

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

August 26, 2025

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

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

**AGENDA
LETTER**

Hunter's Ridge Community Development District No. 1

OFFICE OF THE DISTRICT MANAGER

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

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

August 19, 2025

ATTENDEES:

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

Board of Supervisors

Hunter's Ridge Community Development District No. 1

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold Public Hearings and a Regular Meeting on August 26, 2025 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, 1st Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
6. Consideration of Romines Inc Estimate # 1106 [Sidewalk Installation by Lift Station]
 7. Acceptance of Unaudited Financial Statements as of July 31, 2025
 8. Approval of May 27, 2025 Regular Meeting Minutes
 9. Other Business
 10. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Zev Cohen & Associates, Inc.*
 - Irrigation Well Certification of Completion
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 27, 2026 at 11:30 AM
 - QUORUM CHECK
 11. Board Members' Comments/Requests
 12. Public Comments
 13. Adjournment

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

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

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

3A

Serial Number
25-00188G

Observer

You. Your Neighbors. Your Neighborhood.
PalmCoastObserver.com

Palm Coast Observer
Published Weekly
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Notice of Regular Board of Supervisors' Meeting

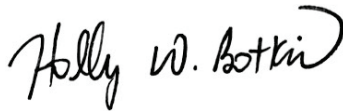
in the matter of Public Hearing and Regular Meeting on August 26, 2025 at 11:30 am; Hunter's Ridge Community Development District No. 1

in the Court, was published in said newspaper by print in the

issues of 8/7/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Hunter's Ridge Community Development District No. 1 ("District") will hold a public hearing on **August 26, 2025 at 11:30 a.m., at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the **District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**, during normal business hours or by visiting the District's website, <https://huntersridgecdl.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager

August 7, 2025

25-00188G

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

3B

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Hunter's Ridge Community Development District No. 1 ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hunter’s Ridge Community Development District No. 1 for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$581,474 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$144,897
TOTAL SPECIAL REVENUE FUND (SEWER LIFT STATION)	\$15,513
TOTAL DEBT SERVICE FUND – SERIES 2019	\$138,961
TOTAL DEBT SERVICE FUND – SERIES 2019A	\$282,103
TOTAL ALL FUNDS	\$581,474

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

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

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

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

PASSED AND ADOPTED this 26th day of August, 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 Budget

Exhibit A: Fiscal Year 2025/2026 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
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 96,479				\$ 98,851
Allowable discounts (4%)	(3,859)				(3,954)
Assessment levy: on-roll - net	\$ 92,620	\$ 82,280	\$ 10,340	\$ 92,620	\$ 94,897
Capital improvement reserve(HOA)	-	-	75,000	75,000	50,000
Total revenues	92,620	82,280	85,340	167,620	144,897
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	8,993
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	94,898
Excess/(deficiency) of revenues over/(under) expenditures	1	39,806	36,865	76,671	49,999
Fund balance - beginning (unaudited)	160,897	175,406	215,212	175,406	252,077
Fund balance - ending					
Committed:					
Working capital	28,976	28,976	28,976	28,976	30,469
Capital improvement reserve*	118,967	118,967	193,967	193,967	243,967
Unassigned	12,955	67,269	29,134	29,134	27,640
Fund balance - ending (projected)	\$ 160,898	\$ 215,212	\$ 252,077	\$ 252,077	\$ 302,076

*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	8,993
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>\$ 94,898</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				\$ 16,159
Allowable discounts (4%)	(455)				(646)
Assessment levy: on-roll - net	10,909	\$ 9,691	\$ 1,218	\$ 10,909	15,513
Total revenues	10,909	9,691	1,218	10,909	15,513
EXPENDITURES					
Insurance	1,000	759	241	1,000	1,000
General repairs and maintenance	5,500	4,745	920	5,665	6,440
Contingencies	1,000	-	1,000	1,000	1,000
Tax collector	227	194	33	227	323
Utilities - electric	-	299	394	693	787
Utilities - water	-	-	291	291	582
Total expenditures	7,727	5,997	2,879	8,876	10,132
Excess/(deficiency) of revenues over/(under) expenditures	3,182	3,694	(1,661)	2,033	5,381
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	3,283
Unassigned	-	(975)	(2,636)	(2,636)	144
Fund balance - ending (projected)	\$ 4,682	\$ 3,707	\$ 2,046	\$ 2,046	\$ 7,427

*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	6,440
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, estimating twice a year at \$2,000.	
Contingencies	1,000
Tax collector	323
Utilities - electric	787
Utilities - water	582
Total expenditures	<u>\$ 10,132</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)	<u>\$ 187,232</u>	<u>\$ 227,159</u>	<u>\$ 195,552</u>	<u>\$ 195,552</u>	<u>199,080</u>
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					<u>\$ 35,630</u>

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2025	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'	294.20	-	1,558.26	-	1,852.46	1,845.40
49	Villa 35'	294.20	-	1,057.39	-	1,351.59	1,344.53
119							
<u>Assessment Area Two</u>							
101	Villa 35'	294.20	-	-	1,036.95	1,331.15	1,324.09
68	SF 60'	294.20	-	-	1,488.96	1,783.16	1,776.10
34	SF 75'	294.20	-	-	1,914.38	2,208.58	2,201.52
14	Estate	294.20	1,154.18	-	1,701.67	3,150.05	2,800.51
217							

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4A

Serial Number
25-00184G



COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings and Regular Board of Supervisors' Meeting

in the matter of Public Hearings and Regular Meeting on August 26, 2025 at 11:30 a.m.

in the Court, was published in said newspaper by print in the

See Attached

issues of 7/31/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: August 26, 2025
TIME: 11:30 a.m.
LOCATION: Flagler County Government Services Bldg.
1769 E. Moody Blvd., Bldg. 2
Bunnell, Florida 32110.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	322	1	\$294.20
Deerfield Trace Residential Unit	14	4.92	\$1,448.38

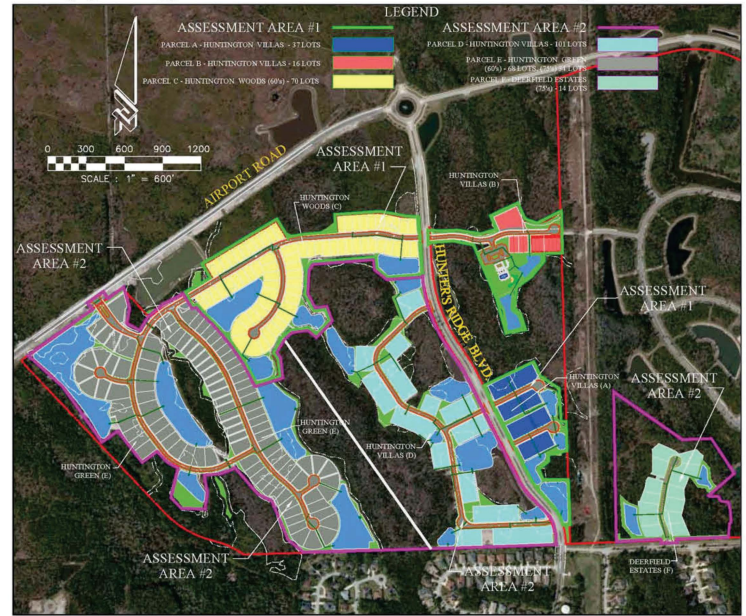
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

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

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

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



District Manager
July 31, 2025

25-00184G

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Hunter's Ridge Community Development District No.1 ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on August 5, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 5th day of August, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

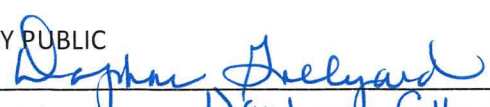

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

Hunter's Ridge Community Development District No.1

OFFICE OF THE DISTRICT MANAGER

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

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

THIS IS NOT A BILL - DO NOT PAY

July 23, 2025

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

By US Mail, First Class Delivery

Strap #: Please see "Exhibit B"

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

Dear Property Owner:

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

Please note that the District's Fiscal Year 2026 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property increasing by no more than \$7.06 per Residential Unit and no more than \$349.54 per Residential Unit (Estate). For more information on your individual assessment amount, please refer to the other side of this page.

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

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2026, **on August 26, 2025, at 11:30 a.m. at Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.**

Schedule of O&M Assessments:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	322	1	\$294.20
Deerfield Trace Residential Unit (Estate)	14	4.92	\$1,448.38

Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District’s assessments each year constitute a lien against your property located within the District just as do each year’s property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **31 Residential Units** and **1 Deerfield Trace Residential Unit (Estate)** for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$10,568.58**, which compares to the current annual assessment for operations and maintenance in the amount of **\$10,000.18**.

