

*Founders Ridge Community  
Development District*

*Agenda*

*May 15, 2018*

# AGENDA

# *Founders Ridge*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

May 8, 2018

Board of Supervisors  
Founders Ridge Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Founders Ridge Community Development District** will be held **Tuesday, May 15, 2018 at 11:00 AM at the Minneola City Hall, Council Chamber, 800 N. U.S. Highway 27, Minneola, FL 34715.** Following is the advance agenda for the meeting:

**The call-in information is as follows:**

**Numbers: 1-888-394-8197 or 1-719-457-6443**  
**Passcode: 499110**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of an Individual to Fulfill the Board Vacancy with a Term Ending November 2018
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2018-01 Electing Officers
4. Approval of Minutes of the September 6, 2017 Meeting
5. Consideration of Resolution 2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing
6. Consideration of Agreement with MBS Capital Markets to Provide Underwriting Services
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    1. Balance Sheet and Income Statement
    2. Ratification of FY17 Funding Request #12
    3. Ratification of FY18 Funding Requests #1 - 6
    4. Consideration of FY18 Funding Request #7
    5. Presentation of Number of Registered Voters - 0
    6. Designation of November 13, 2018 as Landowners' Meeting Date
8. Supervisor's Requests
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy with a Term ending November 2018. Section B is the administration of the Oath of Office to the newly appointed Board member. Section C is the consideration of Resolution 2018-01 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is approval of the minutes from the September 6, 2017 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2018-02 approving the proposed Fiscal Year 2019 budget and setting a public hearing. Once approved, the proposed budget will be forwarded to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The sixth order of business is the consideration of agreement with MBS Capital Markets to provide underwriting services. A copy of the agreement will be provided under separate cover.

Section C of the seventh order of business is the District Manager's Report. Section 1 includes the balance sheet and income statement for your review. Section 2 is the ratification of Fiscal Year 2017 funding request #12, Section 3 is the ratification of Fiscal Year 2018 funding requests #1 - #6 and Section 4 is the consideration of Fiscal Year 2017 funding request #7. All of the funding requests and supporting documentation have been enclosed for your review. Section 5 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Lake County Supervisor of Elections is enclosed for your review. Section 6 is the designation of November 13, 2018 as the landowner's meeting date. A copy of the instructions, sample agenda and landowners' proxy is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint  
District Manager

CC: Tucker Mackie, District Counsel  
Darrin Mossing, GMS

Enclosures

# SECTION III

# SECTION C

**RESOLUTION 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Founders Ridge Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE FOUNDERS RIDGE COMMUNITY  
DEVELOPMENT DISTRICT:**

- Section 1.** \_\_\_\_\_ is elected Chairperson.
- Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.
- Section 3.** \_\_\_\_\_ is elected Secretary.
- Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.
- Section 5.** \_\_\_\_\_ is elected Treasurer.
- Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of May, 2018.

**ATTEST:**

**FOUNDERS RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# MINUTES



MINUTES OF MEETING  
FOUNDERS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Founders Ridge Community Development District was held Wednesday, September 6, 2017 at 11:00 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida.

Present and constituting a quorum were:

Daniel Robison	Vice Chairman
Philip Tatich	Assistant Secretary
Jennifer Barbaree	Assistant Secretary
Deborah Mills	Assistant Secretary (by phone)

Also present were:

Jason Showe	District Manager
Tucker Mackie	District Counsel (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 18, 2017 Meeting**

On MOTION by Mr. Tatich seconded by Mr. Robison with all in favor the minutes of the April 18, 2017 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Resolution 2017-04 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations**

On MOTION by Mr. Tatich seconded by Mr. Robison with all in favor the public hearing was opened.

Mr. Showe stated Resolution 2017-04 adopts the Fiscal Year 2018 budget.

Ms. Mills joined the meeting by telephone at this time.

Mr. Showe stated this is in similar form to what you saw for the proposed budget in April. We still anticipate the District to be fully funded through developer contributions.

There being no comments or questions,

On MOTION by Mr. Robison seconded by Mr. Tatich with all in favor Resolution 2017-04 was approved.

On MOTION by Mr. Tatich seconded by Mr. Robison with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2017/2018  
Funding Agreement**

Mr. Showe stated we contemplated the budget to be funded through Developer contributions and we provided the developer funding agreement. This is in substantial form to what you have seen in past years and lays out how the District is going to be funded. The District will be funded for actual expenditures not the full budget and will invoice the Developer periodically for those expenses.

On MOTION by Ms. Barbaree seconded by Mr. Robison with all in favor the Fiscal Year 2018 funding agreement between the District and Founders Ridge Development was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**1. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package

**2. Ratification of FY17 Funding Requests 8-10**

On MOTION by Mr. Robison seconded by Mr. Tatich with all in favor Fiscal Year 2017 funding requests 8-10 were ratified.

**3. Consideration of FY17 Funding Request no. 11**

On MOTION by Ms. Barbaree seconded by Mr. Robison with all in favor Fiscal Year 2017 funding request no. 11 was approved.

**4. Approval of Fiscal Year 2018 Meeting Schedule**

On MOTION by Mr. Tatich seconded by Mr. Robison with all in favor the notice indicating that the Board will meet on an as needed basis in Fiscal Year 2018 was approved.

**5. Presentation of Number of Registered Voters – 0**

Mr. Showe stated we have zero registered voters within Founders Ridge and that will become important when you start developing and triggering the 250 registered voters but that is informational for now.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There not being any, the next item followed.

On MOTION by Mr. Tatich seconded by Ms. Barbaree with all in favor the meeting adjourned at 10:06 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

**RESOLUTION 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Founders Ridge Community Development District (“**District**”) prior to June 15, 2018, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: September 11, 2018

HOUR: 11:00 a.m.

