

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
PROPOSED BUDGET
FISCAL YEAR 2027**

**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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected Through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 98,851				\$ 98,838
Allowable discounts (4%)	(3,954)				(3,954)
Assessment levy: on-roll - net	94,897	\$ 83,010	\$ 11,887	\$ 94,897	94,884
Capital improvement reserve(HOA)	50,000	-	50,000	50,000	50,000
Total revenues	<u>144,897</u>	<u>83,010</u>	<u>61,887</u>	<u>144,897</u>	<u>144,884</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	1,938	2,368	4,306	4,306
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	12,000	1,265	10,735	12,000	12,000
Engineering	2,500	150	2,350	2,500	2,500
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	9,950	7,182	-	7,182	8,000
Telephone	200	100	100	200	200
Postage	500	66	434	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	67	1,433	1,500	1,500
Annual special district fee	175	-	175	175	175
Insurance	8,993	8,781	-	8,781	8,993
Contingencies	1,500	298	1,202	1,500	1,500
Website: hosting	705	705	-	705	705
Website: ADA compliance	210	145	-	145	145
Property taxes	632	-	632	632	632
Tax collector	1,977	1,659	318	1,977	1,977
Total expenditures	<u>94,898</u>	<u>44,606</u>	<u>47,247</u>	<u>91,853</u>	<u>97,883</u>
Excess/(deficiency) of revenues over/(under) expenditures	49,999	38,404	14,640	53,044	47,001
Fund balance - beginning (unaudited)	252,077	246,720	285,124	246,720	299,764
Fund balance - ending					
Committed:					
Working capital	30,469	30,469	30,469	30,469	31,216
Capital improvement reserve*	243,967	243,967	243,967	243,967	293,967
Unassigned	27,640	10,688	25,328	25,328	21,582
Fund balance - ending (projected)	<u>\$ 302,076</u>	<u>\$ 285,124</u>	<u>\$ 299,764</u>	<u>\$ 299,764</u>	<u>\$ 346,765</u>

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

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,306
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during this fiscal year.</p>	
Management/accounting/recording	42,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	12,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Engineering - stormwater reporting	5,000
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	8,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	8,993
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website: hosting	705
Property taxes	632
Tax collector	1,977
Total expenditures	<u><u>\$ 97,883</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SEWER LIFT STATION SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected Through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 16,159				\$ 16,159
Allowable discounts (4%)	(646)				(646)
Assessment levy: on-roll - net	15,513	\$ 13,569	\$ 1,944	\$15,513	15,513
Total revenues	15,513	13,569	1,944	15,513	15,513
EXPENDITURES					
Insurance	1,000	-	1,000	1,000	1,000
General repairs and maintenance	6,440	2,380	4,060	6,440	6,440
Contingencies	1,000	-	1,000	1,000	1,000
Tax collector	323	272	-	272	323
Utilities - electric	787	183	604	787	787
Utilities - water	582	138	444	582	582
Total expenditures	10,132	2,973	7,108	10,081	10,132
Excess/(deficiency) of revenues over/(under) expenditures	5,381	10,596	(5,164)	5,432	5,381
Fund balance - beginning (unaudited)	2,046	2,112	12,708	2,112	7,544
Fund balance - ending					
Committed:					
Lift station project*	4,000	4,000	4,000	4,000	4,000
Working capital	3,283	3,283	3,283	3,283	3,283
Capital improvement reserve					
Unassigned	144	5,425	261	261	5,642
Fund balance - ending (projected)	<u>\$ 7,427</u>	<u>\$ 12,708</u>	<u>\$ 7,544</u>	<u>\$ 7,544</u>	<u>\$ 12,925</u>

*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	\$ 10,132

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2027	Actual Through 3/31/2026	Projected Through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$ 144,751				\$ 144,751
Allowable discounts (4%)	(5,790)				(5,790)
Assessment levy: on-roll - net	138,961	\$ 120,247	\$ 18,714	\$ 138,961	138,961
Assessment prepayments	-	38,809	-	38,809	-
Interest	-	3,347	-	3,347	-
Total revenues	138,961	162,403	18,714	181,117	138,961
EXPENDITURES					
Debt service					
Principal	40,000	40,000	-	40,000	40,000
Principal prepayment	-	40,497	30,000	70,497	-
Interest	92,538	46,693	45,845	92,538	87,356
Total debt service	132,538	127,190	75,845	203,035	127,356
Other fees & charges					
Tax collector	2,895	2,405	490	2,895	2,895
Total other fees & charges	2,895	2,405	490	2,895	2,895
Total expenditures	135,433	129,595	76,335	205,930	130,251
Excess/(deficiency) of revenues over/(under) expenditures	3,528	32,808	(57,621)	(24,813)	8,710
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(1,350)	-	(1,350)	-
Total other financing sources/(uses)	-	(1,350)	-	(1,350)	-
Net increase/(decrease) in fund balance	3,528	31,458	(57,621)	(26,163)	8,710
Fund balance - beginning (unaudited)	195,552	219,272	250,730	219,272	193,109
Fund balance - ending (projected)	\$199,080	\$250,730	\$193,109	\$193,109	201,819
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2027					(83,253)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 40,960