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

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

Sincerely,



Jamie Sanchez
District Manager

Exhibit B

Strap Number	Owner's Name	Unit Type
22-14-31-0258-00000-0010	PLATINUM HOME BUILDERS INC	Estate
22-14-31-0259-00000-0660	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0670	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0690	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0700	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0710	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0720	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0730	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0740	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0750	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0760	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0770	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0780	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0790	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0800	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0810	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0820	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0830	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0840	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0850	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0860	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0870	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0880	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0890	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0900	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0910	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0920	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0930	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0940	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0950	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-0960	PLATINUM HOME BUILDERS INC	Villa 35'
22-14-31-0259-00000-1000	PLATINUM HOME BUILDERS INC	Villa 35'

Hunter's Ridge Community Development District No.1

OFFICE OF THE DISTRICT MANAGER

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

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

THIS IS NOT A BILL - DO NOT PAY

July 23, 2025

Xxx

Xxx

Xxx

By US Mail, First Class Delivery

Strap #:

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

Dear Property Owner:

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

Please note that the District's Fiscal Year 2026 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property increasing by no more than \$349.54 per unit. For more information on your individual assessment amount, please refer to the other side of this page.

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

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2026, **on August 26, 2025, at 11:30 a.m. at Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.**

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Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	322	1	\$294.20
Deerfield Trace Residential Unit (Estate)	14	4.92	\$1,448.38

Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District’s assessments each year constitute a lien against your property located within the District just as do each year’s property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Deerfield Trace Residential Unit (Estate). Our records indicate that you will be assessed for 1 Residential Unit (Estate) for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$1,448.38**, which compares to the current annual assessment for operations and maintenance in the amount of **\$ 1,098.84**.

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

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

Sincerely,



Jamie Sanchez
District Manager

GEO ID	OWNER NAME	addr_line1	addr_line2	addr_city	addr_state	addr_zip
22-14-31-0258-00000-0060	ARCHER RONALD & JEANETTE H H&W		15 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0120	BEAZLEY RICHARD H II	& MICHELLE L H&W	2240 6TH AVENUE	DELAND	FL	32724
22-14-31-0258-00000-0070	BECKER JERALD B	KIMBERLY A H&W	1367 JANE LACEY LANE	NEW SYMRNA BEACH	FL	32168
22-14-31-0258-00000-0050	COMENOLE THOMAS ANDREW	& NICOLE LEIGH H&W	11 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0040	DI LASCIA JENNIFER E		9 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0100	GARDNER GEORGEANN I	NULL	12 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0090	KAPP BRENDA ZACHARY		14 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0080	LABONTE WILLIAM	& JENNIFER H&W	16 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0030	MARCHENKO PETER	& YANA H&W	7 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0130	RUSSELL JONATHAN B	& SKYE H&W	6 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0140	SHEARER MICHAEL & NIKKI H&W JTWROS		270 LOWNDES AVENUE	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0020	SHESTAKOV PAVEL	& YULIYA H&W	5 DEERFIELD CT	ORMOND BEACH	FL	32174
22-14-31-0258-00000-0110	WILLIAMS WALTER	& JUDY H&W	10 DEERFIELD CT	ORMOND BEACH	FL	32174

Hunter's Ridge Community Development District No.1

OFFICE OF THE DISTRICT MANAGER

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

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

THIS IS NOT A BILL - DO NOT PAY

August 5, 2025

Xxx

Xxx

Xxx

By US Mail, First Class Delivery

Strap #:

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

Dear Property Owner:

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

Please note that the District's Fiscal Year 2026 Budget, if approved as proposed, will result in the annual operations and maintenance assessment on your property increasing by no more than \$7.06 per unit. For more information on your individual assessment amount, please refer to the other side of this page.

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

Upcoming Public Hearings

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hunter's Ridge Community Development District No.1 ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2026, **on August 26, 2025, at 11:30 a.m. at Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.**

Schedule of O&M Assessments:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	322	1	\$294.20
Deerfield Trace Residential Unit (Estate)	14	4.92	\$1,448.38

Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or contact the District via telephone at (561) 571-0010 or toll-free: (877) 276-0889. By operation of law, the District’s assessments each year constitute a lien against your property located within the District just as do each year’s property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

The unit of measurement for this operations and maintenance assessment is the Residential Unit. Our records indicate that you will be assessed for **1** Residential Units for the property you own identified above and the proposed annual operations and maintenance assessment for the property you own identified above will not exceed **\$294.20**, which compares to the current annual assessment for operations and maintenance in the amount of **\$287.14**.