LOCATION: City of Minneola City Hall  
Council Chamber  
800 N. US Highway 27  
Minneola, FL 34715

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

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

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

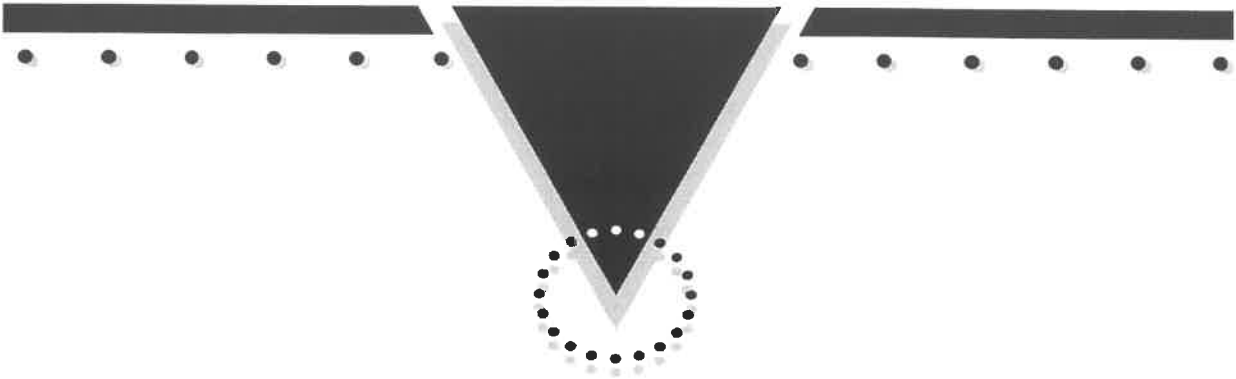
**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF MAY, 2018.**

ATTEST:

**FOUNDERS RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**FOUNDERS RIDGE  
Community Development  
District**

**Proposed Budget  
FY 2019**





# Founder's Ridge

## Community Development District

<u>Description</u>	<u>Adopted Budget FY2018</u>	<u>Proposed Budget FY2019</u>
<b>Revenues</b>		
Developer Contributions	\$41,425	\$41,425
<b>Total Revenues</b>	<b>\$41,425</b>	<b>\$41,425</b>
<b>Expenditures</b>		
<i>Administrative</i>		
Supervisor Fees	\$4,000	\$4,000
FICA Expense	\$306	\$306
Engineering	\$2,000	\$2,000
Attorney	\$6,000	\$6,000
Annual Audit	\$3,500	\$3,500
Management Fees	\$15,000	\$15,000
Information Technology	\$1,000	\$1,000
Telephone	\$200	\$200
Postage	\$1,000	\$1,000
Insurance	\$5,625	\$5,625
Printing & Binding	\$1,000	\$1,000
Legal Advertising	\$1,000	\$1,000
Other Current Charges	\$300	\$300
Office Supplies	\$319	\$319
Dues, Licenses & Subscriptions	\$175	\$175
<b>Total Expenditures</b>	<b>\$41,425</b>	<b>\$41,425</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>

**Founders Ridge**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Developer Contributions*

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. Amount is based on payment to 5 Supervisors for attending 4 Board meetings in the fiscal year.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

*Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for Board meetings, review invoices, etc.

*Attorney*

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for Board meetings, preparation and review of agreements, resolutions, etc.

*Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

*Management Fees*

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation and financial reporting.

**Founders Ridge  
Community Development District**  
GENERAL FUND BUDGET

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic, compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

Represents the District's general liability and public officials liability insurance coverage. The District does not maintain insurance.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, label, paper clips, etc.

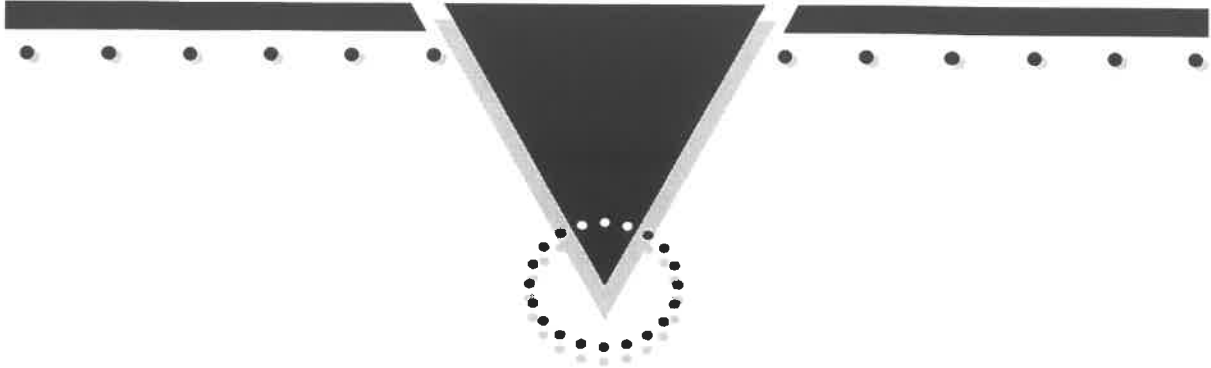
Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

# SECTION VII

# SECTION C

# SECTION 1



**FOUNDERS RIDGE**  
**Community Development District**

**Unaudited Financial Reporting**

**April 30, 2018**



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4-5	<u>Developer Contributions Schedule</u>



**Founders Ridge**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**April 30, 2018**

	<u>General</u>
<b><u>ASSETS:</u></b>	
Cash	\$1,807
Due from Developer	\$110,812
<b>TOTAL ASSETS</b>	<b><u>\$112,619</u></b>
<b><u>LIABILITIES:</u></b>	
Accounts Payable	\$99,664
<b><u>FUND EQUITY AND OTHER CREDITS:</u></b>	
<b><u>FUND BALANCES:</u></b>	
Unrestricted	\$12,954
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$112,619</u></b>

