

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

May 27, 2025

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 20, 2025

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

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on May 27, 2025 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. Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; And Providing an Effective Date
4. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024; Prepared by Grau & Associates
 - A. Consideration of Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
5. Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date
6. Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date
7. Update: Sidewalk Completion
8. Discussion: Payment from Huntington Village Residents Association
9. Acceptance of Unaudited Financial Statements
 - A. as of October 31, 2024
 - B. as of April 30, 2025

10. Approval of Minutes

- A. August 27, 2024 Public Hearings and Regular Meeting
- B. November 22, 2024 Landowners' Meeting
- C. November 22, 2024 Regular Meeting

11. Other Business

12. Staff Reports

- A. District Counsel: *Cobb Cole*
- B. District Engineer: *Zev Cohen & Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 462 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: August 26, 2025 at 11:30 AM [Budget Adoption Hearing]

○ QUORUM CHECK

SEAT 1	PATRICIA THIGPEN	<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	STUART WESTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JOHN FORD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

13. Board Members' Comments/Requests

14. Public Comments

15. 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,



Jamie Sanchez
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

3

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); 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 2025/2026 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 26, 2025

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 27TH DAY OF MAY, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
PROPOSED BUDGET
FISCAL YEAR 2026**

**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 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 96,479				\$ 98,858
Allowable discounts (4%)	(3,859)				(3,954)
Assessment levy: on-roll - net	\$ 92,620	\$ 82,280	\$ 10,340	\$ 92,620	\$ 94,904
Total revenues	92,620	82,280	10,340	92,620	94,904
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	215	4,091	4,306	4,306
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	12,000	2,020	7,500	9,520	12,000
Engineering	2,500	505	1,995	2,500	2,500
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	9,950	7,182	2,768	9,950	9,950
Telephone	200	100	100	200	200
Postage	500	57	443	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	285	1,215	1,500	1,500
Annual special district fee	175	-	175	175	175
Insurance	7,761	7,571	-	7,571	9,000
Contingencies	500	228	1,272	1,500	1,500
Website: hosting	705	705	-	705	705
Website: ADA compliance	210	210	-	210	210
Property taxes	632	-	632	632	632
Tax collector	1,930	1,646	284	1,930	1,977
Total expenditures	92,619	42,474	48,475	90,949	94,905
Excess/(deficiency) of revenues over/(under) expenditures	1	39,806	(38,135)	1,671	(1)
Fund balance - beginning (unaudited)	160,897	175,406	215,212	175,406	177,077
Fund balance - ending					
Committed:					
Working capital	28,976	28,976	28,976	28,976	30,476
Capital improvement reserve*	118,967	118,967	118,967	118,967	118,967
Unassigned	12,955	67,269	29,134	29,134	27,633
Fund balance - ending (projected)	\$ 160,898	\$ 215,212	\$ 177,077	\$ 177,077	\$ 177,076

*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
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.	
Management/accounting/recording	42,000
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.	
Legal	12,000
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.	
Engineering	2,500
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.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,250
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	9,950
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	9,000
The District will obtain public officials and general liability insurance.	
Contingencies	1,500
Bank charges and other miscellaneous expenses incurred during the year.	
Website: hosting	705
Website: ADA compliance	210
Property taxes	632
Tax collector	1,977
Total expenditures	<u><u>\$ 94,905</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SEWER LIFT STATION SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 11,364				\$ 16,754
Allowable discounts (4%)	(455)				(670)
Assessment levy: on-roll - net	10,909	\$ 9,691	\$ 1,218	\$ 10,909	16,084
Total revenues	10,909	9,691	1,218	10,909	16,084
EXPENDITURES					
Insurance	1,000	759	241	1,000	1,000
General repairs and maintenance	5,500	4,745	920	5,665	7,000
Contingencies	1,000	-	1,000	1,000	1,000
Tax collector	227	194	33	227	335
Utilities - electric	-	299	394	693	787
Utilities - water	-	-	291	291	582
Total expenditures	7,727	5,997	2,879	8,876	10,704
Excess/(deficiency) of revenues over/(under) expenditures	3,182	3,694	(1,661)	2,033	5,380
Fund balance - beginning (unaudited)	1,500	13	3,707	13	2,046
Fund balance - ending					
Committed:					
Lift station project*	2,000	2,000	2,000	2,000	4,000
Working capital	2,682	2,682	2,682	2,682	3,426
Unassigned	-	(975)	(2,636)	(2,636)	-
Fund balance - ending (projected)	\$ 4,682	\$ 3,707	\$ 2,046	\$ 2,046	\$ 7,426

*Lift station has estimated useful life of 20 years.

**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	7,000
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	335
Utilities - electric	787
Utilities - water	582
Total expenditures	<u>\$ 10,704</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	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	\$ 123,448	\$ 15,513	\$ 138,961	138,961
Interest	-	3,181		3,181	-
Total revenues	138,961	126,629	15,513	142,142	138,961
EXPENDITURES					
Debt service					
Principal	40,000	40,000	-	40,000	40,000
Interest	94,188	47,494	46,694	94,188	92,538
Total debt service	134,188	87,494	46,694	134,188	132,538
Other fees & charges					
Tax collector	2,895	2,469	426	2,895	2,895
Total other fees & charges	2,895	2,469	426	2,895	2,895
Total expenditures	137,083	89,963	47,120	137,083	135,433
Excess/(deficiency) of revenues over/(under) expenditures	1,878	36,666	(31,607)	5,059	3,528
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(1,649)	-	(1,649)	-
Total other financing sources/(uses)	-	(1,649)	-	(1,649)	-
Net increase/(decrease) in fund balance	1,878	35,017	(31,607)	3,410	3,528
Fund balance - beginning (unaudited)	185,354	192,142	227,159	192,142	195,552
Fund balance - ending (projected)	\$ 187,232	\$ 227,159	\$ 195,552	\$ 195,552	199,080
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2026					(85,844)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 35,630

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
11/01/2025	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	\$1,875,000.00			\$1,427,356.29	\$3,302,356.29

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019A
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	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	\$ 250,610	\$ 31,493	\$ 282,103	282,103
Interest	-	9,413	-	9,413	-
Total revenues	282,103	260,023	31,493	291,516	282,103
EXPENDITURES					
Debt service					
Principal	60,000	60,000	-	60,000	65,000
Interest	211,800	106,800	105,000	211,800	208,050
Total debt service	271,800	166,800	105,000	271,800	273,050
Other fees & charges					
Tax collector	5,877	5,012	865	5,877	5,877
Total other fees & charges	5,877	5,012	865	5,877	5,877
Total expenditures	277,677	171,812	105,865	277,677	278,927
Excess/(deficiency) of revenues over/(under) expenditures	4,426	88,211	(74,372)	13,839	3,176
Fund balance - beginning (unaudited)	487,036	514,304	602,515	514,304	528,143
Fund balance - ending (projected)	\$ 491,462	\$ 602,515	\$ 528,143	\$ 528,143	531,319
Use of fund balance					
Debt service reserve balance (required)					(291,242)
Principal and Interest expense - November 1, 2026					(173,050)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 67,027

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
11/01/2025	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	\$3,500,000.00		\$3,240,600.00	\$6,740,600.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

On-Roll Assessments							
Number of Units	Unit Type	Projected Fiscal Year 2026				GF & DSF	Fiscal Year 2025 Total
		GF	SRF	Series 2019	Series 2019A		
<u>Assessment Area One</u>							
70	SF 60'	294.22	-	1,558.26	-	1,852.48	1,845.40
49	Villa 35'	294.22	-	1,057.39	-	1,351.61	1,344.53
119							
<u>Assessment Area Two</u>							
101	Villa 35'	294.22	-	-	1,036.95	1,331.17	1,324.09
68	SF 60'	294.22	-	-	1,488.96	1,783.18	1,776.10
34	SF 75'	294.22	-	-	1,914.38	2,208.60	2,201.52
14	Estate	294.22	1,196.73	-	1,701.67	3,192.62	2,800.51
217							