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

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

Sincerely,



Jamie Sanchez
District Manager

GEO ID	OWNER NAME	addr_line1	addr_line2	addr_city	addr_state	addr_zip
22-14-31-0256-00000-1320	ABBOTT KATHLEEN O	LIFE ESTATE	7 GRASS QUIT COURT	ORMOND I FL		32174
22-14-31-0254-00000-0340	ADAO WAYNE HENRY	& DEBORAH ANN H&W	63 FAWN HAVEN TRL	ORMOND I FL		32174
22-14-31-0252-00000-0370	AHSMANN HERMAN & LAVONN	ELLEN ORSINI-AHSMANN H&W	12 SHEAR WATER TRAIL	ORMOND I FL		32174
22-14-31-0257-00000-0030	ALBRIGHT RICHARD GRANDIN	& TRACEY AGUE H&W	8 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0255-00000-0730	ALLEN ALLYSON MECHELLE		87 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0256-00000-1490	ALLISON LISA M		13 HAWK ROOST CIRCLE	ORMOND I FL		32174
22-14-31-0254-00000-0480	ALTMAN BARRY MARTIN & NANCY SHRUT MATCZAK H&W		46 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0259-00000-0540	ANDERSON JACQUELINE A & TRACY C FOX AMC JTWROS		1 FINCH WALK ROAD	ORMOND I FL		32174
22-14-31-0259-00000-0570	ARMSTRONG AMELIA CRAWLEY & BENJAMIN FRANKLIN JR H&W		7 FINCH WALK ROAD	ORMOND I FL		32174
22-14-31-0252-00020-0580	ARTHUR JAMES P & LORETTA M	ARTHUR H&W	61 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0256-00000-1360	BABCOCK LINDA		6 HAWK ROOST COURT	ORMOND I FL		32174
22-14-31-0259-00000-1010	BACHMAN ROBERT & GUDRUN H&W		80 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0255-00000-0860	BAGWELL BARBARA W TRUSTEE		96 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0257-00000-0180	BAKER BARBARA L		54 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0257-00000-0120	BARR SHEILA KATHLEEN	& BRANDEE SMITH JTWROS	42 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0252-00020-0610	BARRETT MARYANN ETHEL TRUSTEE		56 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0252-00000-0160	BARRON SHARON LYNN		3 SHEARWATER TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-0190	BECK DONALD EUGENE	& LYNNE CAROL H&W	41 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0255-00000-0800	BELL JAMES MICHAEL & GAIL ANN JACKSON-BELL TRUSTEES		103 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0255-00000-0840	BENEDICT CAROL		100 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0259-00000-0500	BENEFIELD RONNIE & TAMI H&W		8 FINCH WALK ROAD	ORMOND I FL		32174
22-14-31-0254-00000-0160	BENSON JEANNIE MARTHA	& FRED CORNELIUS JR H&W	35 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0256-00000-1270	BETTERS-REED BONITA L &	GARY E REED TRUSTEES	PO BOX 132	WILMOT NH		3287
22-14-31-0252-00000-0390	BEVERIDGE BRAD & CHERYL H&W		6 SHEAR WATER TRAIL	ORMOND I FL		32174
22-14-31-0253-00000-0680	BEYAZYUREK MERIC & TAMARA SUE	BEYAZYUREK H&W	44 HERON WING DRIVE	ORMOND I FL		32174
22-14-31-0252-00000-0320	BISLAND JOHN & CYNTHIA L H&W		26 SHEAR WATER TRAIL	ORMOND I FL		32174
22-14-31-0253-00000-0730	BLAKE CAROL A		23 HERON WING DRIVE	ORMOND I FL		32174
22-14-31-0254-00000-0100	BLAZEI MARK ANDREW	& ROBYN LYN SIMZEK JTWROS	23 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-0590	BRAMWELL PATRICK JOHN	& HEIDI H&W	22 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-0510	BRANCIFORTE ROSEMARIE N	& DONNA ANELLA VERALI AMC	38 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-1020	BRANDT PATRICIA L		5 CRANE FIELD ROAD	ORMOND I FL		32174
22-14-31-0254-00000-0420	BREUR RAYMOND ARTHUR II		58 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0256-00000-1520	BRIGHAM LEONARD M & GLORIA A	BRIGHAM H&W	7 HAWK ROOST COURT	ORMOND I FL		32174
22-14-31-0252-00000-0340	BROWN DEBORAH J		22 SHEAR WATER TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-0610	BROWN HAROLD WAYNE & DIANE JACKSON H&W		18 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0256-00000-1300	BRUNER SIDNEY I LIFE ESTATE		11 GRASS QUIT COURT	ORMOND I FL		32174
22-14-31-0257-00000-0050	BURGESS TINA M		12 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0253-00000-0700	BURKETT SUSAN IRENE & JUDITH	ANN SWAYZE JTWROS	29 HERON WING DR	ORMOND I FL		32174
22-14-31-0252-00020-0670	BURRES GLENN S		44 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0253-00000-0720	BURRES ROYAL S & JERILYN L H&W		25 HERON WING DRIVE	ORMOND I FL		32174
22-14-31-0254-00000-0290	BUSH PEGGY ANN	NULL	10 DOVE TAIL COURT	ORMOND I FL		32174
22-14-31-0252-00020-0680	CAHILL JOHN F	SHEILA REOUTI-CAHILL H&W	42 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0253-00000-0650	CALDERONE THERESA A	NULL	38 HERON WING DRIVE	ORMOND I FL		32174
22-14-31-0257-00000-0380	CARLSON CHARLES RAYMOND & DEBORAH L H&W		45 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0254-00000-0530	CARROLL MARTIN VINCENT		24 GLEN BEND CT	SPRING LA NC	28390-4500	
22-14-31-0254-00000-0120	CARTER-JOHNSON LANIA & DARRYL E JOHNSON H&W		27 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0257-00000-0060	CASELLA ANN MARIE	& HORACIO O H&W	30 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0255-00000-0710	CENTER STEPHEN ALAN & CAROL DIANE TRUSTEES		83 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0256-00000-1340	CHAMPAGNE DARYLLE	& DANIEL AMC	3 GRASS QUIT CT	ORMOND I FL		32174
22-14-31-0254-00000-1000	CHANDLER ROBERT JOSEPH & SUSAN RAMAH H&W		8 CRANE FIELD ROAD	ORMOND I FL		32174
22-14-31-0254-00000-0630	CHAPPELL JOYCELYN	& ARTHUR CHAPPELL H&W	12 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0252-00000-0040	CHIUCHIOLO EDWARD ANTHONY & JANICE ANN H&W LIFE ESTATE		11 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0254-00000-0570	CHURCH JENNIFER MANDY		26 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-0990	CLARK YVONNE D		10 CRANE FIELD ROAD	ORMOND I FL		32174
22-14-31-0252-00020-0700	COCKFIELD SHEILA C		38 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0254-00000-0620	CONFORTI MARK	& DIANA FILOMENA H&W	14 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-0540	COOK ERNEST CORNELIOUS JR		32 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0259-00000-0680	COOKE JAMES FISHER &	CHRISTINA B H&W LIFE ESTATE	105 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0257-00000-0160	CORBETT CHARLES C JR	& PATRICIA C H&W	10 HUNTERDON AVE	MONROE 1 NJ		8831
22-14-31-0254-00000-0240	CORDASCO REVOCABLE TRUST		51 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0253-00000-0690	COWERN BARBARA CONLEY		46 HERON WING DRIVE	ORMOND I FL		32174
22-14-31-0254-00000-0320	CRISPELL TODD NILES	& JULIE SUE H&W	59 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0257-00000-0390	DEARBORN MELODY		43 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0257-00000-0400	DEBOLT KAREN		41 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0252-00000-0450	DITOMMASO STEVEN M	& DEBRA L DWORKIN TIC	16 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0252-00000-0070	DOCKERY JOHN J & KATHERINE D	H&W	17 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0252-00020-0690	DORNER DAVID CHARLES	& SUSAN BUCKINGHAM TRUSTE	40 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0256-00000-1250	DOUCETTE THOMAS F & MARY	JANE E DOUCETTE H&W	18 GRASS QUIT COURT	ORMOND I FL		32174
22-14-31-0254-00000-0050	DRYE RICHARD LEE & DEANNA LYNN H&W		13 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0257-00000-0200	DUKES TRACY	& VINETTE MERCEDES DUKES JT	60 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0256-00000-1470	DZOBA THOMAS WILLIAM & DOREEN	MARY DZOBA H&W	17 HAWK ROOST COURT	ORMOND I FL		32174
22-14-31-0252-00000-0030	EACOBACCI MITCHELL J & ANGELA	EACOBACCI H&W	9 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0254-00000-0410	EASTER GERI		60 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0255-00000-0720	EATON SANDRA LYNN & ROBERT CHRISTOPHER W&H		85 HUNTINGTON PLACE	ORMOND I FL		32174
22-14-31-0252-00000-0230	EDENFIELD SUSAN BRUDER		17 SHEAR WATER TRAIL	ORMOND I FL		32174
22-14-31-0254-00000-0680	EDWARDS EDWARD W & ANNE M H&W		2 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0257-00000-0110	EGAN KEVIN	& MEREDITH H&W	40 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0254-00000-0380	ELLIS AMY LOUISE LIFE ESTATE		66 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0256-00000-1430	ELLIS JAMES L JR & HOLLY D H&W		20 HAWK ROOST COURT	ORMOND I FL		32174
22-14-31-0256-00000-1220	EMERY GRACE M TRUSTEE		12 GRASS QUIT COURT	ORMOND I FL		32174
22-14-31-0256-00000-1190	EWER BEVERLY J		6 GRASS QUIT COURT	ORMOND I FL		32174
22-14-31-0255-00000-0910	EXAMILOTIS MARC		3 FOX LAIR CT	ORMOND I FL		32174
22-14-31-0259-00000-0550	FENTON THOMAS W & JUDITH A H&W		3 FINCH WALK ROAD	ORMOND I FL		32174
22-14-31-0254-00000-0450	FERIOLI JAMES & MICHELE RENEE H&W		52 FAWN HAVEN TRAIL	ORMOND I FL		32174
22-14-31-0259-00000-0990	FINK SANDRA A		84 WRENDALE LOOP	ORMOND I FL		32174
22-14-31-0255-00000-0940	FIORI JAMES F & JEAN A TRUSTEES		8 FOX LAIR COURT	ORMOND I FL		32174
22-14-31-0257-00000-0100	FISCHER JOHN EDWARD		38 WRENDALE LOOP	ORMOND I FL		32174