**Founders Ridge**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2018

	BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>REVENUES:</b>				
DEVELOPER CONTRIBUTIONS	\$41,425	\$24,165	\$10,146	(\$14,019)
<b>TOTAL REVENUES</b>	<b>\$41,425</b>	<b>\$24,165</b>	<b>\$10,146</b>	<b>(\$14,019)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$4,000	\$2,333	\$0	\$2,333
FICA EXPENSE	\$306	\$179	\$0	\$179
ENGINEERING	\$2,000	\$1,167	\$0	\$1,167
ATTORNEY	\$6,000	\$3,500	\$588	\$2,913
AUDIT	\$3,500	\$0	\$0	\$0
MANAGEMENT FEES	\$15,000	\$8,750	\$8,750	\$0
INFORMATION TECHNOLOGY	\$1,000	\$583	\$583	\$0
TELEPHONE	\$200	\$117	\$0	\$117
POSTAGE	\$1,000	\$583	\$10	\$573
INSURANCE	\$5,625	\$5,625	\$0	\$5,625
PRINTING & BINDING	\$1,000	\$583	\$18	\$565
LEGAL ADVERTISING	\$1,000	\$583	\$0	\$583
OTHER CURRENT CHARGES	\$300	\$175	\$33	\$142
OFFICE SUPPLIES	\$319	\$186	\$3	\$183
DUES, LICENSE, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$41,425</b>	<b>\$24,540</b>	<b>\$10,161</b>	<b>\$14,379</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$15)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$12,969</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$12,954</b>	

## Founders Ridge Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$2,052	\$1,344	\$1,404	\$1,334	\$1,344	\$1,334	\$1,333	\$0	\$0	\$0	\$0	\$0	\$10,146
Total Revenues	\$2,052	\$1,344	\$1,404	\$1,334	\$1,344	\$1,334	\$1,333	\$0	\$0	\$0	\$0	\$0	\$10,146
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$517	\$0	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$588
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$5,750
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$5	\$2	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$25	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33
Office Supplies	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Dues, Licenses, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$2,077	\$1,344	\$1,404	\$1,334	\$1,335	\$1,334	\$1,333	\$0	\$0	\$0	\$0	\$0	\$10,161
<b>Excess Revenues (Expenditures)</b>	<b>(\$25)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$15)</b>

Founders Ridge Community Development District  
Developer Contributions/Due from Developer

Funding Request #	Funding Request Date	Funding Received Date	Check Amount	Total Funding Request	General Fund Portion (FY13)	General Fund Portion (FY14)	General Fund Portion (FY15)	General Fund Portion (FY16)	General Fund Portion (FY17)	General Fund Portion (FY18)	Over and (short) Balance Due
12	9/10/12	2/21/13	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1-Revised	3/12/13	4/12/2013 & 10/10/15	\$ 6,105.17	\$ 12,190.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,085.82
2	4/11/13			\$ 1,426.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,426.53
3	5/13/13			\$ 1,335.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,335.51
4	6/13/13			\$ 2,067.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,067.63
5	7/12/13			\$ 1,881.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,881.08
6	8/14/13			\$ 1,541.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,541.22
7	9/16/13			\$ 7,028.33	\$ 1,878.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,028.33
1	10/15/13			\$ 72.50	\$ 72.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,433.17
2	11/15/13			\$ 320.00	\$ 320.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,084.09
3	12/13/13			\$ 1,494.77	\$ -	\$ 1,494.77	\$ -	\$ -	\$ -	\$ -	\$ 1,494.77
4	1/15/14			\$ 1,333.33	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ -	\$ 1,333.33
5	2/13/14			\$ 1,334.52	\$ -	\$ 1,334.52	\$ -	\$ -	\$ -	\$ -	\$ 1,334.52
6	3/13/14			\$ 1,469.56	\$ -	\$ 1,469.56	\$ -	\$ -	\$ -	\$ -	\$ 1,469.56
7	4/14/14			\$ 1,333.33	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ -	\$ 1,333.33
8	5/15/14			\$ 1,454.94	\$ -	\$ 1,454.94	\$ -	\$ -	\$ -	\$ -	\$ 1,454.94
9	6/16/14			\$ 2,815.74	\$ -	\$ 2,815.74	\$ -	\$ -	\$ -	\$ -	\$ 2,815.74
10	7/15/14			\$ 2,057.73	\$ -	\$ 2,057.73	\$ -	\$ -	\$ -	\$ -	\$ 2,057.73
11	8/14/14			\$ 2,455.15	\$ -	\$ 2,455.15	\$ -	\$ -	\$ -	\$ -	\$ 2,455.15
12	9/16/14			\$ 2,313.32	\$ -	\$ 2,313.32	\$ -	\$ -	\$ -	\$ -	\$ 2,313.32
1	10/16/14			\$ 1,415.05	\$ -	\$ 78.50	\$ 1,336.55	\$ -	\$ -	\$ -	\$ 1,415.05
2	11/17/14			\$ 1,545.70	\$ -	\$ -	\$ 1,545.70	\$ -	\$ -	\$ -	\$ 1,545.70
3	12/15/14			\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33
4	1/15/15			\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33
5	2/11/15			\$ 1,334.15	\$ -	\$ -	\$ 1,334.15	\$ -	\$ -	\$ -	\$ 1,334.15
6	3/12/15			\$ 1,335.59	\$ -	\$ -	\$ 1,335.59	\$ -	\$ -	\$ -	\$ 1,335.59
7	4/16/15			\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33
8	5/13/15			\$ 1,429.69	\$ -	\$ -	\$ 1,429.69	\$ -	\$ -	\$ -	\$ 1,429.69
9	6/1/15			\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33
10	7/15/15			\$ 2,013.44	\$ -	\$ -	\$ 2,013.44	\$ -	\$ -	\$ -	\$ 2,013.44
11	8/12/15			\$ 2,009.20	\$ -	\$ -	\$ 2,009.20	\$ -	\$ -	\$ -	\$ 2,009.20
12	9/8/15			\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33
1	10/4/15			\$ 2,297.63	\$ -	\$ -	\$ 760.03	\$ 1,537.60	\$ -	\$ -	\$ 2,297.63
2	11/17/15			\$ 1,670.61	\$ -	\$ -	\$ 318.00	\$ 1,352.61	\$ -	\$ -	\$ 1,670.61
3	12/14/15			\$ 1,480.40	\$ -	\$ -	\$ -	\$ 1,480.40	\$ -	\$ -	\$ 1,480.40
4	1/13/16			\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ 1,333.33
5	2/16/16			\$ 1,339.48	\$ -	\$ -	\$ -	\$ 1,339.48	\$ -	\$ -	\$ 1,339.48
6	3/15/16			\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ 1,333.33
7	4/12/16			\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ 1,333.33
8	5/13/16			\$ 1,448.45	\$ -	\$ -	\$ -	\$ 1,448.45	\$ -	\$ -	\$ 1,448.45
9	6/14/16			\$ 1,987.57	\$ -	\$ -	\$ -	\$ 1,987.57	\$ -	\$ -	\$ 1,987.57
10	7/13/16			\$ 1,334.63	\$ -	\$ -	\$ -	\$ 1,334.63	\$ -	\$ -	\$ 1,334.63
11	8/16/16			\$ 1,473.83	\$ -	\$ -	\$ -	\$ 1,473.83	\$ -	\$ -	\$ 1,473.83
12	9/20/16			\$ 2,736.33	\$ -	\$ -	\$ -	\$ 2,736.33	\$ -	\$ -	\$ 2,736.33
1-Revised	10/20/16			\$ 1,825.25	\$ -	\$ -	\$ -	\$ 286.75	\$ -	\$ -	\$ 1,538.50
2	11/18/16			\$ 1,649.24	\$ -	\$ -	\$ -	\$ 305.50	\$ -	\$ -	\$ 1,343.74
3	12/16/16			\$ 1,336.38	\$ -	\$ -	\$ -	\$ -	\$ 1,336.38	\$ -	\$ 1,336.38
4	1/31/17			\$ 1,538.81	\$ -	\$ -	\$ -	\$ -	\$ 1,538.81	\$ -	\$ 1,538.81
5	2/17/17			\$ 1,618.83	\$ -	\$ -	\$ -	\$ -	\$ 1,618.83	\$ -	\$ 1,618.83

