

*Founders Ridge Community
Development District*

Agenda

July 29, 2019

AGENDA

Founders Ridge

Community Development District

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

July 22, 2019

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 **Monday, July 29, 2019 at 11:00 AM at the Minneola City Hall, 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. Approval of Minutes of the April 29, 2019 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2019-04 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
5. Consideration of Fiscal Year 2019/2020 Budget Funding Agreement
6. Discussion of Board Member Compensation
7. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 1. Balance Sheet and Income Statement
 2. Ratification of FY19 Funding Requests #8 - 9
 3. Approval of Fiscal Year 2020 Meeting Schedule
 4. Statement of Financial Interests Filing Reminder
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 approval of the minutes from the April 29, 2019 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing. Section A is the consideration of Resolution 2019-04 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review.

The fifth order of business is consideration of Fiscal Year 2019/2020 budget funding agreement. A copy of the agreement is enclosed for your review.

The sixth order of business is discussion of Board Member compensation. This is an open discussion item and there is no back-up.

Section B 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 2019 funding requests #8 - 9. The funding requests and supporting documentation have been enclosed for your review. Section 4 is approval of the Fiscal Year 2020 meeting schedule. A sample agenda is enclosed for your review. Section 5 is an open discussion item regarding the filing of the financial disclosure with the Commission on Ethics.

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

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 Monday, April 29, 2019 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	Chairman
Kimball Woodbury	Vice Chairperson
Jennifer Barbaree	Assistant Secretary
Deborah Mills	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel by telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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

Organizational Matters

A. Administration of Oath of Office of Newly Elected Supervisors

Mr. Flint stated we had a Landowners' election in November and Ms. Mills, Mr. Robison and Mr. Williams were elected.

Mr. Flint being a notary public of the State of Florida administered the Oath of Office to Mr. Robison and Ms. Mills.

Mr. Flint stated since you were previously on the Board you will not have to refile your financial disclosure form at this time but in June of every year the Supervisor of Elections sends it to you to update.

B. Consideration of Resolution 2019-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated the Board sits as the canvassing Board for the Landowner election and Resolution 2019-01 is in your agenda packet that canvasses and certifies the results of the election indicating that Mr. Robison and Mr. Williams received 258 votes and Ms. Mills received 257 votes. Mr. Robison and Mr. Williams will serve four-year terms of office and Ms. Mills will serve a two-year term of office.

On MOTION by Mr. Robison seconded by Mr. Woodbury with all in favor Resolution 2019-01 was approved.

C. Consideration of Resolution 2019-02 Electing Officers

Mr. Flint stated after each election Chapter 190 requires the Board to consider election of officers and we provided Resolution 2019-02. Currently Mr. Robison is Chairman, Mr. Woodbury is Vice Chairman, the other three Board Members are Assistant Secretaries, I am Secretary and Ariel Lovera is Treasurer. We can handle it in one motion or you can take each seat individually.

On MOTION by Ms. Mills seconded by Mr. Woodbury with all in favor Resolution 2019-02 reflecting the same slate of officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 11, 2018 Board of Supervisors Meeting and Acceptance of the Minutes of the November 13, 2018 Landowners' Meeting

On MOTION by Mr. Woodbury seconded by Ms. Barbaree with all in favor the minutes of the September 11, 2018 Board of Supervisors meeting were approved as presented, and the minutes of the November 13, 2018 Landowners' meeting were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-03 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing

Mr. Flint stated each year the Board is required to approve a proposed budget by June 15th and set the date, place and time of the public hearing for its final adoption. We suggest July 29, 2019 at 11:00 a.m. in this location for the public hearing. Exhibit A to the resolution is the proposed budget, which is identical to the current year and contemplates the funding source as developer contributions so if the funds aren't spent the developer is not obligated to fund it. The developer is only obligated to fund the actual costs. This is similar to what the Board has done in prior years.