22-14-31-0254-00000-0140	FISHER MICHAEL LYNN & KAREN SUE H&W		31 FAWN HAVEN TRL	ORMOND I FL	32174
22-14-31-0252-00000-0180	FITZGERALD DAVID ARNONE	& LISA MERLE H&W	7 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0259-00000-0480	FORD JOHN & JANE TRUSTEES		12 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0257-00000-0240	FOSHEE SCOTT WHEELER & MARTHA J JARRETT H&W		70 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0259-00000-0650	FRANCO WILMA		99 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0254-00000-0270	FREAS BARBARA ALLEN	& MARCHELLO ELVALDI ARMBRI	5 DOVE TAIL COURT	ORMOND I FL	32174
22-14-31-0252-00020-0660	FREDERICK PATRICIA L LIFE ESTATE		46 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1200	GABRIEL ANNE M NEELEY		8 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0252-00000-0240	GARRETT COLLEEN F		21 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0253-00000-0660	GARRISON SUSAN B	LIFE ESTATE	40 HERON WING DRIVE	ORMOND I FL	32174
22-14-31-0259-00000-0530	GAY CHRISTINE ALEXIS LIFE ESTATE		2 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0254-00000-0150	GLASSFORD JOHN WAYNE & LINDA SUZANNE H&W		33 FAWN HAVEN TRL	ORMOND I FL	32174
22-14-31-0255-00000-0740	GODBEE DORIS P		89 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00000-0090	GODFREY JOHN C & CAROL M	GODFREY H&W LIFE ESTATE	21 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1230	GORRASI PHILIP	LIFE ESTATE	14 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0254-00000-0520	GOTTLIEB BRIAN ROBERT	& PENNY KAY H&W	36 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0255-00000-0950	GRANT JAMES MITCHELL & SHERRY ANNE H&W		6 FOX LAIR COURT	ORMOND I FL	32174
22-14-31-0252-00000-0260	GREER SUSAN CHERYL	TRUSTEE	25 SHEAR WATER TRL	ORMOND I FL	32174
22-14-31-0255-00000-0750	GROSSKURTH DAVID CHARLES & KATHY LYNN H&W		93 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00000-0400	GUILLLOTY FERNANDO LUIS	& ANNETTE R CRUZ MONTALVO	4 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0290	HABIG DAVID	& BEVERLY H&W	75 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0257-00000-0190	HALLAHAN KEVIN	& DEANNA H&W	56 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0310	HAROLDSON CATHERINE H	TRUSTEE	28 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0440	HARPER DENNIS JAY & TERI TOPERCER H&W		54 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0320	HARRISON MICHAEL M & LESLEY M TRUSTEES		57 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0170	HEBERT RAMONA MARIE TRUSTEE		5 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0360	HENNINGS LISA ANN		49 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0256-00000-1450	HERBERT CAROLYN S		21 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0254-00000-0130	HERRICK DREW LOWRY	& JULIA ANN H&W	29 FAWN HAVEN TRL	ORMOND I FL	32174
22-14-31-0252-00020-0600	HICKS RICHARD EVAN		58 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0210	HILL DANIEL T	& SUAN D H&W	62 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0254-00000-0550	HILL ROBIN M LIFE ESTATE		30 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0252-00000-0060	HODAK CAROL LYNN	TRUSTEE	15 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0255-00000-0770	HOLTRY DENNIS LEE & CAROL LEE H&W		97 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0280	HOMAN JOEL T & VIRGINIA B H&W LIFE ESTATE		77 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0190	HOWELL DANIEL A	& PATRICIA ANN H&W LIFE ESTATE	9 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0253-00000-0740	HUBER JACQUELINE TRUSTEE		21 HERON WING DRIVE	ORMOND I FL	32174
22-14-31-0255-00000-0790	HUNTINGTON JOHN A	& MARILYN L TRUSTEES	101 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0259-00000-0510	HUSTON KATHY M		6 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0254-00000-0250	INGHRAM TARA LYNN		53 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0330	JACOBS MARY FRANCES & MICKY WAYNE H&W		61 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0252-00000-0490	JAMES NATHANIEL E & CLORA E H&W LIFE ESTATE		6 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0253-00000-0640	JANOVER HOWARD M & MAUREEN	H&W LIFE ESTATE	36 HERON WING DRIVE	ORMOND I FL	32174
22-14-31-0257-00000-0420	JENSEN CATHERINE J		21 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0254-00000-0360	JEROME ROBERT K & SHARON DENISE H&W LIFE ESTATE		69 FAWN HAVEN TRL	ORMOND I FL	32174
22-14-31-0254-00000-0980	JOHNSON BRADFORD ALAN	& LINDA DIANE H&W	14 CRANE FIELD RD	ORMOND I FL	32174
22-14-31-0255-00000-0700	JOHNSON DENNIS WILLIAM & MARGARET JOAN KAUFMAN H&W		81 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0060	JOHNSON PATRICIA ANN & GRAYLON ESELY H&W		15 FAWN HAVEN TRL	ORMOND I FL	32174
22-14-31-0256-00000-1500	KALINSKI ANNA LIFE ESTATE		11 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0254-00000-0490	KASTER SANDRA LOU TRUSTEE		44 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0390	KEANEY DAVID M LIFE ESTATE		64 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0252-00000-0420	KEELEY THOMAS	& MYUNG S KIM JTWROS	22 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0253-00000-0670	KELLY MARY C		42 HERON WING DRIVE	ORMOND I FL	32174
22-14-31-0257-00000-0450	KENDRICK FRANCINE REID	LIFE ESTATE	15 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0254-00000-0200	KENNEDY WILLIAM ALLEN	& CAROL JANE H&W	43 FAWN HAVEN TRL	ORMOND I FL	32174
22-14-31-0252-00000-0010	KERSHNER DOUGLAS W & PATRICIA S	TRUSTEES	3 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00000-0480	KHAN KHALID		10 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0300	KOLESAR LAUREN BETH	& KEVIN JOHN HACKETT H&W	8 DOVE TAIL COURT	ORMOND I FL	32174
22-14-31-0257-00000-0250	KOLL GLENN G	& MARILYN B H&W	72 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0255-00000-0870	KOWALSKI JULIE ANN & JAMES MICHAEL STEINMILLER W&H		94 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1440	KROL THADDEUS J	& MARYLYN H&W LIFE ESTATE	23 HAWK ROOST CT	ORMOND I FL	32174
22-14-31-0254-00000-0650	KRUFKY JUDITH LOIS	& EDWARD LINCOLN H&W	8 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1310	KRUZMANOWSKI KENNETH	& CAROL J TRUSTEES	9 GRASS QUIT CT	ORMOND I FL	32174
22-14-31-0252-00000-0080	KUEHN BRUCE JOHN	& PENNY LEE POWELL H&W	19 HUNTINGTON PL	ORMOND I FL	32174
22-14-31-0254-00000-0110	KUNZWEILER WILLIAM ROBERT	& PAULA ORSINI H&W	25 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0252-00000-0150	LAGARDE DENISE		33 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0040	LAUGHLIN NANCY YOUNG & JAMES G TRUSTEES		11 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0210	LEDEWITZ JEFFREY HERBERT	& LISA GAWLOWSKI LEDWITZ LI	45 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0350	LEO LISA SOTILARE	& LOUIS W&H	65 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0470	LEVECK STEVEN EDWARD &	PATRICIA MARIE H&W TRUSTEE	1302 199TH PL SW	LYNNWOD WA	98036
22-14-31-0255-00000-0830	LEWIS RICHARD A JR	& CYNTHIA ANN FONSECA H&W	109 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0280	LEWIS ROBERT THEODORE	& JOYCE EILLEN H&W	7 DOVE TAIL COURT	ORMOND I FL	32174
22-14-31-0252-00020-0630	LITTLE ARLENE S	& JOHN D W&H	52 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0255-00000-0960	LOESSIN MARY KATHRYN		4 FOX LAIR COURT	ORMOND I FL	32174
22-14-31-0254-00000-0580	LOMBARDO MITCHELL MARTIN	& CAROLYNN BROCK H&W	24 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1260	LORDEN ELISSA A TRUSTEE		19 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0252-00000-0120	LUBIN HADLEY J & KAREN S H&W		27 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0255-00000-0920	LUFF KARYN ALYSE		5 FOX LAIR COURT	ORMOND I FL	32174
22-14-31-0252-00020-0520	LUPO CHARLES JOHN	& RENE LEE H&W	49 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00000-0220	MANCINI VINCENT D & BEVERLY J	H&W	15 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1390	MANZA LOUIS M & KATHLEEN H&W	LIFE ESTATE	12 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0257-00000-0370	MARTIN JAMES	& SANDY H&W	47 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0257-00000-0230	MARTINEZ CARMELO JR	& IRIS NEREIDA MARTINEZ H&W	68 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0257-00000-0020	MARTINEZ CYNTHIA L & RICHARD E H&W		6 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0430	MASCITELLI JACQUELINE		20 HUNTINGTON PL	ORMOND I FL	32174
22-14-31-0252-00020-0640	MCCARTHY HEIDI		50 HUNTINGTON PL	ORMOND I FL	32174
22-14-31-0252-00000-0020	MCDONALD GEORGE E & SHARYN K	MCDONALD H&W	5 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0670	MCDOWELL DAVID GAIL		4 FAWN HAVEN TRAIL	ORMOND I FL	32174