Founders Ridge Community Development District  
Developer Contributions/Due from Developer

Funding Request #	Funding Request Date	Funding Received Date	Check Amount	Total Funding Request	General Fund Portion (FY13)	General Fund Portion (FY14)	General Fund Portion (FY15)	General Fund Portion (FY16)	General Fund Portion (FY17)	General Fund Portion (FY18)	Over and (short) Balance Due
6	3/31/17		\$	\$ 1,336.01	\$ -	\$ -	\$ -	\$ -	\$ 1,336.01	\$ -	\$ 1,336.01
7	4/11/17		\$	\$ 1,335.30	\$ -	\$ -	\$ -	\$ -	\$ 1,335.30	\$ -	\$ 1,335.30
8	5/24/17		\$	\$ 2,190.83	\$ -	\$ -	\$ -	\$ -	\$ 2,190.83	\$ -	\$ 2,190.83
9	6/30/17		\$	\$ 1,569.97	\$ -	\$ -	\$ -	\$ -	\$ 1,569.97	\$ -	\$ 1,569.97
10	7/26/17		\$	\$ 1,339.25	\$ -	\$ -	\$ -	\$ -	\$ 1,339.25	\$ -	\$ 1,339.25
11	8/23/17		\$	\$ 1,667.18	\$ -	\$ -	\$ -	\$ -	\$ 1,667.18	\$ -	\$ 1,667.18
12	9/20/17		\$	\$ 2,527.37	\$ -	\$ -	\$ -	\$ -	\$ 2,527.37	\$ -	\$ 2,527.37
1	10/18/17		\$	\$ 1,617.00	\$ -	\$ -	\$ -	\$ -	\$ 82.31	\$ 1,534.69	\$ 1,617.00
2	11/20/17		\$	\$ 1,529.44	\$ -	\$ -	\$ -	\$ -	\$ 185.00	\$ 1,344.44	\$ 1,529.44
3	12/21/17		\$	\$ 1,850.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850.83	\$ 1,850.83
4	1/29/18		\$	\$ 1,404.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,404.33	\$ 1,404.33
5	2/13/18		\$	\$ 1,344.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,344.44	\$ 1,344.44
6	3/26/18		\$	\$ 1,333.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333.83	\$ 1,333.83
7	4/27/18		\$	\$ 1,333.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333.83	\$ 1,333.33
Due from Developer				\$	\$ 11,105.17	\$ 26,415.65	\$ 18,749.00	\$ 19,282.14	\$ 19,610.48	\$ 10,146.39	\$ 110,811.78
<b>Total Developer Contributions FY18</b>				<b>\$</b>	<b>10,146.39</b>						