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE YEAR ENDED
SEPTEMBER 30, 2024**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hunter's Ridge Community Development District No.1, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 13, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 13, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hunter's Ridge Community Development District No. 1, Flagler County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,903,755.
- The change in the District's total net position in comparison with the prior fiscal year was \$320,025, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$886,441, a decrease of (\$163,665) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaids, committed to working capital, capital improvement reserve, and lift station maintenance, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 941,595	\$ 1,069,462
Capital assets, net of depreciation	6,524,634	6,524,634
Total assets	7,466,229	7,594,096
Current liabilities	183,732	160,275
Long-term liabilities	5,378,742	5,850,091
Total liabilities	5,562,474	6,010,366
Net position		
Net investment in capital assets	1,150,905	688,806
Restricted	577,429	798,923
Unrestricted	175,421	96,001
Total net position	\$ 1,903,755	\$ 1,583,730

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 628,634	\$ 906,362
Operating grants and contributions	114,000	37,822
Capital grants and contributions	222	280
Total revenues	742,856	944,464
Expenses:		
General government	88,737	87,876
Interest	321,051	348,378
Deferred costs	13,043	-
Total expenses	422,831	436,254
Change in net position	320,025	508,210
Net position - beginning	1,583,730	1,075,520
Net position - ending	\$ 1,903,755	\$ 1,583,730

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$422,831. The costs of the District's activities were partially funded by program revenues. Program revenues are comprised primarily of assessments and HOA contributions. The remainder of the current fiscal year revenue includes interest revenue. In total, expenses, decreased from the prior fiscal year, the majority of the decrease was due to a reduction in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to decrease revenues by (\$983). Actual special revenue fund expenditures in the special revenue fund for the fiscal year ended September 30, 2024 exceeded appropriations by \$3,350. The over expenditures were not considered material by management and no budget amendment was deemed necessary.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$6,524,634 invested in capital assets for its governmental activities. In the government-wide financial statements, no depreciation has been taken, which resulted in a net book value of \$6,524,634. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$5,475,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	Governmental Activities
ASSETS	
Cash	\$ 216,371
Assessments receivable	2,623
Prepays	705
Due from HOA	12,500
Restricted assets:	
Investments	709,396
Capital assets:	
Depreciable, net	6,524,634
Total assets	<u>7,466,229</u>
LIABILITIES	
Accounts payable	607
Due to Developer	29,547
Due to HOA	25,000
Accrued interest payable	128,578
Non-current liabilities:	
Due within one year	100,000
Due in more than one year	5,278,742
Total liabilities	<u>5,562,474</u>
NET POSITION	
Net investment in capital assets	1,150,905
Restricted for debt service	577,429
Unrestricted	175,421
Total net position	<u>\$ 1,903,755</u>

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 88,737	\$ 91,203	\$ 70,300	\$ 222	\$ 72,988
Interest on long-term debt	321,051	537,431	43,700	-	260,080
Deferred costs	13,043	-	-	-	(13,043)
Total governmental activities	422,831	628,634	114,000	222	320,025
					Change in net position 320,025
					Net position - beginning 1,583,730
					Net position - ending <u>\$ 1,903,755</u>

See notes to the financial statements

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Major Funds				Total Governmental Funds
	General	Debt Service	Special Revenue	Capital Projects	
ASSETS					
Cash	\$ 216,371	\$ -	\$ -	\$ -	\$ 216,371
Investments	-	704,383	-	5,013	709,396
Due from HOA	12,500	-	-	-	12,500
Due from other funds	-	-	90	-	90
Assessments receivable	432	2,158	33	-	2,623
Prepays	705	-	-	-	705
Total assets	<u>\$ 230,008</u>	<u>\$ 706,541</u>	<u>\$ 123</u>	<u>\$ 5,013</u>	<u>\$ 941,685</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 498	\$ -	\$ 109	\$ -	\$ 607
Due to Developer	29,013	534	-	-	29,547
Due to HOA	25,000	-	-	-	25,000
Due to other funds	90	-	-	-	90
Total liabilities	<u>54,601</u>	<u>534</u>	<u>109</u>	<u>-</u>	<u>55,244</u>
FUND BALANCES					
Nonspendable:					
Prepaid items	705	-	-	-	705
Restricted for:					
Debt service	-	706,007	-	-	706,007
Capital projects	-	-	-	5,013	5,013
Committed to:					
Working capital	28,976	-	-	-	28,976
Capital improvement reserve	118,967	-	-	-	118,967
Lift station maintenance	-	-	14	-	14
Assigned to:					
Unassigned	26,759	-	-	-	26,759
Total fund balances	<u>175,407</u>	<u>706,007</u>	<u>14</u>	<u>5,013</u>	<u>886,441</u>
Total liabilities and fund balances	<u>\$ 230,008</u>	<u>\$ 706,541</u>	<u>\$ 123</u>	<u>\$ 5,013</u>	<u>\$ 941,685</u>

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	886,441
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		6,524,634
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(128,578)		
Unamortized original issue discount/premium	96,258		
Bonds payable	(5,475,000)		(5,507,320)

Net position of governmental activities	\$	1,903,755
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See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds				Total Governmental Funds
	General	Debt Service	Special Revenue	Capital Projects	
REVENUES					
Assessments	\$ 84,755	\$ 537,431	\$ 6,448	\$ -	\$ 628,634
HOA contributions	70,300	-	-	-	70,300
Interest	-	43,700	-	222	43,922
Total revenues	155,055	581,131	6,448	222	742,856
EXPENDITURES					
Current:					
General government	75,649	6,654	6,434	-	88,737
Debt service:					
Principal	-	475,000	-	-	475,000
Interest	-	329,741	-	-	329,741
Deferred costs	13,043	-	-	-	13,043
Total expenditures	88,692	811,395	6,434	-	906,521
Excess (deficiency) of revenues over (under) expenditures	66,363	(230,264)	14	222	(163,665)
OTHER FINANCING SOURCES (USES)					
Transfers in	13,043	-	-	-	13,043
Transfers out	-	(3,571)	-	(9,472)	(13,043)
Total other financing sources (uses)	13,043	(3,571)	-	(9,472)	-
Net change in fund balances	79,406	(233,835)	14	(9,250)	(163,665)
Fund balances - beginning	96,001	939,842	-	14,263	1,050,106
Fund balances - ending	\$ 175,407	\$ 706,007	\$ 14	\$ 5,013	\$ 886,441

See notes to the financial statements

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (163,665)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report the payment of principal on the Bonds as an expenditure, whereas these amounts are eliminated in the statement of activities and recognized as a reduction of long-term liabilities in the statement of net position.	475,000
Amortization of bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,651)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	12,341
Change in net position of governmental activities	<u>\$ 320,025</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, two of the Board members are affiliated with the Developer.

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Special Revenue Fund

This fund accounts for the financial resources to be used for the maintenance of the lift station.

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations			Weighted average of the fund
Fund Class Y	\$ 709,396	S&P AAAm	portfolio: 31 days
	<u>\$ 709,396</u>		

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

NOTE 5 – INTERFUND TRANSFERS

Interfund receivables and payables at September 30, 2024 were as follows:

Fund	Transfers in	Transfers out
General fund	\$ 13,043	\$ -
Debt Service	-	3,571
Capital projects	-	9,472
Total	<u>\$ 13,043</u>	<u>\$ 13,043</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures. Transfers from the capital projects fund to the general fund were made in order to pay certain deferred costs to the Developer in accordance with the retirement of the Series 2019B Bonds during the current year. As of September 30, 2024, the general fund recorded a due to Developer of \$13,043 which was paid subsequent to fiscal year end.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Construction in progress	\$ 6,524,634	\$ -	\$ (6,524,634)	\$ -
Total capital assets, not being depreciated	6,524,634	-	(6,524,634)	-
Capital assets, being depreciated				
Infrastructure	-	6,524,634	-	6,524,634
Total capital assets, being depreciated	-	6,524,634	-	6,524,634
Less accumulated depreciation for:				
Infrastructure	-	-	-	-
Total accumulated depreciation	-	-	-	-
Total capital assets, being depreciated, net	-	6,524,634	-	6,524,634
Governmental activities capital assets, net	\$ 6,524,634	\$ 6,524,634	\$ (6,524,634)	\$ 6,524,634