22-14-31-0257-00000-0140	MCHUGH LAMAR H	& ELAINE W H&W	46 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0350	MCLACHLAN KIRK & SHARON H&W		20 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0252-00020-0560	MCLEOD KENNETH A & MARTHA M H&W		57 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0255-00000-0820	MEHLER NANCY JEAN	& GEORGE GUY WHITE JTWROS	107 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0130	MELLON CONSTANCE ANN	& GILLIAN EBERIE JTWROS	44 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0253-00000-0710	MERCOLINO DENISE E		27 HERON WING DRIVE	ORMOND I FL	32174
22-14-31-0254-00000-0070	METZGER DOUGLAS P & CYNTHIA JEANNE H&W		17 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1210	MEYERS MARTHA M TRUSTEE		10 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0256-00000-1370	MIALKI DENNIS J & LEE ANN	MIALKI H&W	8 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0254-00000-0400	MIDDLETON JEAN WILLIAMS		62 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0255-00000-0810	MIKLOS STEPHAN DOUGLAS	& LORRAINE LEWIS MIKLOS H&W	105 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0260	MIKSZAN RICHARD EDWARD JR & KATHLEEN A H&W		55 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0252-00000-0500	MILLER LISA	& ROCKY L DEJOHN JTWROS	4 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0255-00000-0970	MIRSKY STUART HOWARD &JAYME H&W	LIFE ESTATE	2 FOX LAIR COURT	ORMOND I FL	32174
22-14-31-0252-00000-0100	MITRIONE NICHOLAS		23 HUNTINGTON PL	ORMOND I FL	32174
22-14-31-0257-00000-0150	MIXDORF KATHLEEN ANNE		48 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0300	MOODY KATHERINE L		30 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-1010	MOORE MICHAEL ANTHONY	NULL	6 CRANE FIELD ROAD	ORMOND I FL	32174
22-14-31-0259-00000-0460	MOORE STEVEN A & MARY ANNE C H&W		16 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0256-00000-1180	MORRIS RICHARD A & MARGIE M	MORRIS H&W	4 GRASS QUIT	ORMOND I FL	32174
22-14-31-0257-00000-0410	MOSCOSO BRIAN S		39 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0256-00000-1380	MOSCOSO JILL & KYLE ANDREW	MOSCOSO JTWROS	10 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0255-00000-0760	MURILLAS CARLOS A & MARY C H&W LIFE ESTATE		95 HUNTINGTON PL	ORMOND I FL	32174
22-14-31-0256-00000-1480	MURPHY THOMAS J & MAUREEN	H&W	15 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0252-00020-0650	NARDIELLO RICHARD ANDREW	& JENNIFER CLARK H&W	48 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0170	NICHOLAS JAMES CHRISTOPHER	TRUSTEE	37 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0252-00020-0550	NORTH MILDRED A		55 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1330	NOVAK DIANE M	LIFE ESTATE	5 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0254-00000-0460	OLIVER JOHN PELZER & ELIZABETH REEVES	H&W	50 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0080	O'MALLEY EILEEN M		34 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0259-00000-0620	OMAY SCOTT FRANCIS & JANET FOMARE H&W		93 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0257-00000-0430	ORLANDO VALETA		19 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0254-00000-0600	OTTLEY CHARLES A		1237 THOMASINA DRIVE	PORT ORAI FL	32129
22-14-31-0254-00000-0020	OWEN DONALD RAY & CYNTHIA JORDAN H&W		7 FAWN HAVEN TRL	ORMOND I FL	32174
22-14-31-0255-00000-0780	PATRICK JOHNEY RAY	& KATHRYN MAE H&W	99 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0310	PAWSON MARILYN D	LIFE ESTATE	71 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0259-00000-0520	PECCHIO BARTOLINO & ESTELLE H&W		4 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0252-00000-0210	PELLETIER MICHELLE A &	EMELINDA G SICOTAKIS JTWROS	13 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0370	PETERSEN CYNTHIA ANN		68 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0330	PITSCHMANN LARRY J		55 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0259-00000-0630	PORCO MARLIN R &	SHARON J MILLER JTWROS	95 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0280	PRESS WILLIAM		29 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0259-00000-0560	PUGH TERRELL SCOTT & CATHRYN WILSON H&W		5 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0254-00000-0220	RAMIREZ GLENDA EMLYN		47 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0220	REED JOANN T	& DONALD W H&W	66 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0254-00000-0690	REED SHIRLEY L TRUSTEE		79 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00000-0330	REY LOIS & FRANK REY W&H		24 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0180	RHODEN ANGELA RAY	& WAYNE LAWRENCE FORREST	39 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0640	RIGGIN ELMER EDWIN	& SUSAN JOAN H&W	10 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0252-00020-0530	RILEY ALAINA	& DAVID W&H	51 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1540	RIVES REBECCA A	c/o BARBARA CARMEN	439 BAILEY DRIVE	COLUMBIA MO	65203-6840
22-14-31-0252-00000-0200	RIVOSECCHI PAUL PETER & MARIANNE HENRIETTE BOKMA H&W	LIFE ESTATE	11 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1240	RODRIGUEZ PAMELA S		16 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0254-00000-0080	ROMAN DAVID R	& FRANCES M H&W	19 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0259-00000-0590	ROMANO ROSEMARIE		11 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0259-00000-0640	ROSE JOHANNA K & DAVID M H&W		97 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0380	ROURK WILBUR AIKEN JR &	BARBARA H&W	8 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0254-00000-0500	RUCKERT RENEE ALICE	& DANIEL KONREAD RUCKERT	40 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1410	RUDDER SANDRA A		16 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0254-00000-0030	SABOL RICHARD PAUL		9 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0260	SAGAN VERONICA	& ALBERT H&W	74 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0259-00000-0970	SAMMARO CHRISTINE		88 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0140	SANSBURY THOMAS	& DONNA H&W	31 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1400	SANTIAGO LOUIS D & KRISENDAYE	G SANTIAGO H&W	14 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0252-00000-0050	SANTOS ANTONIO JR	& JANET F MANCHESTER SANTO	13 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0255-00000-0900	SAWYER LINDA &	JOSHUA GLOVER JTWROS	1 FOX LAIR	ORMOND I FL	32174
22-14-31-0252-00000-0440	SCHAEFFER JERRY WENDALL &	PATRICIA DIANE H&W	18 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0010	SCHOEN CLARISSA A LIFE ESTATE		4 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0360	SCHWARMANN PAUL		16 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0252-00000-0290	SEGRETTO PHYLLIS A	LIFE ESTATE	31 SHEAR WATER TRAIL	ORMOND I FL	32176
22-14-31-0252-00000-0130	SHEPARD ALLEN L	& MARY E H&W	29 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00000-0250	SHINNEW WILLIAM & JULIE H&W		23 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0350	SIMONS LINDA L LIFE ESTATE		51 WRENDALE LOOP	ORMOND I FL	32147
22-14-31-0254-00000-0310	SKIRDE GREGORY ROBERT & ABBE LYNN H&W		6 DOVE TAIL COURT	ORMOND I FL	32174
22-14-31-0254-00000-0010	SOLTIS WARREN D & DOREEN BATES H&W		3 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0257-00000-0170	SPRINGBORN HAROLD R & JENNIFER K H&W LIFE ESTATE		52 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0257-00000-0040	STALNAKER STEPHEN DOUGLAS & LAURA ANN H&W		10 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0254-00000-0090	STARZYNSKI JEROME S & MARION H&W LIFE ESTATE		21 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0259-00000-0490	STAUCH GEORGE & SHERI H&W		10 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0255-00000-0930	STINSON BRENDA J		7 FOX LAIR CT	ORMOND I FL	32174
22-14-31-0259-00000-0580	STOCK FRANK R & DEANA L H&W		9 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0252-00020-0540	SUNG CHARLES HAN CHANG	& JI HONG YANG JTWROS	53 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1530	SYKES JAMES E JR & MAJORIE J	H&W	5 HAWK ROOST CT	ORMOND I FL	32174
22-14-31-0254-00000-0230	SYMULESKI DAVID MICHAEL	& PHYLLIS LYNNE H&W	49 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1350	TARTAGLIA-STRAUBE MARY ANN	TRUSTEE	4 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0252-00000-0270	TENNEBOE TERRY N & GRACE E	H&W	27 SHEAR WATER TRAIL	ORMOND I FL	32174
22-14-31-0252-00000-0110	THIGPEN DON A & PATRICIA I	THIGPEN H&W	25 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0440	THORPE STUART B JR & BRENDA W H&W		17 WRENDALE LOOP	ORMOND I FL	32174

22-14-31-0259-00000-0470	TIMMONS REX E & KIMBERLY W H&W		14 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0252-00000-0470	TRAINOR EDWARD JOSEPH &	NANCY BEVERLY STREETER H&M	12 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1420	TRILL SUSAN		18 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0257-00000-0340	TSSARIO GEORGE T & JANICE D H&W		1643 WEST 22ND ST	ERIE PA	16502
22-14-31-0255-00000-0890	TYVELA EINAR J & ELLEN JOYCE H&W		90 HUNTINGTON PL	ORMOND I FL	32174
22-14-31-0252-00020-0590	VALENTINE ELIZABETH C &	WILLIAM C VALENTINE JTWROS	63 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0090	VAN ROO PETER	& SANDRA H&W	36 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0255-00000-0880	VENTI JOSEPH PAUL	& KRISTI ANN BAILEY JTWROS	92 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0259-00000-0610	VIVOLO ANGELA		15 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0259-00000-0600	VIVOLO JOANN		13 FINCH WALK ROAD	ORMOND I FL	32174
22-14-31-0256-00000-1510	WAHLGREN PATRICIA JOY		9 HAWK ROOST COURT	ORMOND I FL	32174
22-14-31-0252-00000-0410	WAKNINE ANITA		24 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00020-0570	WALKER LORRAINE F	TRUSTEE	59 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0254-00000-0560	WARREN LYNETTE M & CARMINE M W&H LIFE ESTATE		28 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0256-00000-1280	WAYNE SUSAN G LIFE ESTATE		15 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0257-00000-0070	WEEKS MICHAEL E & LAURA	TRUSTEES	32 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0255-00000-0850	WEIR CYNTHIA SUE		98 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0256-00000-1460	WEIRICH CATHERINE M	LIFE ESTATE	19 HAWK ROOST CT	ORMOND I FL	32174
22-14-31-0252-00020-0620	WENSTROM LINDA J		54 HUNTINGTON PL	ORMOND I FL	32174
22-14-31-0253-00000-0630	WESTON STUART ALLAN & SANDRA ASH TRUSTEES		34 HERON WING DR	ORMOND I FL	32174
22-14-31-0254-00000-0660	WHITFIELD STEPHEN M	& TIMOTHY PATRICK MILLER JTV	6 FAWN HAVEN TRAIL	ORMOND I FL	32174
22-14-31-0259-00000-0980	WILENSKI THOMAS & CAMILLE H&W		86 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0252-00000-0460	WILLIAMS GRACE W		14 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0252-00020-0510	WILLIAMS-HODGES MARIE L		47 HUNTINGTON PLACE	ORMOND I FL	32174
22-14-31-0257-00000-0270	WRIGHT GRETCHEN STRATMANN		76 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0257-00000-0300	WUNDERLY WARREN W	& LISA A H&W	73 WRENDALE LOOP	ORMOND I FL	32174
22-14-31-0256-00000-1290	ZAHN DEBORAH		13 GRASS QUIT COURT	ORMOND I FL	32174
22-14-31-0254-00000-0430	ZUBICK TODD ALAN & SANDRA CALDWELL H&W LIFE ESTATE		56 FAWN HAVEN TRAIL	ORMOND I FL	32174

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4C

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit "A;"** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

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

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 65% due no later than April 15, 2026, and 35% due no later than October 15, 2026. Operations and maintenance special assessments directly collected by the District are due according to the following schedule: 25% due on each of October 1, 2025, January 2, 2026, April 1, 2026, and July 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

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

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT No. 1
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

6

ROMINES INC
4367 MARSH RD
DELAND, FL 32724-9762 US
+13868042482
rominesinc@gmail.com

Estimate

ADDRESS
Jamie Sanchez
District Manager
Wrathell, Hunt & Assoc.LLC
2300 Glades Rd #410W
Boca Raton, FL 33431

ESTIMATE #	DATE	EXPIRATION DATE
1106	08/25/2025	09/25/2025

P.O. NUMBER
Hunter's Ridge CDD No.1

ACTIVITY	QTY	RATE	AMOUNT
Clear, Grub existing grass area, Removal of all debris, Grade for sidewalk, Lower H2O valve(s), Move Pipe to outside of SW area(s), Form, pour, finish 50LF 5'w 4" Sidewalk, Strip, sawcut, clean up, Replace sod, if necessary.	1	5,800.00	5,800.00

Thank you for the opportunity to be considered for your upcoming project!
Please feel free to contact us with questions about your estimate.