\*FY13 Portion of Funding Request

# SECTION 2

# Founders Ridge

Community Development District

Funding Request FY17 #12  
September 20, 2017

Payee	General Fund FY2017
<b>1 Governmental Management Services</b> Inv# 131 - Management Fees - September 2017	\$ 1,342.63
<b>2 Orlando Sentinel</b> Inv# 3368304 - Notice of Public Hearing - August 2017	\$ 538.84
<b>3 Supervisor Fees</b> <b>September 6, 2017</b> Philip Tatich	\$ 215.30
Daniel Robison	\$ 215.30
Deborah Mills	\$ 215.30
	<b>\$ 2,527.37</b>
	<b>\$ 2,527.37</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072

**GMS-Central Florida, LLC**  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

**Invoice #:** 131  
**Invoice Date:** 9/1/17  
**Due Date:** 9/1/17  
**Case:**  
**P.O. Number:**

**Bill To:**  
 Founders Ridge CDD  
 135 West Central Blvd.  
 Suite 320  
 Orlando, FL 32801

*hd*

Description	Hours/Qty	Rate	Amount
Management Fees - September 2017 <i>1-310-513-34</i>		1,250.00	1,250.00
Information Technology - September 2017 <i>.351</i>		83.33	83.33
Office Supplies <i>.51</i>		0.06	0.06
Postage <i>.42</i>		1.14	1.14
Copies <i>.425</i>		8.10	8.10
<b>Total</b>			<b>\$1,342.63</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,342.63</b>





PO Box 100808  
 Atlanta, GA 30384-0808  
 adbilling@tronc.com  
 844-348-2445

**Invoice & Summary**

Billed Account Name: Gms-Cf, Llc  
 Billed Account Number: CU00120786  
 Invoice Number: 003368304  
 Amount: \$538.84  
 Billing Period: 08/01/17 - 08/31/17  
 Due Date: 09/30/17

**INVOICE/SUMMARY**

Page 1 of 2

**Invoice & Summary Details**

Date	Trans Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
<i>Current Activity</i>						
✓ 08/16/17 ✓ 08/23/17	OSCM328495	Classified Listings, Online September 8, 2017 at 11:00 a.m. 5110144				538.84
<b>Total Current Advertising</b>						<b>538.84</b>

*pd 9/19/17  
ck # 159*

**RECEIVED**  
 SEP 2 2017  
 BY: \_\_\_\_\_

**Total: \$538.84**

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
538.84	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.



PO Box 100808  
 Atlanta, GA 30384-0808  
 Return Service Requested

**Remittance Section**

Billed Period: 08/01/17 - 08/31/17  
 Billed Account Name: Gms-Cf, Llc  
 Billed Account Number: CU00120786  
 Invoice Number: 003368304

For questions regarding this billing, or change of address notification, please contact Customer Care:

8430004945 PRESORT 4845 1 AB 0.400 P1020

GMS-CF, LLC  
 STACIE VANDERBILT  
 C/O FOUNDERS RIDGE CDD  
 135 W CENTRAL BLVD STE 320  
 ORLANDO FL 32801-2435

Orlando Sentinel  
 PO Box 100808  
 Atlanta, GA 30384-0808

00012078600012078603003368304 00053884 00053884 4

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared Tina L. Robinson / Jennifer Carter, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, September 6, 2017 at 11:00 a.m. was published in said newspaper in the issues of Aug 16, 2017; Aug 23, 2017.

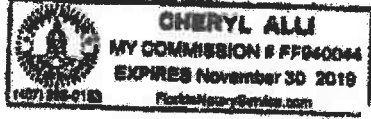
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Signature]  
Signature of Affiant

Jennifer Carter  
Printed Name of Affiant

Sworn to and subscribed before me on this 23 day of August, 2017, by above Affiant, who is personally known to me (X) or who has produced identification ( ).

[Signature]  
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**PUBLIC HEARING NOTICE**  
The Board of Supervisors of the County of Lake, Florida, is hereby giving notice of a public hearing on September 6, 2017 at 11:00 a.m. at the Administration Center, 11150 Lake N. Highway, Orlando, Florida, for the purpose of hearing testimony and objections on the application of the applicant for a Public Hearing Notice. A Public Hearing Notice of the applicant will also be held at that time unless the Board may consider any other business that may properly come before it.  
A copy of the agenda and packet may be obtained at the office of the District Manager, Orlando, Florida, 11150 Lake N. Highway, Orlando, Florida 32817, at 10:00 a.m. during normal business hours.  
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The public hearing and meeting is continuing to a date, time, and place to be announced on the record of the meeting.  
There may be concerns when open or other individuals may participate by speaker telephons.  
Any person requiring special accommodations of this meeting because of a disability or handicap should contact the District Office at (407) 241-2224 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-368-6848 or call it connecting the District Office.  
Each person who decides to speak at a public hearing or meeting will be subject to any matter considered at the public hearing or meeting. It 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 action is to be based.  
George Flett  
District Manager  
Governmental Management Services -  
Central Florida, LLC  
GMP04 014 0017

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**

**District Name:** Founders Ridge

**Board Meeting Date:** September 6, 2017

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Philip Tatich *	✓	Yes (\$200)
2	Daniel Robison ● C	✓	Yes (\$200)
3	Deborah Mills - VC	✓	Yes (\$200)
4	Jennifer Barbaree	✓	No (\$0)
5			(\$ )