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

NOTE 7 – LONG-TERM LIABILITIES

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

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2019B Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the year as the District prepaid \$205,000 of the Bonds. The Series 2019B Bonds were paid off during the current fiscal year.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 2,010,000	\$ -	\$ 95,000	\$ 1,915,000	\$ 40,000
Less: original issue discount	(6,459)	-	(161)	(6,298)	-
Series 2019A	3,625,000	-	65,000	3,560,000	60,000
Less: original issue discount	(67,200)	-	(1,680)	(65,520)	-
Series 2019B	315,000	-	315,000	-	-
Less: original issue discount	(26,250)	-	(1,810)	(24,440)	-
Total	\$ 5,850,091	\$ -	\$ 471,349	\$ 5,378,742	\$ 100,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 100,000	\$ 305,988	\$ 405,988
2026	105,000	300,588	405,588
2027	110,000	294,838	404,838
2028	115,000	288,831	403,831
2029	120,000	282,569	402,569
2030-2034	715,000	1,302,125	2,017,125
2035-2039	945,000	1,069,713	2,014,713
2040-2044	1,235,000	762,819	1,997,819
2045-2049	1,640,000	355,344	1,995,344
2050	390,000	11,129	401,129
Total	\$ 5,475,000	\$ 4,973,944	\$ 10,448,944

NOTE 8 – DEVELOPER TRANSACTIONS

The majority of the assessments were collected from the Developer during the current fiscal year.

NOTE 9 – CONCENTRATION

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

NOTE 10 – MANAGEMENT AGREEMENTS

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

NOTE 11 – RISK MANAGEMENT

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

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Assessments	\$ 85,342	\$ 84,359	\$ 84,755	\$ 396
HOA contributions	-	-	70,300	70,300
Total revenues	85,342	84,359	155,055	70,696
EXPENDITURES				
Current:				
General government	87,341	87,341	75,649	11,692
Total expenditures	87,341	87,341	75,649	11,692
Excess (deficiency) of revenues over (under) expenditures	(1,999)	(2,982)	79,406	82,388
OTHER FINANCING SOURCES				
Carry forward surplus	1,999	2,982	-	(2,982)
Total other financing sources	1,999	2,982	-	(2,982)
Net change in fund balance	\$ -	\$ -	79,406	\$ 79,406
Fund balance - beginning			96,001	
Fund balance - ending			\$ 175,407	

See notes to required supplementary information

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO.1
FLAGLER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – SPECIAL REVENUE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Assessments	\$ 6,418	\$ 6,418	\$ 6,448	\$ 30
Total revenues	6,418	6,418	6,448	30
EXPENDITURES				
Current:				
General government	3,084	3,084	6,434	(3,350)
Total expenditures	3,084	3,084	6,434	(3,350)
Excess (deficiency) of revenues over (under) expenditures	\$ 3,334	\$ 3,334	14	\$ (3,320)
Fund balance - beginning			-	
Fund balance - ending			\$ 14	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to decrease revenues by (\$983). Actual special revenue fund expenditures in the special revenue fund for the fiscal year ended September 30, 2024 exceeded appropriations by \$3,350. The over expenditures were not considered material by management and no budget amendment was deemed necessary.

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0
Independent contractor compensation	\$51,378
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$261.65 Debt service - \$1,036.95 - 1,914.38
Special assessments collected	
Outstanding Bonds:	\$628,634
Series 2019, due Nov 1, 2049	\$1,915,000
Series 2019A, due Nov 1, 2049	\$3,560,000
Series 2019B, due Nov 1, 2032	\$0



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hunter's Ridge Community Development District No. 1, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 13, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

May 13, 2025



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

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

We have examined Hunter's Ridge Community Development District No.1, Flagler County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

May 13, 2025



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hunter's Ridge Community Development District No.1, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 13, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 13, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

May 13, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4A

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S
RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 27th day of May, 2025.

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

5

RESOLUTION 2025-05

**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 2025/2026 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 2025/2026 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 27th day of May, 2025.

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 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Flagler County Government Services Building 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 26, 2026	Regular Meeting <i>Presentation of FY27 Proposed Budget</i>	11:30 AM
August 25, 2026	Public Hearing & Regular Meeting <i>Adoption of FY27 Budget</i>	11:30 AM

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

6

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of Hunter’s Ridge Community Development District No. 1 desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1 9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

1. **RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
2. **APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 27th day of May, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The "Division" is the Florida Division of Emergency Management.
- C. A "Requesting Party" to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An "Assisting Party" to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The "Period of Assistance" is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A "Mission" is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A "local government" is any educational district, special district, or any entity that is a "local governmental entity" within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An "educational district" is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A "tribal council" is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An "interlocal agreement" is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A "Resource Support Agreement" as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. "Proof of work" as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals' emergency response activity at a tactical level.



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- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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Ron DeSantis, Governor

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- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



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supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT DISTRICT NO. 1, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: 05/27/2025

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

**UNAUDITED
FINANCIAL
STATEMENTS
A**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2024**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 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	\$ 200,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,683
Undeposited funds	2,623	-	-	-	-	-	-	2,623
Revenue	-	-	106,219	210,283	-	-	-	316,502
Reserve	-	-	77,606	285,282	-	-	-	362,888
Prepayment	-	-	2,449	2,858	-	-	-	5,307
Bond Redemption 2019-Area 1	-	-	3,838	-	-	-	-	3,838
Bond Redemption 2019-Area 2	-	-	-	11,478	-	-	-	11,478
Construction 2019	-	-	-	-	-	3,926	-	3,926
Construction 2019A 2-D	-	-	-	-	-	-	533	533
Construction 2019A 2-E	-	-	-	-	-	-	870	870
Construction 2019A 2-F	-	-	-	-	-	-	5	5
General 2019A- Area 2	-	-	-	6,811	-	-	-	6,811
Due from general fund	-	-	712	1,446	-	-	-	2,158
Due from DSF 2019A	-	-	1,754	-	-	-	-	1,754
Due from SRF 002	2,856	-	-	-	-	-	-	2,856
Utility deposits	59	-	-	-	-	-	-	59
Total assets	<u>\$ 206,221</u>	<u>\$ -</u>	<u>\$ 192,578</u>	<u>\$ 518,158</u>	<u>\$ -</u>	<u>\$ 3,926</u>	<u>\$ 1,408</u>	<u>\$ 922,291</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Due to general fund	-	2,856	-	-	-	-	-	2,856
Due to debt service fund 2019	2,158	-	-	1,754	-	-	-	3,912
Due to BADC	-	-	-	95	-	-	-	95
Due to Royal Lions Gate	10,470	-	-	-	-	-	-	10,470
Due to other	25,000	-	-	-	-	-	-	25,000
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>43,128</u>	<u>2,896</u>	<u>-</u>	<u>1,849</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>47,873</u>
Fund balances:								
Restricted for:								
Debt service	-	-	192,578	516,309	-	-	-	708,887
Capital projects	-	-	-	-	-	3,926	1,408	5,334
Committed:								
Working capital	28,976	2,682	-	-	-	-	-	31,658
Lift station project	-	2,000	-	-	-	-	-	2,000
Capital improvement reserve	118,967	-	-	-	-	-	-	118,967
Unassigned	15,150	(7,578)	-	-	-	-	-	7,572
Total fund balances	<u>163,093</u>	<u>(2,896)</u>	<u>192,578</u>	<u>516,309</u>	<u>-</u>	<u>3,926</u>	<u>1,408</u>	<u>874,418</u>
Total liabilities and fund balances	<u>\$ 206,221</u>	<u>\$ -</u>	<u>\$ 192,578</u>	<u>\$ 518,158</u>	<u>\$ -</u>	<u>\$ 3,926</u>	<u>\$ 1,408</u>	<u>\$ 922,291</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 92,620	0%
Total revenues	-	-	92,620	0%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,306	0%
Management/accounting/recording	3,500	3,500	42,000	8%
Legal	-	-	12,000	0%
Engineering	-	-	2,500	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	83	83	1,000	8%
Trustee	-	-	9,950	0%
Telephone	16	16	200	8%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	-	175	0%
Insurance	7,571	7,571	7,761	98%
Contingencies	186	186	500	37%
Website	705	705	705	100%
ADA compliance	210	210	210	100%
Property taxes	-	-	632	0%
Tax collector	-	-	1,930	0%
Total expenditures	12,313	12,313	92,619	13%
Excess/(deficiency) of revenues over/(under) expenditures	(12,313)	(12,313)	1	
Fund balances - beginning	175,406	175,406	160,897	
Committed:				
Working capital	28,976	28,976	28,976	
Capital improvement reserve	118,967	118,967	118,967	
Unassigned	15,150	15,150	12,955	
Fund balances - ending	\$ 163,093	\$ 163,093	\$ 160,898	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 10,909	0%
Total revenues	<u>-</u>	<u>-</u>	<u>10,909</u>	0%
EXPENDITURES				
Professional & administrative				
Insurance	759	759	1,000	76%
General repairs and maintenance	2,150	2,150	5,500	39%
Contingencies	-	-	1,000	0%
Tax collector	-	-	227	0%
Total expenditures	<u>2,909</u>	<u>2,909</u>	<u>7,727</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	(2,909)	(2,909)	3,182	
Fund balances - beginning	13	13	1,500	
Committed:				
Lift station project	2,000	2,000	2,000	
Working capital	2,682	2,682	2,682	
Unassigned	(7,578)	(7,578)	-	
Fund balances - ending	<u>\$ (2,896)</u>	<u>\$ (2,896)</u>	<u>\$ 4,682</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 OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 138,961	0%
Interest	738	738	-	N/A
Total revenues	738	738	138,961	1%
EXPENDITURES				
Principal	-	-	40,000	0%
Interest	-	-	94,188	0%
Total debt service	-	-	134,188	0%
Other fees and charges				
Tax collector	-	-	2,895	0%
Total other fees and charges	-	-	2,895	0%
Total expenditures	-	-	137,083	0%
Excess/(deficiency) of revenues over/(under) expenditures	738	738	1,878	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(302)	(302)	-	N/A
Total other financing sources/(uses)	(302)	(302)	-	N/A
Net change in fund balances	436	436	1,878	
Fund balance - beginning	192,142	192,142	185,354	
Fund balance - ending	\$ 192,578	\$ 192,578	\$ 187,232	