On MOTION by Ms. Mills seconded by Ms. Barbaree with all in favor Resolution 2019-03 approving the proposed budget and setting the public hearing for July 29, 2019 at 11:00 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from VGlobalTech Regarding ADA Website Compliance

Ms. Mackie stated within the last year or so certain districts have been brought into a suit regarding ADA compliance as it relates to websites. Board Members may be familiar with the Americans with Disabilities Act that specifically relate to physical improvements but there is an extension of those similar laws to public websites as it relates to access to public information for those who may have a disability. In light of those suits the community development districts within the State of Florida have been moving to remediate what is a requirement under Florida Law that they maintain a public website with certain improvements. Included in your Board package is a proposal from VGlobalTech, which is a provider of those services and I'm not sure which package this District is looking at given the minimal documents maintained on the website. As I understand this District would keep what is required on the website and nothing more.

Mr. Flint stated we maintain the statutorily required information but even with that the base website ADA update is \$2,375. It includes a human audit as well as the software audit. Basically, what they are doing is redoing the website so that it complies with ADA.

Mr. Woodbury asked is that a onetime thing or is it annual?

Mr. Flint stated we are suggesting the Board approve the first year one-time charge and we are going to evaluate on a going forward basis whether it would be necessary to contract for that annual maintenance or whether it is something we can do inhouse.

Ms. Mackie stated one thing with respect to annual monitoring some insurance companies that provide insurance for community development districts are requiring that be a component of the District's ADA website policy in order to issue a rider that would protect the District in the event of a suit. That has not been across the Board but I am aware that Aegis, which is a provider I'm not sure if they provide the District's insurance making that a requirement as well.

Mr. Flint stated that is the other issue I want to bring up. Aegis operates the Florida Insurance Alliance, which is a local government insurance pool and they insure over 300 of the CDDs in Florida so they are by far the most widely held insurer as far as CDDs go. Because they were the subject of 18 districts that were sued by the same plaintiff and same attorney, they ended up settling but part of that settlement was a requirement that all the districts insured by Aegis would become compliant within a certain period of time. That doesn't prevent another plaintiff and another attorney coming right behind that first one until the websites are compliant. This is not just GMS managed districts this is all the districts, there were none that we are aware of that were compliant. Many cities, counties and school boards were not compliant and private entities have been sued as well including Winn Dixie and Target. We have a statutory requirement to not only have a website but a list of documents that has to be on there. The more the state requires that we have on the website the more expensive it is to become compliant. In this situation with a District that is not active we would just shut it down, but we can't do that. I don't know that you have to take action today, but I do know the District doesn't have insurance right now. I don't think the District has been fully funded for several years and as a result of that we haven't bound the liability policy. There is a base liability policy that includes general liability as well as public officials liability in the event Board Members get sued in their capacity as a Board Member. We are a little exposed in that regard especially with the ADA issue, if the District were to get sued you don't even have a policy to defend the District.

Mr. Woodbury stated I notice there was a line item for last year and for this year for insurance. What does that do or is it just not spent?

Mr. Flint stated we have submitted a funding request with insurance on it, it just hasn't been funded so we can't bind it.

Mr. Robison stated it seems at a minimum we should have liability insurance.

Mr. Woodbury stated it has to be funded.

Mr. Flint stated that is something the Board and developer should probably consider.

Ms. Mackie stated understand the ease of which this can happen given that it is a website not a physical improvement.

Mr. Woodbury asked is there any other credible source other than these folks?

Mr. Flint stated there are one or two other options, but they tend to be more expensive and the policy itself is not as favorable to the Districts.

Mr. Robison asked who created the website?

Mr. Flint stated we created the website initially and we didn't charge for it, it is a compliance website you basically go on there and it is very basic. It was intended to be compliant with Florida Statutes, but it is not compliant with the ADA. One option would be to fund the liability insurance and in July you may want to reconsider the VGlobalTech proposal. In the interim if you bind the insurance at least you are protected against the lawsuit for a period of time. A District with no money it is kind of tough to justify the \$2,300 but if you are going to spend money you should probably bind the liability policy first. Do you want to defer this item until the July meeting or does the Board want to take action on it?

Mr. Robison stated I definitely think we need to discuss the liability insurance aspect.

On MOTION by Ms. Barbaree seconded by Ms. Mills with all in favor the proposal from VGlobalTech in the amount of \$2,375 was approved subject to funding being made available.