**The supervisors present at the above referenced meeting should be compensated accordingly.**

**Approved for Payment:**

  
 \_\_\_\_\_  
 District Manager Signature

9/6/17  
 \_\_\_\_\_  
 Date

**\*\*RETURN SIGNED DOCUMENT TO Ariel Lovera\*\***

# SECTION 3

**Founders Ridge**  
Community Development District

Funding Request FY18 #1  
October 18, 2017

Payee	General Fund FY2017	General Fund FY2018
<b>1 Department of Economic Opportunity</b> Inv# 70936 - FY18 Annual Special District Fee		\$ 175.00
<b>2 Governmental Management Services</b> Inv# 132 - Management Fees - October 2017		\$ 1,359.69
<b>3 Orlando Sentinel</b> Inv# 3393513 - Notice of Meetings Fiscal Year 2018	\$ 82.31	
	<b>\$ 82.31</b>	<b>\$ 1,534.69</b>
	<b>Total:</b>	<b>\$ 1,617.00</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2017/2018 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 70936			Date Invoiced: 10/02/2017
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/04/2017: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Founders Ridge Community Development District**  
 Ms. Tucker Mackie  
 Hopping Green & Sams, P.A.  
 119 South Monroe Street, Suite 300  
 Tallahassee, FL 32301

12  
 1310-513-54  
 Special District Fee FY18

- 2. Telephone: (850) 222-7500
- 3. Fax: (850) 224-8551
- 4. Email: TuckerM@hgslaw.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.foundersridgecdd.com
- 8. County(ies): Lake
- 9. Function(s): Community Development
- 10. Boundary Map on File: 06/25/2007
- 11. Creation Document on File: 06/25/2007
- 12. Date Established: 04/30/2007
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Minneola
- 15. Creation Document(s): City Ordinance 2007-06
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/06/2016

**REC'D OCT 10 2017**

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Tucker Mackie Date 10/6/17

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
  - 1.  This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  - 2.  This special district is in compliance with the reporting requirements of the Department of Financial Services.
  - 3.  This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2015/2016 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:  Denied:  Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

GMS-Central Florida, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 132  
Invoice Date: 10/2/17  
Due Date: 10/2/17  
Case:  
P.O. Number:

Bill To:  
Founders Ridge CDD  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

1 hd

Description	Hours/Qty	Rate	Amount
Management Fees - October 2017 1,310 - 513.34		1,250.00	1,250.00
Information Technology - October 2017 .351		83.33	83.33
Office Supplies .51		2.95	2.95
Postage .42		5.26	5.26
Copies 425		18.15	18.15
<b>Total</b>			<b>\$1,359.69</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,359.69</b>

**Invoice & Summary**

Billed Account Name: Gms-Cf, Llc  
Billed Account Number: CU00120786  
Invoice Number: 003393513  
Amount: \$82.31  
Billing Period: 09/01/17 - 09/30/17  
Due Date: 10/30/17



**INVOICE/SUMMARY**

**RECEIVED**  
OCT 06 2017

BY: \_\_\_\_\_

**Invoice & Summary Details**

Date	Tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				538.84
09/26/17		Payment Received: Ref# 000000000000159				-538.84
		<i>Current Activity</i>				
✓ 09/24/17	OSCM332823	Classified Listings, Online Notice of Meetings Fiscal Year 2018 5202234				82.31
		<b>Total Current Advertising</b>				82.31

5  
1.310.813.48

Total: \$82.31

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
82.31	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 09/01/17 - 09/30/17  
Billed Account Name: Gms-Cf, Llc  
Billed Account Number: CU00120786  
Invoice Number: 003393513

For questions regarding this billing, or change of address notification, please contact Customer Care:

6348085002 PRESORT 6002 1 AB 0.400 P1C21 <B>



GMS-CF, LLC  
STACIE VANDERBILT  
C/O FOUNDERS RIDGE CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

Orlando Sentinel  
PO Box 100608  
Atlanta, GA 30384-0608





# Orlando Sentinel

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared Maria Torres / Tina L. Robinson / Jennifer Carter, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal, Notice of Meetings Fiscal Year 2018 was published in said newspaper in the issues of Sep 24, 2017.

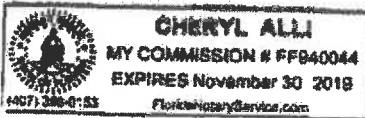
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Signature]  
Signature of Affiant

Jennifer Carter  
Printed Name of Affiant

Sworn to and subscribed before me on this 25 day of September, 2017, by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).

[Signature]  
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

5202234

NOTICE OF MEETINGS REGARDING BUDGET  
COMMUNITY DEVELOPMENT DISTRICT  
Fiscal Year 2018  
As required by Chapter 198 Florida  
Statutes, notice is being given that the  
Board of Supervisors of the Palmetto  
Bluff Community Development  
District does not meet on a regular  
basis but will immediately publish notice  
of meetings of about seven days prior to  
each Board meeting to include the date,  
time and location of said meetings.  
Meetings may be continued to a date,  
time, and place to be specified on the  
record of the meeting.  
There may be occasions when one or  
more supervisors will participate by  
telephone.  
Any person requesting special  
accommodations of a meeting because  
of a disability or physical impairment  
should contact the District Office of  
(407) 474-2424 at least forty-eight (48)  
hours prior to the meeting. If you are  
hearing or speech impaired, please  
contact the Florida Relay Service  
(800) 368-6799, for aid in contacting the  
District Office.  
Each person who decides to attend  
any action item of these meetings  
is advised that person will need a  
record of the proceedings and that  
accordingly, the person may need to  
ensure that a verbatim record of the  
proceedings is made, including the  
testimony and evidence upon which  
such action is to be based.  
George S. Pitt  
District Manager  
Governmental Management Services -  
Central Florida, LLC  
LAKESIDE 88687

# Founders Ridge

Community Development District

Funding Request FY18 #2  
November 20, 2017

Payee	General Fund FY2017	General Fund FY2018
<b>1 Governmental Management Services</b> Inv# 133 - Management Fees - November 2017		\$ 1,344.44
<b>2 Hopping Green &amp; Sams</b> Inv# 96863 - General Counsel - July-September 2017	\$ 185.00	
	<b>\$ 185.00</b>	<b>\$ 1,344.44</b>
	<b>Total:</b>	<b>\$ 1,529.44</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072