**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 OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 282,103	0%
Interest	2,005	2,005	-	N/A
Total revenues	<u>2,005</u>	<u>2,005</u>	<u>282,103</u>	1%
EXPENDITURES				
Principal	-	-	60,000	0%
Interest	-	-	211,800	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>271,800</u>	0%
Other fees and charges				
Tax collector	-	-	5,877	0%
Total other fees and charges	-	-	5,877	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>277,677</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,005	2,005	4,426	
Fund balance - beginning	<u>514,304</u>	<u>514,304</u>	<u>487,036</u>	
Fund balance - ending	<u><u>\$ 516,309</u></u>	<u><u>\$ 516,309</u></u>	<u><u>\$ 491,462</u></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 OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 8,100	0%
Total revenues	-	-	8,100	0%
EXPENDITURES				
Interest	-	-	8,100	0%
Total expenditures	-	-	8,100	0%
Fund balance - beginning	-	-	147,911	
Fund balance - ending	\$ -	\$ -	\$ 147,911	

**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 OCTOBER 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14	\$ 14
Total revenues	<u>14</u>	<u>14</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>302</u>	<u>302</u>
Total other financing sources/(uses)	<u>302</u>	<u>302</u>
Net change in fund balances	316	316
Fund balances - beginning	<u>3,610</u>	<u>3,610</u>
Fund balances - ending	<u>\$ 3,926</u>	<u>\$ 3,926</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019A
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 6	\$ 6
Total revenues	<u>6</u>	<u>6</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	6	6
Fund balances - beginning	1,402	1,402
Fund balances - ending	<u>\$ 1,408</u>	<u>\$ 1,408</u>

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

**UNAUDITED
FINANCIAL
STATEMENTS
B**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	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	\$ 231,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,511
Undeposited funds	42,766	-	-	-	-	-	-	42,766
Revenue	-	-	145,943	291,242	-	-	-	437,185
Reserve	-	-	77,606	300,896	-	-	-	378,502
Prepayment	-	-	2,500	3,840	-	-	-	6,340
Bond Redemption 2019-Area 1	-	-	3,918	-	-	-	-	3,918
Bond Redemption 2019-Area 2	-	-	-	11,718	-	-	-	11,718
Construction 2019	-	-	-	-	-	5,629	-	5,629
Construction 2019A 2-D	-	-	-	-	-	-	544	544
Construction 2019A 2-E	-	-	-	-	-	-	888	888
Construction 2019A 2-F	-	-	-	-	-	-	5	5
General 2019A- Area 2	-	-	-	6,954	-	-	-	6,954
Due from general fund	-	10,716	11,330	22,998	-	-	-	45,044
Due from DSF 2019A	-	-	1,754	39,953	-	-	-	41,707
Due from SRF 002	5,820	-	-	-	-	-	-	5,820
Utility deposits	59	-	-	-	-	-	-	59
Total assets	<u>\$ 280,156</u>	<u>\$ 10,716</u>	<u>\$ 243,051</u>	<u>\$ 677,601</u>	<u>\$ -</u>	<u>\$ 5,629</u>	<u>\$ 1,437</u>	<u>\$ 1,218,590</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Due to general fund	-	5,820	-	-	-	-	-	5,820
Due to SRF	10,716	-	-	-	-	-	-	10,716
Due to debt service fund 2019	11,329	-	-	1,754	-	-	-	13,083
Due to debt service fund 2019 A	22,998	-	-	39,953	-	-	-	62,951
Due to BADC	-	-	-	95	-	-	-	95
Due to Royal Lions Gate	10,470	-	-	-	-	-	-	10,470
Taxes payable	4	-	-	-	-	-	-	4
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>62,017</u>	<u>5,820</u>	<u>-</u>	<u>41,802</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>109,639</u>
Fund balances:								
Restricted for:								
Debt service	-	-	243,051	635,799	-	-	-	878,850
Capital projects	-	-	-	-	-	5,629	1,437	7,066
Committed:								
Working capital	28,976	2,682	-	-	-	-	-	31,658
Lift station project	-	2,000	-	-	-	-	-	2,000
Capital improvement reserve	118,967	-	-	-	-	-	-	118,967
Unassigned	70,196	214	-	-	-	-	-	70,410
Total fund balances	<u>218,139</u>	<u>4,896</u>	<u>243,051</u>	<u>635,799</u>	<u>-</u>	<u>5,629</u>	<u>1,437</u>	<u>1,108,951</u>
Total liabilities and fund balances	<u>\$ 280,156</u>	<u>\$ 10,716</u>	<u>\$ 243,051</u>	<u>\$ 677,601</u>	<u>\$ -</u>	<u>\$ 5,629</u>	<u>\$ 1,437</u>	<u>\$ 1,218,590</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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 10,595	\$ 92,875	\$ 92,620	100%
Total revenues	<u>10,595</u>	<u>92,875</u>	<u>92,620</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,726	4,306	40%
Management/accounting/recording	3,500	24,500	42,000	58%
Legal	300	2,320	12,000	19%
Engineering	-	505	2,500	20%
Audit	1,500	1,500	5,000	30%
Arbitrage rebate calculation	500	500	1,250	40%
Dissemination agent	83	584	1,000	58%
Trustee	-	7,182	9,950	72%
Telephone	18	117	200	59%
Postage	-	57	500	11%
Printing & binding	42	292	500	58%
Legal advertising	-	285	1,500	19%
Annual district filing fee	-	-	175	0%
Insurance	-	7,571	7,761	98%
Contingencies	3	231	500	46%
Website	-	705	705	100%
ADA compliance	-	210	210	100%
Property taxes	-	-	632	0%
Tax collector	212	1,857	1,930	96%
Total expenditures	<u>6,158</u>	<u>50,142</u>	<u>92,619</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	4,437	42,733	1	
Fund balances - beginning	213,702	175,406	160,897	
Committed:				
Working capital	28,976	28,976	28,976	
Capital improvement reserve	118,967	118,967	118,967	
Unassigned	70,196	70,196	12,955	
Fund balances - ending	<u>\$ 218,139</u>	<u>\$ 218,139</u>	<u>\$ 160,898</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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,248	\$ 10,939	\$ 10,909	100%
Total revenues	<u>1,248</u>	<u>10,939</u>	<u>10,909</u>	100%
EXPENDITURES				
Professional & administrative				
Insurance	-	759	1,000	76%
General repairs and maintenance	-	4,745	5,500	86%
Utilities - electric	30	190	-	N/A
Utilities - water	-	138	-	N/A
Contingencies	5	5	1,000	1%
Tax collector	25	219	227	96%
Total expenditures	<u>60</u>	<u>6,056</u>	<u>7,727</u>	78%
Excess/(deficiency) of revenues over/(under) expenditures	1,188	4,883	3,182	
Fund balances - beginning	3,708	13	1,500	
Committed:				
Lift station project	2,000	2,000	2,000	
Working capital	2,682	2,682	2,682	
Unassigned	214	214	-	
Fund balances - ending	<u>\$ 4,896</u>	<u>\$ 4,896</u>	<u>\$ 4,682</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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 15,895	\$ 139,344	\$ 138,961	100%
Interest	575	3,756	-	N/A
Total revenues	<u>16,470</u>	<u>143,100</u>	<u>138,961</u>	103%
EXPENDITURES				
Principal	-	40,000	40,000	100%
Interest	-	47,494	94,188	50%
Total debt service	<u>-</u>	<u>87,494</u>	<u>134,188</u>	65%
Other fees and charges				
Tax collector	319	2,787	2,895	96%
Total other fees and charges	<u>319</u>	<u>2,787</u>	<u>2,895</u>	96%
Total expenditures	<u>319</u>	<u>90,281</u>	<u>137,083</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	16,151	52,819	1,878	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(260)</u>	<u>(1,910)</u>	<u>-</u>	N/A
Total other financing sources/(uses)	<u>(260)</u>	<u>(1,910)</u>	<u>-</u>	N/A
Net change in fund balances	15,891	50,909	1,878	
Fund balance - beginning	227,160	192,142	185,354	
Fund balance - ending	<u>\$ 243,051</u>	<u>\$ 243,051</u>	<u>\$ 187,232</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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 32,269	\$ 282,879	\$ 282,103	100%
Interest	1,659	11,073	-	N/A
Total revenues	<u>33,928</u>	<u>293,952</u>	<u>282,103</u>	104%
EXPENDITURES				
Principal	-	60,000	60,000	100%
Interest	-	106,800	211,800	50%
Total expenditures	<u>-</u>	<u>166,800</u>	<u>271,800</u>	61%
Other fees and charges				
Tax collector	645	5,657	5,877	96%
Total other fees and charges	<u>645</u>	<u>5,657</u>	<u>5,877</u>	96%
Total expenditures	<u>645</u>	<u>172,457</u>	<u>277,677</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	33,283	121,495	4,426	
Fund balance - beginning	<u>602,516</u>	<u>514,304</u>	<u>487,036</u>	
Fund balance - ending	<u><u>\$ 635,799</u></u>	<u><u>\$ 635,799</u></u>	<u><u>\$ 491,462</u></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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 8,100	0%
Total revenues	-	-	8,100	0%
EXPENDITURES				
Interest	-	-	8,100	0%
Total expenditures	-	-	8,100	0%
Fund balance - beginning	-	-	147,911	
Fund balance - ending	\$ -	\$ -	\$ 147,911	