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	40,000.00	4.250%	44,953.13	84,953.13
05/01/2026	-		44,103.13	44,103.13
11/01/2026	40,000.00	4.250%	44,103.13	84,103.13
05/01/2027	-		43,253.13	43,253.13
11/01/2027	40,000.00	4.250%	43,253.13	83,253.13
05/01/2028	-		42,403.13	42,403.13
11/01/2028	45,000.00	4.250%	42,403.13	87,403.13
05/01/2029	-		41,446.88	41,446.88
11/01/2029	45,000.00	4.250%	41,446.88	86,446.88
05/01/2030	-		40,490.63	40,490.63
11/01/2030	50,000.00	5.000%	40,490.63	90,490.63
05/01/2031	-		39,240.63	39,240.63
11/01/2031	50,000.00	5.000%	39,240.63	89,240.63
05/01/2032	-		37,990.63	37,990.63
11/01/2032	55,000.00	5.000%	37,990.63	92,990.63
05/01/2033	-		36,615.63	36,615.63
11/01/2033	55,000.00	5.000%	36,615.63	91,615.63
05/01/2034	-		35,240.63	35,240.63
11/01/2034	60,000.00	5.000%	35,240.63	95,240.63
05/01/2035	-		33,740.63	33,740.63
11/01/2035	60,000.00	5.000%	33,740.63	93,740.63
05/01/2036	-		32,240.63	32,240.63
11/01/2036	65,000.00	5.000%	32,240.63	97,240.63
05/01/2037	-		30,615.63	30,615.63
11/01/2037	70,000.00	5.000%	30,615.63	100,615.63
05/01/2038	-		28,865.63	28,865.63
11/01/2038	70,000.00	5.000%	28,865.63	98,865.63
05/01/2039	-		27,115.63	27,115.63
11/01/2039	75,000.00	5.000%	27,115.63	102,115.63
05/01/2040	-		25,240.63	25,240.63
11/01/2040	80,000.00	5.125%	25,240.63	105,240.63
05/01/2041	-		23,190.63	23,190.63
11/01/2041	80,000.00	5.125%	23,190.63	103,190.63
05/01/2042	-		21,140.63	21,140.63
11/01/2042	85,000.00	5.125%	21,140.63	106,140.63
05/01/2043	-		18,962.50	18,962.50
11/01/2043	90,000.00	5.125%	18,962.50	108,962.50
05/01/2044	-		16,656.25	16,656.25
11/01/2044	95,000.00	5.125%	16,656.25	111,656.25
05/01/2045	-		14,221.88	14,221.88
11/01/2045	100,000.00	5.125%	14,221.88	114,221.88
05/01/2046	-		11,659.38	11,659.38
11/01/2046	105,000.00	5.125%	11,659.38	116,659.38
05/01/2047	-		8,968.75	8,968.75

Hunter's Ridge

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2047	110,000.00	5.125%	8,968.75	118,968.75
05/01/2048	-		6,150.00	6,150.00
11/01/2048	115,000.00	5.125%	6,150.00	121,150.00
05/01/2049	-		3,203.13	3,203.13
11/01/2049	125,000.00	5.125%	3,203.13	128,203.13
Total	\$1,805,000.00		\$1,370,465.83	\$3,175,465.83

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019A
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2027	Actual Through 3/31/2026	Projected Through 9/30/2026	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	246,768	\$ 35,335	\$ 282,103	282,103
Interest	-	8,360	-	8,360	-
Total revenues	282,103	255,128	35,335	290,463	282,103
EXPENDITURES					
Debt service					
Principal	65,000	65,000	-	65,000	70,000
Interest	208,050	105,000	103,050	208,050	204,000
Total debt service	273,050	170,000	103,050	273,050	274,000
Other fees & charges					
Tax collector	5,877	4,935	942	5,877	5,877
Total other fees & charges	5,877	4,935	942	5,877	5,877
Total expenditures	278,927	174,935	103,992	278,927	279,877
Excess/(deficiency) of revenues over/(under) expenditures	3,176	80,193	(68,657)	11,536	2,226
Fund balance - beginning (unaudited)	528,143	541,964	622,157	541,964	553,500
Fund balance - ending (projected)	<u>\$531,319</u>	<u>\$622,157</u>	<u>\$553,500</u>	<u>\$553,500</u>	<u>555,726</u>
Use of fund balance					
Debt service reserve balance (required)					(291,242)
Principal and Interest expense - November 1, 2027					(170,950)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 93,534</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	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 2027**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2027				GF & DSF	Fiscal Year 2026 Total
		GF	SRF	Series 2019	Series 2019A		
<u>Assessment Area One</u>							
70	SF 60'	294.16	-	1,558.26	-	1,852.42	1,852.46
49	Villa 35'	294.16	-	1,057.39	-	1,351.55	1,351.59
119							
<u>Assessment Area Two</u>							
101	Villa 35'	294.16	-	-	1,036.95	1,331.11	1,331.15
68	SF 60'	294.16	-	-	1,488.96	1,783.12	1,783.16
34	SF 75'	294.16	-	-	1,914.38	2,208.54	2,208.58
14	Estate	294.16	1,154.18	-	1,701.67	3,150.01	3,150.05
217							