Mr. Flint stated if there is funding for the insurance you don't need to vote on that we will just bind the insurance.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Woodbury asked is there anything that the legislature did or is doing that affects CDDs, particularly this one?

Ms. Mackie stated not in particular, the session ends this week with the presentation of the budget. We prepare on a weekly basis a capital report and I'm happy to share that with the Board regarding ongoing bills filed but as of today in reviewing the most recent report there was some legislation passed respective to CDDs that would enable it to move forward with boundary amendments at a much more expedient and efficient manner, but that doesn't particularly affect this District at this time. There are always other tangentially related chapters within Florida Statutes that affect districts from time to time and we monitor those as well. There have been some changes that may result more in back office changes and one relating to auditing but nothing major in this session. That is why we keep an eye on it and make sure we get out ahead of anything that could potentially affect districts going forward.

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 FY18 Funding Request #12

3. Ratification of FY Funding Requests 1 – 6

4. Consideration of FY19 Funding Request #7

Mr. Woodbury stated it has included payment for the Supervisors in the funding request.

Ms. Barbaree stated we have never been paid.

Mr. Flint stated we are tracking it.

Ms. Mills stated I'm fine doing away with Supervisors' fees.

Ms. Barbaree stated the Supervisors' fees could be used to fund the ADA compliance.

Mr. Flint stated if the Board Members wanted to waive compensation going forward you can do that.

Ms. Mills stated you can put that on the next agenda.

Mr. Flint stated it is up to each Board Member individually whether they want to accept or waive and if they don't waive it they are automatically entitled to it.

On MOTION by Mr. Robison seconded by Mr. Woodbury with all in favor FY18 funding request no. 12, FY19 funding requests 1 – 6 were ratified and FY19 funding request no. 7 was approved.

5. Presentation of Number of Registered Voters – 0

A copy of the letter from the supervisor of elections indicating there are zero voters residing within the District was included in the agenda package.

FIFTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Audience Comments

There being none,

On MOTION by Mr. Robison seconded by Ms. Mills with all in favor the meeting adjourned at 11:28 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the Founders Ridge Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) 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 FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT:

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 Founders Ridge Community Development District for the Fiscal Year Ending September 30, 2020."
- 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 2019/2020, the sum of **\$ 41,425** 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	\$ <u>41,425</u>
TOTAL ALL FUNDS	\$ <u>41,425</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 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 \$10,000 or 10% 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 29th DAY OF JULY, 2019.

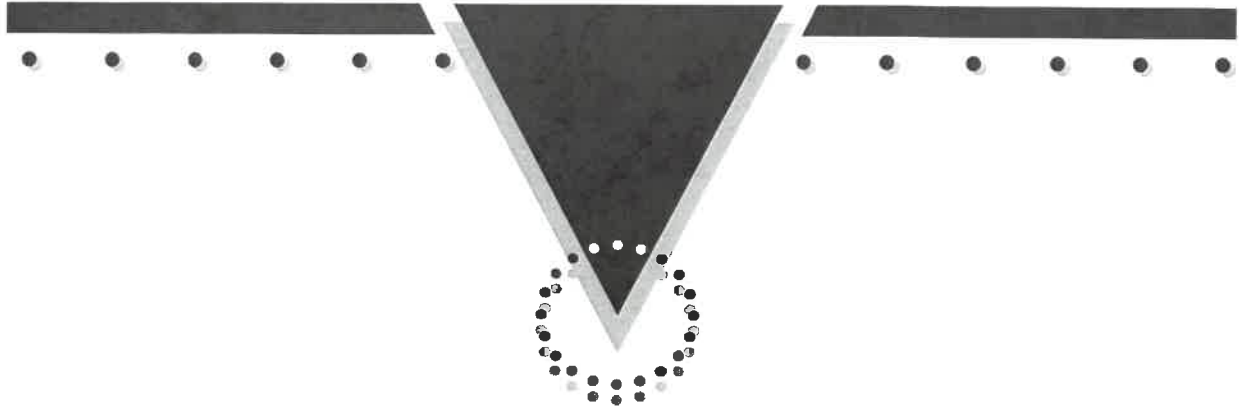
ATTEST:

**FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



FOUNDERS RIDGE
Community Development District

Proposed Budget
FY 2020



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1 _____ General Fund

2-3 _____ General Fund Narrative

Founders Ridge

Community Development District

<u>Description</u>	<u>Adopted Budget FY2019</u>	<u>Proposed Budget FY2020</u>
<u>Revenues</u>		
Developer Contributions	\$41,425	\$41,425
<i>Total Revenues</i>	<u>\$41,425</u>	<u>\$41,425</u>
<u>Expenditures</u>		
<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
<i>Total Expenditures</i>	<u>\$41,425</u>	<u>\$41,425</u>
Excess Revenues/(Expenditures)	<u>\$0</u>	<u>\$0</u>

**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.

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 V

**FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this ___ day of _____, 2019, by and between:

Founders Ridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Minneola, Florida (hereinafter “**District**”), and

Founders Ridge Development, LLC, a Delaware limited liability company and a landowner in the District with an address of 2404 N. Rio Grande Avenue, Orlando, Florida 32804; and

Founders Ridge Development II, LLC, a Delaware limited liability company and a landowner in the District (collectively with Founders Ridge Development, LLC, the “**Developer**”) with an address of 2404 N. Rio Grande Avenue, Orlando, Florida 32804.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the City Council of the City of Minneola, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020 Budget**”); and

WHEREAS, this Fiscal Year 2019/2020 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2019/2020 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2019/2020 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2019/2020 Budget" in the public records of Lake County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2019/2020 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in

the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. ALTERNATIVE COLLECTION METHODS.

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the

District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**Founders Ridge Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

Founders Ridge Development, LLC,
a Delaware limited liability company

Witness

By: _____
Its: _____

Founders Ridge Development II, LLC,
a Delaware limited liability company

Witness

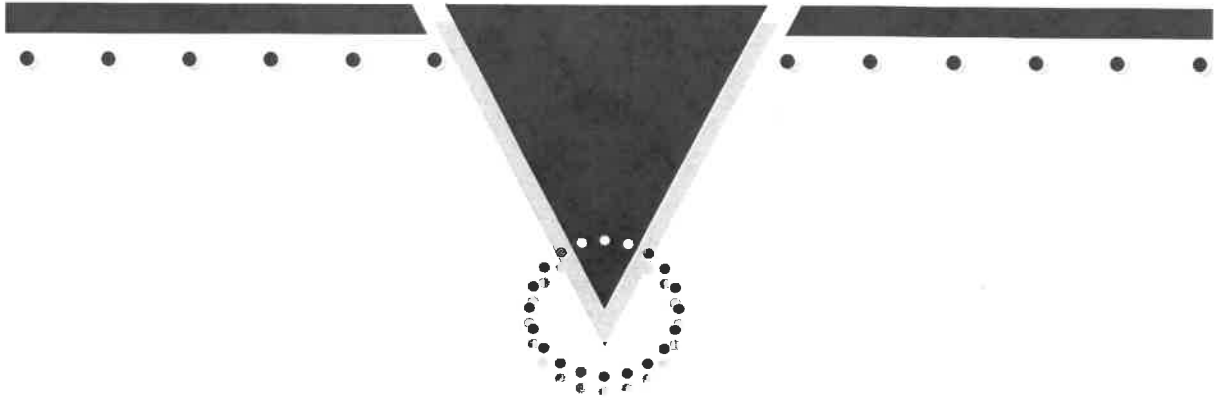
By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2019/2020 Budget

SECTION VII

SECTION B

SECTION 1



**FOUNDERS RIDGE
Community Development District**

Unaudited Financial Reporting

June 30, 2019



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

Founders Ridge
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2019

	<u>General</u>
<u>ASSETS:</u>	
Cash	\$414
Due from Developer	\$133,172
TOTAL ASSETS	<u><u>\$133,586</u></u>
<u>LIABILITIES:</u>	
Accounts Payable	\$117,087
<u>FUND EQUITY AND OTHER CREDITS:</u>	
FUND BALANCES:	
Unrestricted	\$16,499
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$133,586</u></u>