**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, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 18	\$ 109
Total revenues	<u>18</u>	<u>109</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>260</u>	<u>1,910</u>
Total other financing sources/(uses)	<u>260</u>	<u>1,910</u>
Net change in fund balances	278	2,019
Fund balances - beginning	<u>5,351</u>	<u>3,610</u>
Fund balances - ending	<u><u>\$ 5,629</u></u>	<u><u>\$ 5,629</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019A
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 4	\$ 35
Total revenues	<u>4</u>	<u>35</u>
EXPENDITURES		
	-	-
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	4	35
Fund balances - beginning	1,433	1,402
Fund balances - ending	<u>\$ 1,437</u>	<u>\$ 1,437</u>

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

MINUTES

A

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 27, 2024 at 10:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Present were:

John Dockery, Jr.	Chair
Carolyn Herbert	Vice Chair
Howard Lefkowitz (via telephone)	Assistant Secretary
John Ford	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Antonio Shaw	Wrathell, Hunt and Associates, LLC
Mark Watts (via telephone)	District Counsel
Randy Hudak (via telephone)	District Engineer
Mike Fisher	Resident/HOA President

Residents present:

Stuart Mirsky Carol Hodak Wilbur Rourk Elmer Riggins Peter Marchenko

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:02 a.m. Supervisors Herbert, Dockery and Ford were present. The Oath of Office was administered to Supervisor Ford prior to the meeting. Supervisor Lefkowitz attended via telephone. Supervisor Weston was not 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.

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

Resident and HOA President Mike Fisher asked for a list of what the CDD is responsible for so he can correlate it with what homeowners are paying.

Resident Wilbur Rourk referred to the reserves and stated, if the reserves are only for roads, he thinks the CDD should wait to assess homeowners, since the roads have a 30-year lifespan.

Resident Stuart Mirsky voiced concern about the condition of Airport Road, insufficient lighting, speeding and debris.

Resident Peter Marchenko asked why his neighborhood assessments are increasing when they do not have a lift station. If the increase is due to the sewer, he thinks the new homes should be contributing to the CDD.

Ms. Cerbone stated the CDD issued municipal bonds to fund CDD improvements and assets. The role of the CDD is to ensure that the CDD improvements are maintained. The CDD assessments identified in the Mailed Notices are placed on the County tax bill, in the non-ad valorem section, which represent the assessments related to the General Fund Operation and Maintenance (O&M), Special Revenue Fund for the 14 properties in Deerfield Trace and the Debt Service Fund.

Ms. Cerbone stated that a reserve study was not done in 2023; a reserve study was prepared years ago for the CDD and the Huntington Village HOA. The CDD has a Maintenance Agreement and an Amended Agreement with the Huntington Village Residential Master Association to repair and maintain 100% of CDD-owned improvements and to collect costs as part of the HOA fees, to place in reserve, which are then submitted to the CDD to hold. The CDD received approximately \$131,000 from the HOA, which will not be released until the HOA submits a formal request to the CDD.

Ms. Cerbone stated the CDD has two lift stations; one was conveyed to the City or County, and they refused to accept the second lift station. The CDD funded construction of the lift station and, since the Hunter's Ridge Master HOA Association declined to enter into a Maintenance Agreement with the CDD, the CDD must budget and assess for it and engage a contractor to maintain the area. Only 14 properties participate in funding the lift station, via the Special Revenue Fund.

Mr. Watts stated that, originally, the portion of Airport Road heading west from the roundabout was dedicated to the Hunter's Ridge Oaks CDD in 2018, which has since been terminated and reconstituted under a new District. Ms. Cerbone stated that District

Management also represents the Ormond Station CDD and it is her understanding that it is the HOA's responsibility, not the CDD's responsibility. She will submit a formal request to District Counsel for both CDDs to confirm maintenance responsibilities.

A Board Member believes a new Reserve Study Report was published in 2023, in which the language did not change but the financial side changed. He will forward it to Ms. Cerbone and Ms. Sanchez.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to John Ford [Seat 5] (the following will also be provided in a separate package)

This item was discussed during the First Order of Business. Ms. Sanchez, Ms. Cerbone and Mr. Watts explained the following:

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****FOURTH ORDER OF BUSINESS**

Acceptance of Resignation of Howard Lefkowitz [Seat 1]; Term Expires November 2026

Ms. Sanchez presented Mr. Howard Lefkowitz's resignation, which was received this morning. Ms. Herbert stated that she wants Mr. Lefkowitz to remain on the Board because of his knowledge of certain matters.