TOTAL \$5,800.00

Romines Inc

CBC#1265019
Licensed & Insured
Celebrating 25 years of Excellence

Accepted By Accepted Date

FLAGLER COUNTY

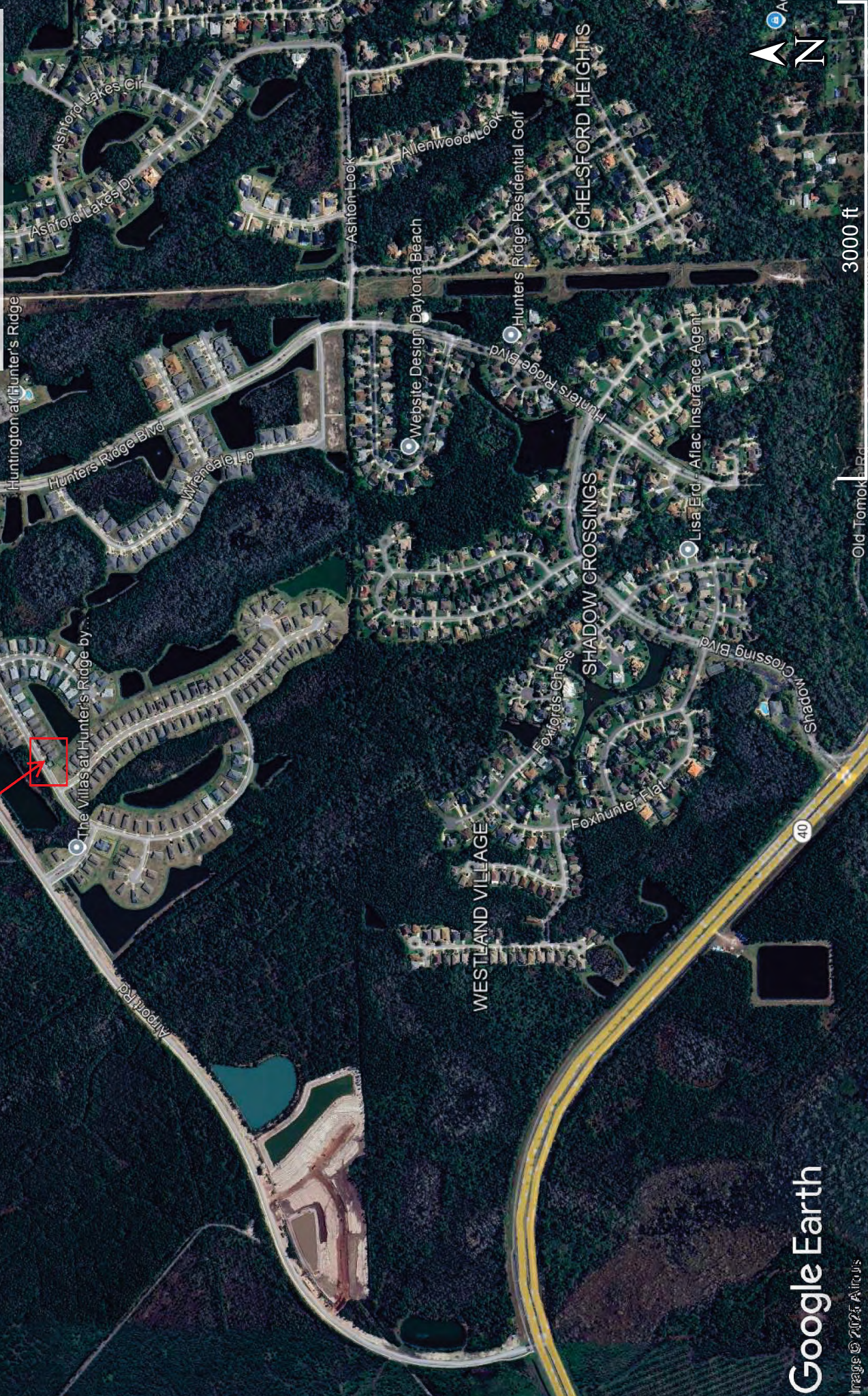
Untitled

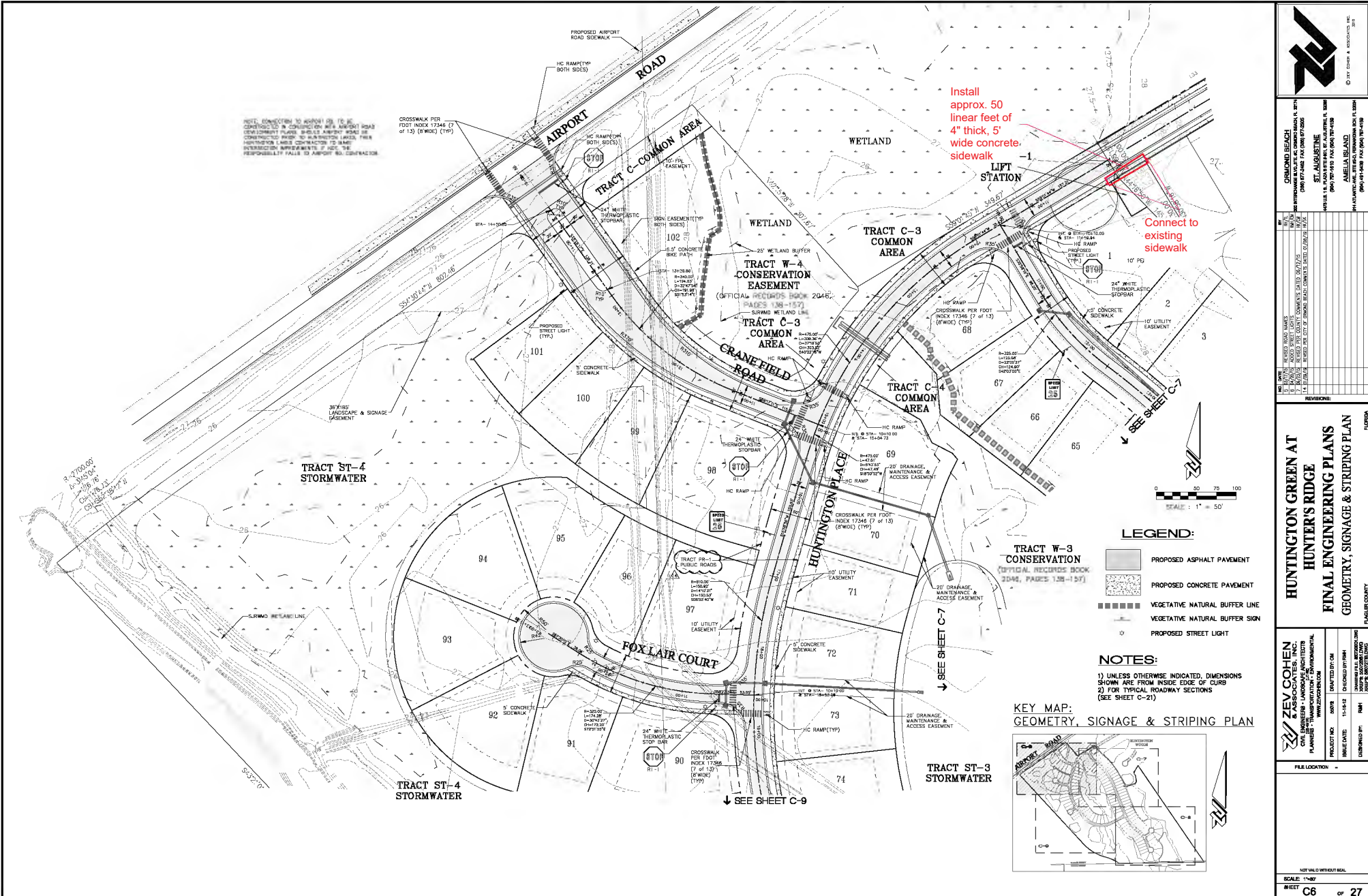
Write a description for your map.

Legend

- Advanced Feature 1
- Ordinary Bea
- Snapshot Self Storage
- Advanced Feature 1
- Ordinary Bea
- Snapshot Self Storage

Location





NOTE: CONNECTION TO AIRPORT RD. TO BE CONSTRUCTED BY AIRPORT ROAD DEVELOPMENT PLAN. SHOULD AIRPORT ROAD BE CONSTRUCTED PRIOR TO HUNTINGTON PLACE, THE HUNTINGTON PLACE CONTRACTOR TO HAVE INTERSECTION IMPROVEMENTS. IF NOT, THE RESPONSIBILITY FALLS TO AIRPORT RD. CONTRACTOR.

