and
159 Administrative costs; the CDD contracted to have Huntington Village Residential Association
160 repair and maintain all CDD improvements. She can provide the Assessment Methodology
161 Report, which outlines the fixed annual assessment levels per unit, per product type.

162 Resident David Riley asked if the Developer paid off the outstanding balance in the debt
163 service fund. Mr. Lefkowitz replied affirmatively.

164 Resident Joyce Lewis asked if the 14 lots pay into the CDD. Ms. Cerbone replied
165 affirmatively and directed her to the Assessment Summary Table on Page 13.

166
167 On MOTION by Mr. Lefkowitz and seconded by Mr. Lichtigman, with all in
168 favor, the Public Hearing was closed.

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170 On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,
171 Resolution 2023-05, Relating to the Annual Appropriations and Adopting the

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Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

Ms. Cerbone stated that, because the assessment increase exceeded the previously published cap, the CDD is required to send mailed notices to the property owners and hold a public hearing.

C. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, the Public Hearing was opened.

A resident asked if the 14 lots are adjacent to the swimming pool and if the HOA can build on it. Mr. Lefkowitz replied affirmatively and noted the lots do not exist.

On MOTION by Mr. Lichtigman and seconded by Mr. Mehegan, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Lichtigman and seconded by Mr. Mehegan, with all in favor, Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for

209 **Amendments to the Assessment Roll; Providing a Severability Clause; and**
210 **Providing an Effective Date, was adopted.**

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213 **FIFTH ORDER OF BUSINESS** **Consideration of Fiscal Year 2023/2024**
214 **Developer Funding Agreement**

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216

Ms. Sanchez stated that this item was included in the agenda in error.

217

218 **SIXTH ORDER OF BUSINESS** **Presentation of Audited Annual Financial**
219 **Report for Fiscal Year Ended September 30,**
220 **2022, Prepared by Grau and Associates**

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222

Ms. Sanchez stated that the Audited Annual Financial Report for the Fiscal Year Ended
223 September 30, 2022 was included for informational purposes; there were no findings,
224 recommendations, deficiencies in internal control or instances of noncompliance; it was a clean
225 audit.

226

227 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-07,**
228 **Hereby Accepting the Audited Financial**
229 **Report for the Fiscal Year Ended**
230 **September 30, 2022**

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232

Mr. Lefkowitz referred to Page 19 of the Audited Financial Report for the Fiscal Year
233 Ended September 30, 2022 and noted that it shows that the principal amount of the bond was
234 \$6,430,000 and, over the life of the bond, \$6,127,944 in interest will be paid.

235

On MOTION by Mr. Dockery and seconded by Mr. Mehegan, with all in favor,
237 **Resolution 2023-07, Hereby Accepting the Audited Financial Report for the**
238 **Fiscal Year Ended September 30, 2022, was adopted.**

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241 **EIGHTH ORDER OF BUSINESS** **Discussion/Consideration of Proposals for**
242 **Lift Station Services**

243
244

A. Your Environment’s Solution, Inc., Proposal Q196571

245

B. Riley and Company, Inc., Proposal RC32413

246

- Preventative Maintenance Agreement**

247 These items were presented during the Third Order of Business.

248

249 **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2023-08, Accepting the Certification of the District Engineer that the 2019 Project is Complete; Declaring the 2019 Project Complete; Providing for Severability, Conflicts, and an Effective Date

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256 Ms. Sanchez presented Resolution 2023-08. Ms. Hudak reviewed the process of
257 certifying a project complete. Mr. Hudak’s letter dated September 6, 2022, certifying the Series
258 2019 Project complete, is an exhibit to Resolution 2023-08.

259

On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, Resolution 2023-08, Accepting the Certification of the District Engineer that the 2019 Project is Complete; Declaring the 2019 Project Complete; Providing for Severability, Conflicts, and an Effective Date, was adopted.

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266 **TENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of July 31, 2023

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269 Ms. Herbert asked for clarification of the “Sinking” budget line item on the Balance
270 Sheet. Ms. Cerbone stated that she will contact Ms. Herbert after the meeting.

271

On MOTION by Mr. Lichtigman and seconded by Ms. Herbert, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

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276 **ELEVENTH ORDER OF BUSINESS**

Approval of May 23, 2023 Regular Meeting Minutes

277

278

On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, the May 23, 2023 Regular Meeting Minutes, as presented, were approved.

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283 **TWELFTH ORDER OF BUSINESS**

Other Business

284

285 There was no old business.

286

287 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

288

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

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

291 There were no reports from District Counsel and the District Engineer.

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

293 • **NEXT MEETING DATE: May 28, 2024 at 11:30 A.M.**

294 ○ **QUORUM CHECK**

295 Board Members will be contacted in March to confirm if the May 28, 2024 meeting date
296 needs to be modified.

297

298 **FOURTEENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

299

300 There were no Board Member comments or requests.

301

302 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

303

304 Mr. Riggin asked about the interest-only bond, on Page 12 of the budget. Mr. Lefkowitz
305 stated that the principal amount for the Series 2019B bonds is paid back with each lot closing.

306

307 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

308

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310 **On MOTION by Mr. Lefkowitz and seconded by Mr. Lichtigman, with all in**
311 **favor, the meeting adjourned at 1:14 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**

HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*Flagler County Government Services Building
1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110*

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