On MOTION by Mr. Dockery and seconded by Mr. Ford, with Mr. Dockery and Mr. Ford in favor and Ms. Herbert dissenting, the resignation of Mr. Howard Lefkowitz from Seat 1, was accepted. [Motion passed 2-1]

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 1

- **Administration of Oath of Office (the following to be also provided in a separate package)**

Ms. Sanchez and Ms. Cerbone reviewed the protocols regarding Board nominations and appointments. Ms. Sanchez was directed to ask both HOAs to send an e-blast directing interested candidates to submit a resume/letter of interest to Ms. Sanchez, in advance of the next meeting.

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Sanchez presented Resolution 2024-08. The following nominations were made:

John J. Dockery, Jr.	Chair
Carolyn S. Herbert	Vice Chair
Stuart Weston	Assistant Secretary
John Ford	Assistant Secretary

This Resolution removes the following from the Board:

Howard Lefkowitz	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Ford and seconded by Ms. Herbert, with all in favor, Resolution 2024-08, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez stated the Fiscal Year 2025 budget is the same as the version approved at the last meeting. She highlighted any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes, and reviewed the Assessment Summary Table on Page 13, depicting the assessment increases.

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, the Public Hearing was opened.

Mr. Rourk stated that his earlier stated belief about the reserves covering only two things, the roads and sidewalks, still stands. He asked how Deerfield Trace homeowners pay their reserve costs, since the HOA collects those funds and they are not a member of the HOA.

A resident asked how much his assessments will increase.

Mr. Marchenko asked if the \$300+ assessment increase includes the CDD assessment increase. Ms. Sanchez replied affirmatively.

A resident asked if the assessment amounts will be on the property tax bill. Ms. Cerbone replied affirmatively; the amounts are depicted on Page 13 of the Fiscal Year 2025 budget.

No other affected property owners or members of the public spoke.

On MOTION by Ms. Herbert and seconded by Mr. Dockery, with all in favor, the Public Hearing was closed.

Ms. Cerbone reviewed the "lift station project" budget line item, on Page 3 of the Fiscal Year 2025 budget. The intent is to obtain direction from the District Engineer as to what amount to budget each year; otherwise, the Board can decide to wait and obtain a bank loan to replace the lift, once it reaches the end of its lifespan.

Mr. Watts asked Ms. Cerbone and Ms. Sanchez to contact him with any follow-up questions, as he has to leave for another meeting.

Ms. Sanchez presented Resolution 2024-09.

On MOTION by Mr. Dockery and seconded by Mr. Ford, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH 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 2024/2025, Pursuant to Florida Law

- A. Proof/Affidavit of Publication
- B. Mailed Notice(s) to Property Owners
- C. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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. Dockery and seconded by Mr. Ford, with all in favor, the Public Hearing was opened.

Resident Elmir Riggin voiced his opinion that there is a gray period in terms of the one-year turnover period, after February 2025, for the HOA to have the Developer incur costs for the pumps. He asked if it is true that, if the deficiencies in infrastructure are not resolved before the one-year period expires, the CDD will have the ability to impose special assessments to repair the infrastructure.

Mr. Fisher stated that the HOA just installed a well because of the drought conditions and another one is needed at Huntingtin Green, as the water source is not sufficient to irrigate all of Huntington Green. He voiced his opinion that this is infrastructure that the Developer should have had engineered properly at the front end, not the HOA. He asked how the CDD can address this.

Mr. Riggin asked why CDD reserves do not cover pumps and expressed his belief that Mr. Lefkowitz used CDD reserves to replace the pump that failed. Ms. Cerbone suggested these questions be directed to HOA Counsel, as the CDD cannot comment on HOA assets. She noted

that the Board approved Certificates of Completion from the District Engineer for each bond issue and its associated improvements, via Resolution. She suggested HOA Counsel review the Maintenance Agreement with the CDD and the Reserve Study to determine the validity of homeowner complaints and allegations about the Developer not completing CDD improvements and submit a formal letter to the CDD asking the CDD to research and respond.

No other affected property owners or members of the public spoke.

On MOTION by Mr. Ford and seconded by Ms. Herbert with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2024-10, known as the Assessment Levying Resolution. Asked if this relates to the O&M increase, Ms. Cerbone replied affirmatively.

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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, was adopted.

NINTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Grau and Associates

Ms. Sanchez presented the Audited Financial Statements for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. It was a clean audit; there were no findings, recommendations, deficiencies on internal control or instances of noncompliance.

Mr. Dockery asked if it is typical for it to take this long to complete the audit. Ms. Cerbone reviewed the audit process which, per Florida Statute, the audit must be completed and submitted to the State each year by June 30th.

A. Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

TENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 – Special Districts Performance Measures and Standards Reporting]**

Ms. Sanchez presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

Ms. Cerbone stated that this is the first year completing this requirement, which can be further modified as needed, when it is presented in Fiscal Year 2025. Mr. Hudak stated that what is being presented is consistent to what he has seen the other CDDs are doing.

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

ELEVENTH ORDER OF BUSINESS**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**

Ms. Sanchez presented Resolution 2024-07. The following change will be made to the Fiscal Year 2025 Meeting Schedule:

POTENTIAL/DISCUSSION/FOCUS, November 22, 2024 Meeting: Add "& Regular Meeting" after "Landowners' Meeting"

On MOTION by Mr. Dockery and seconded by Mr. Ford, with all in favor, Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS**Ratification of Lawn Enforcement Agency,
Inc. Landscape Management Program**

Ms. Sanchez presented the Lawn Enforcement Agency, Inc. Agreement for Landscape Maintenance Program at the lift station.

On MOTION by Mr. Dockery and seconded by Mr. Ford, with all in favor, Lawn Enforcement Agency, Inc. Landscape Management Program, was ratified.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of July 31, 2024**

Ms. Sanchez presented the Unaudited Financial Statements as of July 31, 2024. Asked what happens if CDD expenditures exceed the budget, Ms. Cerbone stated a budget amendment would most likely be presented in November.

On MOTION by Mr. Ford and seconded by Mr. Dockery, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of Meeting Minutes**

A. August 22, 2023 Public Hearings and Regular Meeting

B. May 28, 2024 Regular Meeting

On MOTION by Mr. Dockery and seconded by Mr. Ford, with all in favor, the August 22, 2023 Public Hearings and Regular Meeting Minutes and the May 28, 2024 Regular Meeting Minutes, both as presented, were approved.

FIFTEENTH ORDER OF BUSINESS**Other Business**

Ms. Sanchez shared an email from resident Tom Comenole, of Deerfield Trace, asking to install shrubs around the Hunter's Run lift station, which would be consistent with the other lift

stations, and distributed photographs of the area. Mr. Hudak stated that the City required only minimal landscaping, which was installed; it did not include shrubbery or a screen.

Due to inconsistencies, Ms. Sanchez read the following email between her and Mr. Hudak:

"Ms. Sanchez: I had someone from our firm, Antonio Shaw, go out to Hunter's Ridge No. 1 lift station and take pictures. Based on the attached pictures, would you say that plantings still need to be placed to ensure compliance with the plans.

Mr. Hudak: Yes, it does not look like any of the required planting were installed."

Mr. Hudak stated that what was installed was not what was approved.

As approval would require modifying the permit, Staff was directed to work with District Counsel and the District Engineer and report their findings and present proposals at the next meeting.

Asked how the development of Airport Road will impact the CDD, Ms. Cerbone stated she was unaware of this. She suggested contacting the City or County Public Works Department and asked for Mr. Shaw to be kept in the loop.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Cobb Cole

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

There were no District Counsel or District Engineer reports.

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

- **429 Registered Voters in District as of April 15, 2024**

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Dockery asked for an update on Mr. Watts asking the Develop BADC to complete installation of the missing sections of sidewalk and noted he is concerned about safety, as there are pipes protruding from the ground. The Board agreed with the recommendation that Ms. Sanchez schedule a conference call with the Chair, Mr. Watts and Mr. Hudak, if needed, in order to resolve this matter. Mr. Watts will provide the update at the next meeting.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

Mr. Fisher asked for clarification of an earlier comment that the HOA is responsible for Airport Road because it is outside the boundaries of the CDD. He asked who is responsible for repairing the sunken drainage structure on Huntington Place.