CROSSWALK PER FOOT INDEX 17346 (7 OF 13) (8' WIDE) (TYP)

Install approx. 50 linear feet of 4" thick, 5' wide concrete sidewalk

Connect to existing sidewalk



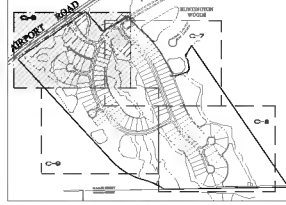
LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- VEGETATIVE NATURAL BUFFER LINE
- VEGETATIVE NATURAL BUFFER SIGN
- PROPOSED STREET LIGHT

NOTES:

- 1) UNLESS OTHERWISE INDICATED, DIMENSIONS SHOWN ARE FROM INSIDE EDGE OF CURB
- 2) FOR TYPICAL ROADWAY SECTIONS (SEE SHEET C-21)

KEY MAP: GEOMETRY, SIGNAGE & STRIPING PLAN



ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEER - LANDSCAPE ARCHITECT
PLANNING - TRANSPORTATION - ENVIRONMENTAL

PROJECT NO: 2007-0001
DATE: 11-18-15
DESIGNED BY: RMT

FILE LOCATION: -

NOT VALID WITHOUT SEAL

SCALE: 1"=60'
SHEET: C6 OF 27

HUNTINGTON GREEN AT HUNTER'S RIDGE
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLAN

PROJECT NO: 2007-0001
DATE: 11-18-15
DESIGNED BY: RMT

FILE LOCATION: -

NOT VALID WITHOUT SEAL

SCALE: 1"=60'
SHEET: C6 OF 27

ORNDORF BEACH
10000 ORNDORF BEACH RD. S.W.
ORLANDO, FL 32835
TEL: 407-444-4444 FAX: 407-444-4444

ST. AUGUSTINE
10000 ST. AUGUSTINE RD. S.W.
ST. AUGUSTINE, FL 32086
TEL: 904-761-1111 FAX: 904-761-1111

AMELIA ISLAND
10000 AMELIA ISLAND RD. S.W.
AMELIA ISLAND, FL 32002
TEL: 904-444-4444 FAX: 904-444-4444

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Special Revenue Fund	Debt Service Series 2019	Debt Service Series 2019A	Capital Projects Series 2019	Capital Projects Fund 2019A	Total Governmental Funds
ASSETS							
Cash	\$ 296,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 296,201
Undeposited funds	-	-	19,772	-	-	-	19,772
Revenue	-	-	112,244	222,254	-	-	334,498
Reserve	-	-	77,606	294,101	-	-	371,707
Prepayment	-	-	2,525	3,878	-	-	6,403
Bond Redemption 2019-Area 1	-	-	3,957	-	-	-	3,957
Bond Redemption 2019-Area 2	-	-	-	11,833	-	-	11,833
Construction 2019	-	-	-	-	6,447	-	6,447
Construction 2019A 2-D	-	-	-	-	-	549	549
Construction 2019A 2-E	-	-	-	-	-	897	897
Construction 2019A 2-F	-	-	-	-	-	5	5
General 2019A- Area 2	-	-	-	7,021	-	-	7,021
Due from general fund	-	10,760	-	-	-	-	10,760
Due from DSF 2019A	-	-	1,754	39,953	-	-	41,707
Due from SRF 002	7,598	-	-	-	-	-	7,598
Utility deposits	59	-	-	-	-	-	59
Total assets	<u>\$ 303,858</u>	<u>\$ 10,760</u>	<u>\$ 217,858</u>	<u>\$ 579,040</u>	<u>\$ 6,447</u>	<u>\$ 1,451</u>	<u>\$ 1,119,414</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 1,000	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ 1,120
Due to general fund	-	7,598	-	-	-	-	7,598
Due to SRF	10,760	-	-	-	-	-	10,760
Due to debt service fund 2019	-	-	-	1,753	-	-	1,753
Due to debt service fund 2019 A	-	-	-	39,953	-	-	39,953
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>27,734</u>	<u>7,718</u>	<u>-</u>	<u>41,801</u>	<u>-</u>	<u>-</u>	<u>77,253</u>
Fund balances:							
Restricted for:							
Debt service	-	-	217,858	537,239	-	-	755,097
Capital projects	-	-	-	-	6,447	1,451	7,898
Committed:							
Working capital	28,976	2,682	-	-	-	-	31,658
Lift station project	-	2,000	-	-	-	-	2,000
Capital improvement reserve	118,967	-	-	-	-	-	118,967
Unassigned	128,181	(1,640)	-	-	-	-	126,541
Total fund balances	<u>276,124</u>	<u>3,042</u>	<u>217,858</u>	<u>537,239</u>	<u>6,447</u>	<u>1,451</u>	<u>1,042,161</u>
Total liabilities and fund balances	<u>\$ 303,858</u>	<u>\$ 10,760</u>	<u>\$ 217,858</u>	<u>\$ 579,040</u>	<u>\$ 6,447</u>	<u>\$ 1,451</u>	<u>\$ 1,119,414</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 340	\$ 93,215	\$ 92,620	101%
Capital Improvement Reserve	-	75,000	-	N/A
Total revenues	<u>340</u>	<u>168,215</u>	<u>92,620</u>	182%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,802	4,306	65%
Management/accounting/recording	3,500	35,000	42,000	83%
Legal	-	3,483	12,000	29%
Engineering	412	917	2,500	37%
Audit	-	5,200	5,000	104%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,182	9,950	72%
Telephone	17	167	200	84%
Postage	10	85	500	17%
Printing & binding	42	417	500	83%
Legal advertising	-	285	1,500	19%
Annual district filing fee	-	-	175	0%
Insurance	-	7,571	7,761	98%
Contingencies	15	276	500	55%
Website	-	705	705	100%
ADA compliance	-	210	210	100%
Property taxes	-	-	632	0%
Tax collector	7	1,864	1,930	97%
Total expenditures	<u>4,086</u>	<u>67,497</u>	<u>92,619</u>	73%
Excess/(deficiency) of revenues over/(under) expenditures	(3,746)	100,718	1	
Fund balances - beginning	279,870	175,406	160,897	
Committed:				
Working capital	28,976	28,976	28,976	
Capital improvement reserve	118,967	118,967	118,967	
Unassigned	128,181	128,181	12,955	
Fund balances - ending	<u>\$ 276,124</u>	<u>\$ 276,124</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 40	\$ 10,979	\$ 10,909	101%
Total revenues	<u>40</u>	<u>10,979</u>	<u>10,909</u>	101%
EXPENDITURES				
Professional & administrative				
Insurance	-	759	1,000	76%
General repairs and maintenance	1,300	6,505	5,500	118%
Utilities - electric	-	256	-	N/A
Utilities - water	23	211	-	N/A
Contingencies	-	-	1,000	0%
Tax collector	1	219	227	96%
Total expenditures	<u>1,324</u>	<u>7,950</u>	<u>7,727</u>	103%
Excess/(deficiency) of revenues over/(under) expenditures	(1,284)	3,029	3,182	
Fund balances - beginning	4,326	13	1,500	
Committed:				
Lift station project	2,000	2,000	2,000	
Working capital	2,682	2,682	2,682	
Unassigned	(1,640)	(1,640)	-	
Fund balances - ending	<u>\$ 3,042</u>	<u>\$ 3,042</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 511	\$ 139,855	\$ 138,961	101%
Assessment prepayments	19,771	19,771	-	N/A
Interest	628	5,744	-	N/A
Total revenues	<u>20,910</u>	<u>165,370</u>	<u>138,961</u>	119%
EXPENDITURES				
Principal	-	40,000	40,000	100%
Interest	-	94,187	94,188	100%
Total debt service	<u>-</u>	<u>134,187</u>	<u>134,188</u>	100%
Other fees and charges				
Tax collector	10	2,797	2,895	97%
Total other fees and charges	<u>10</u>	<u>2,797</u>	<u>2,895</u>	97%
Total expenditures	<u>10</u>	<u>136,984</u>	<u>137,083</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	20,900	28,386	1,878	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(249)	(2,670)	-	N/A
Total other financing sources/(uses)	<u>(249)</u>	<u>(2,670)</u>	<u>-</u>	N/A
Net change in fund balances	20,651	25,716	1,878	
Fund balance - beginning	197,207	192,142	185,354	
Fund balance - ending	<u>\$ 217,858</u>	<u>\$ 217,858</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,037	\$ 283,916	\$ 282,103	101%
Interest	1,723	16,497	-	N/A
Total revenues	<u>2,760</u>	<u>300,413</u>	<u>282,103</u>	106%
EXPENDITURES				
Principal	-	60,000	60,000	100%
Interest	-	211,800	211,800	100%
Total expenditures	<u>-</u>	<u>271,800</u>	<u>271,800</u>	100%
Other fees and charges				
Tax collector	21	5,678	5,877	97%
Total other fees and charges	<u>21</u>	<u>5,678</u>	<u>5,877</u>	97%
Total expenditures	<u>21</u>	<u>277,478</u>	<u>277,677</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,739	22,935	4,426	
Fund balance - beginning	534,500	514,304	487,036	
Fund balance - ending	<u>\$ 537,239</u>	<u>\$ 537,239</u>	<u>\$ 491,462</u>	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 20	\$ 167
Total revenues	<u>20</u>	<u>167</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>249</u>	<u>2,670</u>
Total other financing sources/(uses)	<u>249</u>	<u>2,670</u>
Net change in fund balances	269	2,837
Fund balances - beginning	6,178	3,610
Fund balances - ending	<u>\$ 6,447</u>	<u>\$ 6,447</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 JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 4	\$ 49
Total revenues	<u>4</u>	<u>49</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	4	49
Fund balances - beginning	1,447	1,402
Fund balances - ending	<u>\$ 1,451</u>	<u>\$ 1,451</u>

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

MINUTES

DRAFT

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

The Board of Supervisors of the Hunter’s Ridge Community Development District No. 1 held 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.