**GMS-Central Florida, LLC**  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

Invoice #: 133  
 Invoice Date: 11/1/17  
 Due Date: 11/1/17  
 Case:  
 P.O. Number:

**Bill To:**  
 Founders Ridge CDD  
 136 West Central Blvd.  
 Suite 320  
 Orlando, FL 32801

*1 hd*

Description	Hours/Qty	Rate	Amount
Management Fees - November 2017 <i>1-31-513-34</i>		1,250.00	1,250.00
Information Technology - November 2017 <i>.351</i>		83.33	83.33
Office Supplies <i>.51</i>		0.21	0.21
Postage <i>.47</i>		2.43	2.43
Domain Renewal <i>1-31-513-49</i>		8.47	8.47
<b>Total</b>			<b>\$1,344.44</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,344.44</b>

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6528  
Tallahassee, FL 32314  
850.222.7500

4 hr  
1-310-513-315  
CDD MTG/Retention Rules

===== STATEMENT =====

October 31, 2017

Founders Ridge Community Development District  
c/o Governmental Management Services  
1412 S. Narcoossee Road  
St. Cloud, FL 34771

Bill Number 96863  
Billed through 09/30/2017

**General Counsel**

**FRCDD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

07/31/17	JBC	Analyze records retention rules update; prepare memorandum regarding same.	0.10 hrs
09/06/17	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	0.70 hrs
Total fees for this matter			\$185.00

**MATTER SUMMARY**

Cooksey, Jennings B.	0.10 hrs	205 /hr	\$20.50
Mackie, A.Tucker Frazee	0.70 hrs	235 /hr	\$164.50

TOTAL FEES \$185.00

TOTAL CHARGES FOR THIS MATTER \$185.00

**BILLING SUMMARY**

Cooksey, Jennings B.	0.10 hrs	205 /hr	\$20.50
Mackie, A.Tucker Frazee	0.70 hrs	235 /hr	\$164.50

TOTAL FEES \$185.00

TOTAL CHARGES FOR THIS BILL \$185.00

**Please include the bill number on your check.**

**Founders Ridge**  
Community Development District

Funding Request FY18 #3  
December 21, 2017

<b>Payee</b>	<b>General Fund FY2018</b>
<b>1 Governmental Management Services</b> Inv# 134 - Management Fees - December 2017	\$ 1,333.83
<b>2 Hopping Green &amp; Sams</b> Inv# 97216 - General Counsel - October 2017	\$ 517.00
	<b>\$ - \$ 1,850.83</b>
	<b>Total: \$ 1,850.83</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072

**GMS-Central Florida, LLC**  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

**Invoice #:** 134  
**Invoice Date:** 12/1/17  
**Due Date:** 12/1/17  
**Case:**  
**P.O. Number:**

**Bill To:**  
 Founders Ridge CDD  
 135 West Central Blvd.  
 Suite 320  
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - December 2017	1.310 513.34	1,250.00	1,250.00
Information Technology - December 2017	.351	83.33	83.33
Office Supplies	.51	0.03	0.03
Postage	.42	0.47	0.47
<b>Total</b>			<b>\$1,333.83</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,333.83</b>

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6628  
Tallahassee, FL 32314  
860.222.7600

REC'D DEO 05 2017

===== STATEMENT =====

November 30, 2017

Founders Ridge Community Development District  
c/o Governmental Management Services  
1412 S. Narcoossee Road  
St. Cloud, FL 34771

Bill Number 97216  
Billed through 10/31/2017

4<sup>hd</sup>  
1:310-513-315

General Counsel  
FRCDD 00001 TFM

**FOR PROFESSIONAL SERVICES RENDERED**

10/10/17	TFM	Confer with Flint; confer with Robinson.	0.80 hrs
10/18/17	TFM	Confer with Robinson.	0.30 hrs
10/19/17	TFM	Confer with Robinson.	0.20 hrs
10/31/17	TFM	Confer with Flint; confer with Johnson and Kilinski; confer with Robinson.	0.90 hrs
Total fees for this matter			\$517.00

**MATTER SUMMARY**

Mackie, A.Tucker Frazee	2.20 hrs	235 /hr	\$517.00
TOTAL FEES			\$517.00
TOTAL CHARGES FOR THIS MATTER			<u>\$517.00</u>

**BILLING SUMMARY**

Mackie, A.Tucker Frazee	2.20 hrs	235 /hr	\$517.00
TOTAL FEES			\$517.00
TOTAL CHARGES FOR THIS BILL			<u>\$517.00</u>

Please include the bill number on your check.

**Founders Ridge**  
Community Development District

Funding Request FY18 #4  
January 29, 2018

<b>Payee</b>		<b>General Fund FY2018</b>	
<b>1</b>	<b>Governmental Management Services</b> Inv# 135 - Management Fees - January 2018	\$	1,333.83
<b>2</b>	<b>Hopping Green &amp; Sams</b> Inv# 98181 - General Counsel - December 2017	\$	70.50
		\$	-
		\$	<b>1,404.33</b>
		<b>Total:</b>	<b>\$ 1,404.33</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072



GMS-Central Florida, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 135  
Invoice Date: 1/2/18  
Due Date: 1/2/18  
Case:  
P.O. Number:

Bill To:  
Founders Ridge CDD  
136 West Central Blvd.  
Suite 320  
Orlando, FL 32801

*hd*

Description	#1	Hours/Qty	Rate	Amount
Management Fees January 2018		1010 517 .34	1,250.00	1,250.00
Information Technology January 2018		\$1	83.33	83.33
Office Supplies		51	0.03	0.03
Postage		42	0.47	0.47
<b>Total</b>				<b>\$1,333.83</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$1,333.83</b>