Founders Ridge
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$41,425	\$31,069	\$9,878	(\$21,191)
TOTAL REVENUES	\$41,425	\$31,069	\$9,878	(\$21,191)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$4,000	\$3,000	\$0	\$3,000
FICA EXPENSE	\$306	\$230	\$0	\$230
ENGINEERING	\$2,000	\$1,500	\$0	\$1,500
ATTORNEY	\$6,000	\$4,500	\$467	\$4,034
ANNUAL AUDIT	\$3,500	\$3,500	\$0	\$3,500
MANAGEMENT FEES	\$15,000	\$11,250	\$7,500	\$3,750
INFORMATION TECHNOLOGY	\$1,000	\$750	\$500	\$250
TELEPHONE	\$200	\$150	\$6	\$144
POSTAGE	\$1,000	\$750	\$15	\$735
INSURANCE	\$5,625	\$5,625	\$0	\$5,625
PRINTING & BINDING	\$1,000	\$750	\$28	\$722
LEGAL ADVERTISING	\$1,000	\$750	\$538	\$213
OTHER CURRENT CHARGES	\$300	\$225	\$120	\$105
OFFICE SUPPLIES	\$319	\$239	\$4	\$235
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$41,425	\$33,394	\$9,352	\$24,042
EXCESS REVENUES (EXPENDITURES)	\$0		\$526	
FUND BALANCE - Beginning	\$0		\$15,974	
FUND BALANCE - Ending	\$0		\$16,499	

**Founders Ridge
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Developer Contributions	\$1,356	\$1,869	\$1,453	\$1,335	\$1,336	\$1,333	\$96	\$1,099	\$0	\$0	\$0	\$0	\$9,878
Total Revenues	\$1,356	\$1,869	\$1,453	\$1,335	\$1,336	\$1,333	\$96	\$1,099	\$0	\$0	\$0	\$0	\$9,878
Expenditures													
Administrative													
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	\$0	\$118	\$0	\$0	\$96	\$0	\$253	\$0	\$0	\$0	\$0	\$0	\$467
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	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
Postage	\$4	\$7	\$2	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$15	\$9	\$0	\$2	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28
Legal Advertising	\$338	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$538
Other Current Charges	\$0	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$120
Office Supplies	\$3	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Dues, Licenses, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$1,868	\$1,489	\$1,351	\$1,350	\$1,447	\$1,348	\$468	\$15	\$15	\$0	\$0	\$0	\$9,352
Excess Revenues (Expenditures)	(\$513)	\$380	\$103	(\$15)	(\$111)	(\$15)	(\$372)	\$1,084	(\$15)	\$0	\$0	\$0	\$526

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)	General Fund Portion (FY19)	Over and (short) Balance Due
12	9/10/12	2/21/13	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00							\$ -
1- Revised	3/12/13	4/12/2013 & 10/10/15	\$ 6,105.17	\$ 12,190.99	\$ 12,190.99							\$ 6,065.82
2	4/1/13			\$ 1,426.53	\$ 1,426.53							\$ 1,426.53
3	5/13/13			\$ 1,335.51	\$ 1,335.51							\$ 1,335.51
4	6/13/13			\$ 2,067.63	\$ 2,067.63							\$ 2,067.63
5	7/12/13			\$ 1,881.08	\$ 1,881.08							\$ 1,881.08
6	8/14/13			\$ 1,541.22	\$ 1,541.22							\$ 1,541.22
7	9/16/13			\$ 7,028.33	\$ 1,878.33	\$ 5,150.00						\$ 7,028.33
1	10/15/13			\$ 1,433.17	\$ 72.50	\$ 1,360.67						\$ 1,433.17
2	11/15/13			\$ 2,084.09	\$ 320.00	\$ 1,764.09						\$ 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	10/14/15			\$ 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			\$ 1,448.45				\$ 1,448.45				\$ 1,448.45
8	5/13/16			\$ 1,987.57				\$ 1,987.57				\$ 1,987.57
9	6/14/16			\$ 1,334.63				\$ 1,334.63				\$ 1,334.63
10	7/13/16			\$ 1,473.83				\$ 1,473.83				\$ 1,473.83
11	8/16/16			\$ 2,736.33				\$ 2,736.33				\$ 2,736.33
12	9/20/16			\$ 1,825.25				\$ 1,825.25				\$ 1,825.25
1- Revised	10/20/16			\$ 1,649.24				\$ 305.50	\$ 1,539.50			\$ 1,649.24
2	11/18/16			\$ 1,336.38				\$ 285.75	\$ 1,343.74			\$ 1,336.38
3	12/16/16			\$ 1,538.81				\$ -	\$ 1,538.81			\$ 1,538.81
4	1/31/17			\$ -				\$ -	\$ -			\$ -