Mr. Riggin thinks that due diligence on the Engineer's Report was not done before the turnover, as, in his opinion, the majority of the issues are in the Engineer's Report.

Mr. Mirsky stated that he received a letter and email about Mr. Lefkowitz's resignation and about the CDD seeking candidates to fill the seat. He questioned why the Board is waiting until the next meeting to fill the seat when there is an interested party in attendance today.

Mr. Marchenko asked if there is a requirement for the property owner to install the sidewalk, when three more lots are to be built sometime in the future.

Regarding Airport Road, Ms. Cerbone stated she will contact District Counsel and Counsel for the Ormand Station CDD to determine CDD and road responsibilities. This CDD has an Agreement with the HOA to repair and maintain 100% of the CDD-owned improvements and to reserve funds for future remediation, restoration and replacement of the assets. She noted the process of the Huntington Village HOA reserve funds collected as part of the HOA assessments to the CDD. If the HOA does not fulfill its obligation it is the CDD's responsibility to do so.

Ms. Cerbone stated that, regarding turnover, the \$720 quote relates to HOAs and not CDDs; there is no turnover between a Developer and a CDD. The Certificate of Completion for CDD improvements is linked to a bond issuance and only applicable to CDDs.

Ms. Cerbone suggested residents contact the HOA and HOA Counsel if they believe there is something under \$720, as she believes that amount applies to CDDs.

Ms. Cerbone stated that the CDD did not mail information about Board Seats or Mr. Lefkowitz but an email was sent several months ago by the Property Manager's office at Huntington Village.

Ms. Cerbone stated the CDD does not set sidewalk, road or stormwater requirements; it is done by other governing agencies, like the City or County Public Works Department.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Herbert and seconded by Mr. Dockery, with all in favor, the meeting adjourned at 12:09 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

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

MINUTES

B

DRAFT

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

A Landowners' Meeting of the Hunter's Ridge Community Development District No. 1 was held on November 22, 2024 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Present:

Jamie Sanchez	District Manager
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates, LLC
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
John J. Dockery, Jr.	Landowner and CDD Board Member
Carolyn S. Herbert	Landowner and CDD Board Member
Stuart Weston	Landowner and CDD Board Member
John Ford	Co-Landowner and CDD Board Member
Elmer Riggin	Landowner
Jane Ford	Co-Landowner
Patricia Thigpen	Landowner
Donald Owen	Landowner
Michael Cordasco	Landowner Representative (Cordasco Trust)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:31 a.m., and called the roll, as specified above.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

This item was included for informational purposes.

THIRD ORDER OF BUSINESS

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

All in attendance agreed to Ms. Sanchez serving as Chair to conduct the Landowners' Meeting.

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

40

41 **FOURTH ORDER OF BUSINESS****Election of Supervisors [SEAT 2]**

42

43 Ms. Sanchez stated that she is the designated Proxy Holder for the Landowner BADC
44 Huntington Communities, owner of 85.21 acres, equating to 86 voting units, and 7 platted lots,
45 equating to 7 voting units, for a total of 93 voting units. Ms. Sanchez is eligible to cast up to 93
46 votes per Seat. Additionally, seven individual Landowners and two Co-Landowners were
47 present, but did not cast ballots.

48 **A. Nominations**

49 Ms. Sanchez nominated the following:

50 Seat 2 Carolyn Herbert

51 No other nominations were made.

52 **B. Casting of Ballots**53 **I. Determine Number of Voting Units Represented**54 **II. Determine Number of Voting Units Assigned by Proxy**

55 Of the voting units represented, 93 voting units were assigned by proxy to Ms. Sanchez.

56 Ms. Sanchez cast the following votes:

57 Seat 2 Carolyn Herbert 93 votes

58 The other Landowners present chose not to cast ballots.

59 **C. Ballot Tabulation and Results**

60 Ms. Sanchez reported the ballot tabulation, results and term lengths, as follows:

61 Seat 2 Carolyn Herbert 93 votes Four-year term

62

63 **FIFTH ORDER OF BUSINESS****Landowners' Questions/Comments**

64

65 Landowner and CDD Board Member, John Ford, asked about the 93 votes cast for Ms.
66 Carolyn Herbert. Ms. Sanchez stated that BADC Huntington Communities designated her as its
67 Proxy Holder to cast its 93 votes for Ms. Carolyn Herbert; she did not receive any other votes
68 from Landowners.

69 Mr. Ford did not think any homeowners were made aware of the Landowners' Meeting.

70 Mr. Watts stated the meeting was properly advertised/noticed in the newspaper. This will be

the last Landowners' Election with regards to BADC electing Board Members; future elections will only consist of resident votes. He gave an overview of the General Election process.

Landowner and CDD Board Member Stuart Weston stated there are only seven lots platted and he was not aware there were other lots that are part of the CDD. He asked where the Developer-owned acreage is located. Mr. Watt stated it is comprised of all the open space acreage on which the remaining votes are based. BADC's voting rights expire after this election and BADC decided earlier this year to transition all its Landowner-elected seats to a resident based Board, earlier than the timing set forth in the Statutes. Mr. Lefkowitz's seat is vacant.

Mr. Weston asked why residents are allowed to choose Mr. Lefkowitz's replacement and not Ms. Herberts. Mr. Watts stated because this is an interim election for Ms. Herbert to fill Seat 2, via the Landowners' Election; it is not a General Election seat, and, as such, Mr. Lefkowitz, as the BADC Landowner, has a right to cast votes for the Landowner controlled seat.

Resident Pat Thigpen asked if all the residents in Flagler County will be voting for CDD Board Members in the General Election. Mr. Watts replied no, in the General Election, registered voters residing within the CDD will vote for candidates who appear on the ballot. Potential candidates must be a citizen of the United States, at least 18 years of age, a legal resident of Florida, and reside within the CDD and be a registered voter in Flagler County.

Resident Elmer Riggin asked if any of the five or six Landowners on the Landowners' Election Roll that receive mail out of state, can vote. Mr. Watts replied affirmatively, if they meet the Statute requirements stated earlier.

Landowner and CDD Board Member Mr. John J. Dockery, Jr. stated that he is a holdover Board Member and the reason his name did not appear on the ballot is because he ran unopposed in the November 5, 2024 General Election.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 11:50 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

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

MINUTES

C

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 a Regular Meeting on November 22, 2024, immediately following the Landowners’ Meeting, scheduled to commence at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Present:

John Dockery, Jr.	Chair
Carolyn Herbert	Vice Chair
Stuart Weston	Assistant Secretary
John Ford	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates, LLC
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
Jane Ford	Resident
Michael Cordasco, Jr.	Resident
Donald Owen	Resident
Elmer Riggins	Resident
Patricia Thigpen	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:51 a.m.

Supervisor Ford, holdover Supervisors John Dockery and Stuart Weston and Supervisor-Elect Carolyn Herbert were present. One seat was vacant.

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.

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Seat 2, John Dockery Jr. – Seat 3, Stuart A. Weston – Seat 4] (the following will also be provided in a separate package)

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. John Dockery and Mr. Stuart Weston. The following items were explained later in the meeting:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations 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****FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-01.

The Landowners' Election results, which will be inserted into Sections 1 and 2 of the Resolution, were as follows:

Seat 2	Carolyn Herbert	93 votes	4-year Term
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On MOTION by Mr. Dockery and seconded by Mr. Weston, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

- 75
76 ▪ **Administration of Oath of Office to Newly Elected Supervisors [Seat 2, John Dockery Jr.**
77 **– Seat 3, Stuart A. Weston – Seat 4]**

78 **This item, previously the Third Order of Business, resumed discussion.**

79 Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath
80 of Office to Ms. Carolyn Herbert.

81
82 **FIFTH ORDER OF BUSINESS**

83 **Consider Appointment to Fill Unexpired**
84 **Term of Seat 1; Term Expires November**
85 **2026**

86 Ms. Sanchez stated that all the candidates are in attendance and their resumes or letters
87 of interest in the agenda were also emailed to the Board.