# Hopping Green & Sams

Attorneys and Counselors

118 S. Monroe Street, Ste. 300  
P.O. Box 6628  
Tallahassee, FL 32314  
850.222.7600

===== STATEMENT =====

January 23, 2018

Founders Ridge Community Development District  
c/o Governmental Management Services  
1412 S. Narcoossee Road  
St. Cloud, FL 34771

Bill Number 98181  
Billed through 12/31/2017

**General Counsel**

**FRCD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

12/21/17 TFM Follow-up regarding potentially real estate closing. 0.30 hrs

Total fees for this matter \$70.50

**MATTER SUMMARY**

Mackie, A.Tucker Frazee 0.30 hrs 235 /hr \$70.50

TOTAL FEES \$70.50

**TOTAL CHARGES FOR THIS MATTER \$70.50**

**BILLING SUMMARY**

Mackie, A.Tucker Frazee 0.30 hrs 235 /hr \$70.50

TOTAL FEES \$70.50

**TOTAL CHARGES FOR THIS BILL \$70.50**

**Please include the bill number on your check.**

**Founders Ridge**  
Community Development District

Funding Request FY18 #5  
February 13, 2018

<b>Payee</b>	<b>General Fund FY2018</b>
<b>1 Governmental Management Services</b> Inv# 136 - Management Fees - February 2018	\$ 1,334.58
	<b>\$ - \$ 1,334.58</b>
	<b>Total: \$ 1,334.58</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072

GMS-Central Florida, LLC  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

Invoice #: 136  
 Invoice Date: 2/1/18  
 Due Date: 2/1/18  
 Case:  
 P.O. Number:

Bill To:  
 Founders Ridge CDD  
 135 West Central Blvd.  
 Suite 320  
 Orlando, FL 32801

REC'D FEB 08 2018

Description	Hours/Qty	Rate	Amount
Management Fees - February 2018 <i>1-310-513-34</i>		1,250.00	1,250.00
Information Technology - February 2018 <i>.351</i>		83.33	83.33
Office Supplies <i>.51</i>		0.21	0.21
Postage <i>.42</i>		1.04	1.04
<b>Total</b>			<b>\$1,334.58</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,334.58</b>

**Founders Ridge**  
Community Development District

Funding Request FY18 #6  
March 26, 2018

<b>Payee</b>	<b>General Fund FY2018</b>
<b>1 Governmental Management Services</b> Inv# 137 - Management Fees - March 2018	\$ 1,333.83
	\$ - \$ <b>1,333.83</b>
	<b>Total: \$ 1,333.83</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072

**GMS-Central Florida, LLC**  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

Invoice #: 137  
 Invoice Date: 3/1/18  
 Due Date: 3/1/18  
 Case:  
 P.O. Number:

**Bill To:**  
 Founders Ridge CDD  
 135 West Central Blvd.  
 Suite 320  
 Orlando, FL 32801

*7 hd*

Description	Hours/Qty	Rate	Amount
Management Fees - March 2018	1.310	1,250.00	1,250.00
Information Technology - March 2018	.35	83.33	83.33
Office Supplies	.51	0.03	0.03
Postage	.42	0.47	0.47

REC'D MAR 02 2018

<b>Total</b>	<b>\$1,333.83</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,333.83</b>

# SECTION 4

**Founders Ridge**  
Community Development District

Funding Request FY18 #7  
April 27, 2018

<b>Payee</b>	<b>General Fund FY2018</b>
<b>1 Governmental Management Services</b> Inv# 138 - Management Fees - April 2018	\$ 1,333.33
	<b>\$ - \$ 1,333.33</b>
	<b>Total: \$ 1,333.33</b>

Please make check payable to:

**Founders Ridge CDD**  
1412 South Narcoossee Rd  
Saint Cloud, FL 34771

Wire Funds To:

**Founders Ridge CDD**  
SunTrust Bank, NA  
ABA#061000104  
Acct# 1000058981886  
Contact: Kelly Lawler  
(407) 237-1072



**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 138  
**Invoice Date:** 4/2/18  
**Due Date:** 4/2/18  
**Case:**  
**P.O. Number:****Bill To:**Founders Ridge CDD  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2018 Information Technology -April 2018		1,250.00 83.33	1,250.00 83.33
<b>Total</b>			<b>\$1,333.33</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,333.33</b>

# SECTION 5



315 W. Main St., Suite 144 • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.com

April 17, 2018

Stacie Vanderbilt, Administrative Assistant  
135 W Central Blvd Ste 320  
Orlando FL 32801

RECEIVED  
APR 18 2018

BY: \_\_\_\_\_

Re: District Counts

The number of registered voters within the Community Development Districts as of April 15, 2018 are listed below:

Arlington Ridge CDD	<u>905</u>
Central Lake CDD	<u>0</u>
Founders Ridge CDD	<u>0</u>
Pine Island CDD	<u>60</u>

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence   ✓ Excellent Service   ✓ Accurate & Efficient Elections   ✓ Responsible Financial Stewardship

# SECTION 6

## INSTRUCTIONS

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

## SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

LANDOWNER PROXY  
LANDOWNERS MEETING – November 13, 2018

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

\_\_\_\_\_  
Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Founders Ridge Community Development District to be held at 11:00 a.m. at the Minneola City Hall, Council Chamber, 800 N. US Highway 27, Minneola, FL 34715 on November 13, 2018**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

\_\_\_\_\_  
Print or type name of Landowner

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner

**Parcel Description**

**Acreage**

**Authorized Votes\***

\_\_\_\_\_  
(must be street address, tax parcel ID number,  
or legal description attached)

**Total Number of Authorized Votes:**

\_\_\_\_\_

\*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.**