**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)	General Fund Portion (FY19)	Over and (short) Balance Due
5	2/17/17		\$	\$ 1,618.83	\$ -	\$ -	\$ -	\$ -	\$ 1,618.83	\$ -	\$ -	\$ 1,618.83
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	7/28/17		\$	\$ 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		\$	\$ 1,334.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,334.58	\$ -	\$ 1,334.58
6	3/26/18		\$	\$ 1,333.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333.83	\$ -	\$ 1,333.83
7	4/27/18		\$	\$ 1,333.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333.33	\$ -	\$ 1,333.33
8	5/30/18		\$	\$ 2,478.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478.03	\$ -	\$ 2,478.03
9	6/27/18		\$	\$ 1,799.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,799.22	\$ -	\$ 1,799.22
10	7/27/18		\$	\$ 3,622.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,622.73	\$ -	\$ 3,622.73
11	8/23/18		\$	\$ 1,349.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,349.02	\$ -	\$ 1,349.02
12	9/24/18		\$	\$ 2,342.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,342.86	\$ -	\$ 2,342.86
1	10/12/18		\$	\$ 1,715.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369.50	\$ 1,715.16
2	11/29/18		\$	\$ 2,409.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.50	\$ -	\$ 2,409.48
3	1/31/19		\$	\$ 1,453.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,453.20	\$ 1,453.20
4	1/31/19		\$	\$ 1,335.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,335.33
5	2/26/19		\$	\$ 1,336.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,336.36
6	3/20/19		\$	\$ 1,333.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333.33
7	4/10/19		\$	\$ 96.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96.00
8	5/24/19		\$	\$ 1,098.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,098.90
9	5/24/19		\$	\$ 4,279.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,279.00	\$ 4,279.00
Due from Developer					\$ 11,105.17	\$ 27,713.79	\$ 26,415.65	\$ 18,749.00	\$ 19,282.14	\$ 22,627.89	\$ 14,156.76	\$ 137,450.54
Total Developer Contributions FY19					\$	\$	\$	\$	\$	\$	\$	\$
Total Developer Contributions FY19					\$	\$	\$	\$	\$	\$	\$	\$
Total Developer Contributions FY19					\$	\$	\$	\$	\$	\$	\$	\$

*FY13 Portion of Funding Request

SECTION 2

Founders Ridge

Community Development District

Funding Request FY19 #8
May 24, 2019

Payee		General Fund FY2019	
1	Hopping Green & Sams Inv# 107544 - General Counsel - April 2019	\$	253.00
2	Orlando Sentinel Inv# 6068812000 - Notice of Meeting - April 2019	\$	200.00
3	Supervisor Fees April 29, 2019 Daniel Robison	\$	215.30
	Dan Williams	\$	215.30
	Jennifer Barbaree	\$	215.30
		\$	1,098.90
		Total:	\$ 1,098.90

Please make check payable to:

Founders Ridge CDD
9145 Narcoossee Road
Suite A206
Orlando, FL 32827



Hopping Green & Sams

Attorneys and Counselors

118 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7600

RECEIVED
MAY 24 2019
BY: _____

STATEMENT

May 10, 2019

Founders Ridge Community Development District
c/o Governmental Management Services-CF, LLC
9145 Narcoosee Road Suite A206
Orlando, FL 32827

Bill Number 107544
Billed through 04/30/2019

44
310.07.713

General Counsel

FRCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

04/01/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
04/29/19	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	0.90 hrs
04/30/19	JLK	Review and negotiate standard form of agreement for professional technological services.	0.10 hrs
Total fees for this matter			\$253.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.10 hrs	210 /hr	\$21.00
Sandy, Sarah R.	0.10 hrs	205 /hr	\$20.50
Mackie, A.Tucker Frazee	0.90 hrs	235 /hr	\$211.50