Present:

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

Also present:

Jamie Sanchez	District Manager
Mark Watts (via telephone)	District Counsel
Randy Hudak (via telephone)	District Engineer
Jane Ford	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:31 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

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

Ms. Sanchez presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes, and reviewed the Assessment Summary on Page 11.

Ms. Sanchez and Mr. Watts responded to questions regarding the insurance increase, liability insurance limits, if the CDD can go out to bid for another insurance carrier, sovereign immunity protection, if fraud protection is included in the insurance coverage, Tax Collector fees, the Trustee, who does the arbitrage rebate calculation, administrative fees, the "Contingencies line item, how positive pay works, the lift station, proposed assessments, if the projected excess revenue of \$1,671 will be added to the unassigned fund balance, if assessments are levied on unimproved lots, if Deerfield Trace residents are charged their share of the Professional & administrative fees, bond prepayments, the Series 2019A bonds, and bond rate fluctuations.

The following changes will be made to the proposed Fiscal Year 2026 budget:

- Page 3, "General repairs and maintenance": Reduce \$7,000 amount and allocate the two lift stations as contingency.
- Page 4, under lift station expenditures: Insert "Miscellaneous" line item

Ms. Sanchez will email the insurance declarations page to the Board and obtain quotes from other insurance carriers and include those in the revised proposed Fiscal Year 2026 budget.

Mr. Watts will review the parcels on the "Property tax" line item to ensure that the numbers are correct and review the Egis insurance package.

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2025 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; And Providing an Effective Date, was adopted.

Ms. Sanchez responded to questions regarding when and if the Board will be apprised of the budget changes before the August meeting, the "Property taxes" and "Legal" line items and if the Board has the option to use unassigned funds to offset assessment increases.

FOURTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024;
Prepared by Grau & Associates**

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Asked if an informational tax return is filed on behalf of the CDD, Ms. Sanchez stated no.

A. Consideration of Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Weston and seconded by Mr. Ford, with all in favor, Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FIFTH ORDER OF BUSINESS

**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**

Ms. Sanchez presented Resolution 2025-05.

Discussion ensued regarding increasing the number of scheduled meetings, holding Special meetings, how much it will cost budget-wise to add an additional meeting to the schedule and the Sunshine Law.

The following change was made:

DATE: Insert January 27, 2026 meeting at 11:30 a.m.

LOCATION: To be determined

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Approving the Florida Statewide Mutual**

**Aid Agreement; Providing for Severability;
and Providing for an effective Date**

Ms. Sanchez presented Resolution 2025-06. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Update: Sidewalk Completion

Ms. Sanchez recalled discussion and a motion at the last meeting for 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.

Mr. Watts stated, per the Board's direction, he conferred with Howard Lefkowitz, the representative of BADC Huntington Communities, about the sidewalk. Mr. Lefkowitz told him there was a field change approved by the County and that, because of some of the other lines of pipes that were adjacent to the lift station, the BADC obtained approval to not install the 40" to 40' of missing sidewalk next to the lift station. Further, Staff learned that, in December 2024, the BADC dissolved and no longer exists as a corporate entity so, since the CDD had a completion agreement with the BADC Huntington Communities, there is essentially nobody for the CDD to pursue for the missing sidewalk area. Unassigned funds and capital reserves can be used to engage a contractor to complete the missing section of sidewalk.

Discussion ensued regarding the BADC, the Completion Agreement, need to maintain the landscaping near the lift station, pipes sticking out, potential liability exposure if someone is injured on the sidewalk, the estimated repair costs, potential bidders and the project timing.

Mr. Hudak identified the section of sidewalk in question, discussed total project costs and potential bidders. He stated Staff can obtain proposals for the work and provide a price by the August meeting.

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, authorizing the District Engineer to inspect the pipes and design specs and seek bids to install 40' of concrete near the lift station, was approved.

Regarding reimbursement for repairing other uneven sidewalks that are not ADA compliant, Mr. Watts stated sidewalks are a CDD infrastructure maintenance item and the Board could coordinate with the HOA to make the repairs. He suggested the Board use the contractor hired for the sidewalk completion near the lift station.

EIGHTH ORDER OF BUSINESS

Discussion: Payment from Huntington Village Residents Association

Ms. Sanchez stated, per a maintenance agreement between the CDD and the Huntington Village Residents Association (HVAR), the HVRA typically sends a check to the CDD every fiscal year. However, for Fiscal Year 2025, nothing has been received. Ms. Sanchez stated she contacted HVRA to ask about the payment, was told that an HVRA Board Member would follow up but she has not heard back. She asked the Board what further action she should take. A Board Member suggested Ms. Sanchez follow up with the HVRA.

Discussion ensued regarding why the CDD sent a \$25,000 check back to the HVRA in 2024, the maintenance amount the HVRA submits to the CDD annually, the Reserve Study, the maintenance agreement, floating bonds for better interest rates and homeowners possibly paying twice for the same thing.

Ms. Sanchez will email the original and revised Reserve Study to the Board and send a follow up email to the HVRA asking about the missing maintenance payment.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements

A. as of October 31, 2024

B. as of April 30, 2025

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, the Unaudited Financial Statements as of October 31, 2024 and as of April 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of Minutes**

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

On MOTION by Mr. Weston and seconded by Mr. Ford, with all in favor, the August 27, 2024 Public Hearings and Regular Meeting Minutes, the November 22, 2024 Landowners' Meeting Minutes and the November 22, 2024 Regular Meeting Minutes, all as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Other Business**

In response to a Board Member's question, Mr. Watts stated Royal Lions Gate is a developer for Deerfield Trace.

Mr. Dockery stated that the HVRA asked him to relay to the CDD that, in 2024 they had to drill a 140' well so the overextended irrigation system could work. The HVRA paid \$18,500 for the drilling and would like to be reimbursed. Mr. Dockery presented a \$16,500 bill from the drilling company and stated there is an additional \$2,000 invoice for electrical and sprinkler system connections that he will provide later. He asked about using funds from the capital reserves to reimburse the HVRA.

Mr. Watts asked if the irrigation system is owned by the CDD or the HVRA. Mr. Dockery replied that the irrigation is a CDD asset.

Mr. Watts suggested giving the invoices to District Management for review and reimbursement and for the District Engineer to certify that the cost is for CDD-related infrastructure.

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, authorizing the District Engineer to certify the costs of the well, and authorizing District Management to reimburse the HVRA a not to exceed amount of \$18,500 for the installation of a well and related electrical work, subject to the review by the District Engineer, was approved.

Mr. Watts left the call.

Per the Board's direction, Ms. Sanchez will research banks and look into transferring reserve funds into interest-bearing, liquid types of accounts.

Ms. Thigpen asked her the following question on behalf of a resident:

"Why should Floridians over 65 be required to pay the CDD fees when moving into a 55+ community?"

Ms. Sanchez stated properties are assessed by unit type and not by resident demographic.

Asked about ethics training, Ms. Sanchez stated Board Members must complete the required four hours of ethics training by December 31, 2025.

TWELFTH 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

- **462 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: August 26, 2025 at 11:30 AM [Budget Adoption Hearing]**
- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Dockery will not attend the August meeting but he might call in.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, the meeting adjourned at 2:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**

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

**STAFF
REPORTS
B**

August 19, 2025

Jamie Sanchez
District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Hunters Ridge CDD
Irrigation Well
Certification of Completion
ZC 13096 & 14082

Dear Jamie:

As requested by the Board, please consider this letter as our Engineer's Certification of Completion for the Irrigation Well installed adjacent to the stormwater pond located between Wrendale Loop, Finch Walk Road and Hunter's Ridge Blvd. Based on our site visit dated August 8, 2025, construction of the well and its various components has been completed and appeared to be functioning. Please note, this certification does not include confirmation of the well's performance or conformance with specific standards or specifications.

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

Sincerely,
ZEV COHEN ASSOCIATES, INC.



Randy M. Hudak, P.E.
District Engineer

Digitally signed by Randy Hudak
DN: cn=Randy Hudak,
o=QualifemA21410C00001938E7AEC7E0003149D, o=Zev
Cohen and Associates inc, c=US
Location: Printed copies of this document are not considered
signed and sealed and the SHA authentication code must be
verified on any electronic copies.
Reason: I have reviewed this document
Contact Info: This item has been electronically signed and sealed
by Randy Hudak, P.E. using a SHA authentication code.
Date: 2025.08.19 10:34:27-04'00'

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

**STAFF
REPORTS
C**

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
January 27, 2026	Regular Meeting	11:30 AM
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