88 • **Candidates**

89 **A. Michael F. Cordasco, Jr.**

90 **B. Donald Owen**

91 **C. Elmer E. Riggin**

92 **D. Patricia Thigpen**

93 Each candidate discussed their personal and professional backgrounds and reasons they
94 want to serve on the Board.

95 A Board Member asked the candidates if they are registered to vote in Flagler County and
96 a legal resident of Florida. Each candidate replied affirmatively.

97 Board Members posed questions to each candidate and deliberated on the appointment.

98 In response to a request, Board Members agreed to open public comments.

99 A candidate voiced his opinion there are qualified, well diverse candidates to select from;
100 his feelings would not be hurt if another candidate is selected.

101 A candidate suggested the candidates leave the meeting room to allow the Board to speak
102 openly, as most of them know all four candidates. The candidates left the meeting room.

103 Board Members continued deliberations about who each would vote for and why.

104 The candidates returned to the meeting room.

105 Mr. Ford nominated Ms. Patricia Thigpen to fill Seat 1. No other nominations were made.

A Board Member stated it was a difficult for the Board to reach a unanimous decision, because each candidate brings unique skills and knowledge.

On MOTION by Mr. Ford and seconded by Ms. Herbert, with all in favor, the appointment of Ms. Patricia Thigpen to fill Seat 1, was approved.

- Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Patricia Thigpen.

Ms. Sanchez provided and explained the items in the Supervisor Package, as listed under the Third Order of Business.

Ms. Thigpen accepted the allowable Supervisor compensation.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-02.

Mr. Dockery nominated the following:

John J. Dockery, Jr.	Chair
Carolyn S. Herbert	Vice Chair
Stuart Weston	Assistant Secretary
John Ford	Assistant Secretary
Patricia Thigpen	Assistant Secretary

No other nominations were made.

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

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Dockery and seconded by Mr. Ford, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Update: Airport Road**

Mr. Watts distributed and presented a memorandum of historical data about Airport Road with supporting documents of Flagler County's recorded plat showing when the road was originally platted. It was dedicated in 2009 to the Hunter's Ridge Golf Community, Hunter's Ridge Timber and one other entity, which were controlled by the Master Developer for the overall Hunter's Ridge project. Since then, Mr. Becker deeded control of the overall Hunter's Ridge Development to U.S. Capital and was not willing to sign the plat to Hunter's Ridge CDD No 1. Instead, he opened and dedicated the road to Hunter's Ridge Oaks CDD and, when it dissolved, the plat was deeded to its successor, U.S. Capital, who subsequently deeded Airport Road to the Master Association; Hunter's Ridge Homeowners Association of East Florida currently owns all of Airport Road.

Mr. Watts stated that he had no role in setting this structure and he thinks, to limit liability, it would have been best if the road was deeded to an entity that has sovereign immunity. He heard of D.R. Horton, a private entity, plans to transfer the maintenance agreement from the roundabout and the road heading west to the Ormond Station CDD.

In response to a question, Mr. Watts stated that the Master Association owns the roundabout and the road heading east. A Board Member stated the Master Association just entered into an agreement with D.R. Horton. Mr. Watts stated he was not aware of that.

Ms. Thigpen asked Mr. Watts if the CDD is responsible for any of the road repairs he discussed. Mr. Watts replied no.

EIGHTH ORDER OF BUSINESS**Discussion: Lift Station Vegetation**

Ms. Sanchez recalled a Deerfield Trace resident's comment at the last meeting that there are no plantings around the second lift station, and Mr. Hudak confirmed that there were

required plantings but they were never installed. She presented proposals Mr. Hudak obtained to install magnolia trees, for \$3,000, or wax myrtle trees, for \$1,200; the Board can decide whether to install plantings using District funds or pursue the Developer.

Mr. Watts stated that this scope ties into bond financing and the District Engineer's Report on the infrastructure necessary for the Development of this area within the District and the sidewalk discussions, which is the next agenda item. Per the Completion Agreement with the Developer, the Board can pursue the Developer of the 14 lots in Deerfield Trace for the vegetation and for the missing sidewalks; however, but the Board must also weigh the cost to pursue legal action against the Developer to finish the missing infrastructure or to use CDD funds. He prepared a draft letter to BADC asking them to complete the obligation of installing the missing section of sidewalk.

Discussion ensued regarding trees being specified in the Capital Improvement Plan (CIP) rather than bushes, funding options and Staff obtaining approval from Flagler County to change the materials in the landscape plan from trees to bushes.

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, installing bushes around the second lift station, in a not-to-exceed amount of \$1,200, subject to Flagler County's approval to modify the landscape plan; assessing the cost to the 14 property owners in Deerfield Trace in Fiscal Year 2026 to replenish CDD costs incurred against the Fiscal Year 2025 General Fund, and authorizing the Chair to execute necessary documents outside of a meeting to fulfill the project, if it meets the parameters discussed, was approved.

NINTH ORDER OF BUSINESS

Discussion: Sidewalk Completion

Ms. Sanchez stated that photographs of where the sidewalk was not completed in Huntington Village were distributed to the Board.

Mr. Watts stated that Mr. Hudak obtained an estimate of \$5,000 to install the missing sections of sidewalk and drafted a letter following up on his conversation with Mr. Lefkowitz about BADC's willingness to install the missing sidewalks.

Discussion ensued regarding this potentially being a safety issue, the project scope and Mr. Watts' legal fees to send the letter.

On MOTION by Mr. Weston and seconded by Ms. Herbert, with all in favor, authorizing District Counsel to send a letter to BADC asking for the sidewalk to be completed within 60 days and requiring BADC to respond within two weeks, was approved.

A Board Member asked if the CDD has any responsibilities as it pertains to drainage issues resulting from residents installing private pools in Huntington Village.

Mr. Watts stated that the CDD is responsible for maintenance and operation of the stormwater system as it was designed and approved and permitted by Flagler County and the South Florida Water Management District (SFWMD); the CDD does not have any regulatory authority over whether or not a pool can be constructed. The question is whether the homeowner is exceeding the impervious surface for that lot.

Discussion ensued regarding Flagler County's pool permits approval process and the Architectural Review Committee's approval process for pools.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Approval of August 27, 2024 Public Hearings and Regular Meeting Minutes

This item was deferred.

TWELFTH ORDER OF BUSINESS

Other Business

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Cobb Cole

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

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: May 27, 2025 at 11:30 AM**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Member' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

Resident Elmer Riggin asked for a copy of the memorandum about Airport Road and asked who is responsible for repairing the cracked sidewalks at the end of his driveway and around Huntington Villages.

Mr. Watts provided the memorandum to Mr. Riggin, which will be distributed electronically. The CDD is responsible for the ownership and maintenance of the roads and sidewalks within the right-of-way (ROW) and, per the CDD Agreement with the HOA to collect reserves to repair CDD-owned improvements, the HOA must make a formal request to the CDD and obtain approval from the CDD Board to fund the projects, as the CDD is holding the reserve funds.

It was noted that the Huntington Village Residents Association HOA is conducting investigations and intends to do an Engineering Study to address homeowner complaints about sidewalks and other infrastructure.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Dockery and seconded by Mr. Weston, with all in favor, the meeting adjourned at 1:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

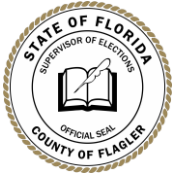
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Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

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

April 15, 2025

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

RE: CDD Registered Voters

Dear Daphne Gillyard:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development Districts as of April 15, 2025, are:

Colbert Landings Community Development District: **23**
Palm Coast 145 Community Development District: **0**
Hunter's Ridge No 1 Community Development District: **462**
Ormond Station Community Development District: **57**

Please contact this office if you have any questions or require further assistance.

Thank you,

Kaiti Lenhart
Supervisor of Elections

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 22, 2024	Landowners' Meeting	11:30 AM
November 22, 2024	Regular Meeting	11:30 AM
May 27, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:30 AM
August 26, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	11:30 AM