

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
ADOPTED 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				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 96,479				\$ 98,851
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				Adopted 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				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 144,751				\$ 144,751
Allowable discounts (4%)	(5,790)				(5,790)
Assessment levy: on-roll - net	138,961	\$ 123,448	\$ 15,513	\$ 138,961	138,961
Interest	-	3,181		3,181	-
Total revenues	138,961	126,629	15,513	142,142	138,961
EXPENDITURES					
Debt service					
Principal	40,000	40,000	-	40,000	40,000
Interest	94,188	47,494	46,694	94,188	92,538
Total debt service	134,188	87,494	46,694	134,188	132,538
Other fees & charges					
Tax collector	2,895	2,469	426	2,895	2,895
Total other fees & charges	2,895	2,469	426	2,895	2,895
Total expenditures	137,083	89,963	47,120	137,083	135,433
Excess/(deficiency) of revenues over/(under) expenditures	1,878	36,666	(31,607)	5,059	3,528
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(1,649)	-	(1,649)	-
Total other financing sources/(uses)	-	(1,649)	-	(1,649)	-
Net increase/(decrease) in fund balance	1,878	35,017	(31,607)	3,410	3,528
Fund balance - beginning (unaudited)	185,354	192,142	227,159	192,142	195,552
Fund balance - ending (projected)	\$ 187,232	\$ 227,159	\$ 195,552	\$ 195,552	199,080
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2026					(85,844)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 35,630

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

Debt Service Schedule

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

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019

\$2,350,000

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2047	115,000.00		5.125%	9,353.13	124,353.13
05/01/2048	-			6,406.25	6,406.25
11/01/2048	120,000.00		5.125%	6,406.25	126,406.25
05/01/2049	-			3,331.25	3,331.25
11/01/2049	130,000.00		5.125%	3,331.25	133,331.25
Total	\$1,875,000.00			\$1,427,356.29	\$3,302,356.29

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

	Fiscal Year 2025				Adopted 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							