TOTAL FEES \$253.00

TOTAL CHARGES FOR THIS MATTER \$253.00

BILLING SUMMARY

Kilinski, Jennifer L.	0.10 hrs	210 /hr	\$21.00
Sandy, Sarah R.	0.10 hrs	205 /hr	\$20.50
Mackie, A.Tucker Frazee	0.90 hrs	235 /hr	\$211.50

TOTAL FEES \$253.00

TOTAL CHARGES FOR THIS BILL \$253.00

Please include the bill number on your check.

Invoice & Summary

Billed Account Name:
Billed Account Number:
Invoice Number:
Amount:
Billing Period:
Due Date:

Gms-Cf Llc
CU00120786
006068812000
\$200.00
04/01/19 - 04/30/19
05/30/19

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	TRAC Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
04/19/19	OSC6068812	Current Activity PO# April 29 2019 Meeting Classified Listings, Online April 29 2019 Meeting 6240565				200.00
				#5 216.93.48		
		Total Current Advertising				200.00

Account Summary

Total: \$200.00

Current	1-30	31-60	61-90	91+	Unapplied Amount
200.00	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period:
Billed Account Name:
Billed Account Number:
Invoice Number:

04/01/19 - 04/30/19
Gms-Cf Llc
CU00120786
006068812000

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

1311008765 PRESORT 8785 1 SP 0.600 P3C37
GMS-CF LLC
STACIE VANDERBILT
C/O FOUNDERS RIDGE CDD 135 W CENTRAL BLVD
ORLANDO, FL 32801

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608

00012078600012078603006068812 00020000 00020000 8

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Jean Gailie, 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, April 29, 2019 Meeting was published in said newspaper in the issues of Apr 19, 2019.

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.



Jean Gailie

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 22 day of April, 2019,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6240565

NOTICE OF PUBLIC HEARING
The meeting of the Board of Supervisors of the Polk County Community Development District will be held on Monday, April 29, 2019 at 11:00 AM at Alhambra City Hall, 600 N US Highway 27, Alhambra, FL 30711. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law, for Community Development District. A copy of the agenda for this meeting may be obtained from the District Manager, at 125 W. Central Blvd., Suite 200, Orlando, FL 32801. This meeting may be continued to a date, time, or place to be specified on the record of the meeting. There may be occasions when due to more emergencies, staff or other individuals will participate in meetings. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-3334. If you are hearing or speech impaired, please contact the Florida Relay Service (1-800-955-8772) for aid in contacting the District Office. Each person who wishes to appear at any action taken at these meetings is advised that action will need to be taken in accordance with the rules of the proceedings and the records of the proceedings and the 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. Firth
Governmental Management Services
Central Florida, LLC
District Manager
LAKESHORE 4/29/19

Founders Ridge

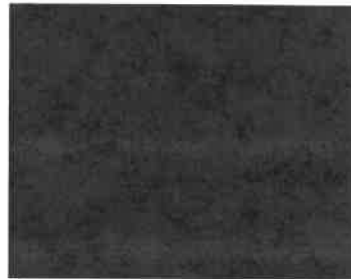
Community Development District

Funding Request FY19 #9
May 24, 2019

Payee		General Fund FY2019
1 EGIS Insurance Advisors & Risk Advisors Prorated FY19 Insurance Premium - May - September 2019	\$	1,904.00
2 VTechGlobal One-Time ADA Website Compliance/Conversion Fee	\$	2,375.00
Total:		\$ 4,279.00

Please make check payable to:

Founders Ridge CDD
9145 Narcoossee Road
Suite A206
Orlando, FL 32827





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Founders Ridge Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



PREMIUM SUMMARY

**Founders Ridge Community Development District
c/o Governmental Management Services
135 West Central BLVD, Suite 320
Orlando, FL 32801**

Term: May 15, 2019 to October 1, 2019

Quote Number: 100118411

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$1,047
Public Officials and Employment Practices Liability	\$857
TOTAL PREMIUM DUE	\$1,904

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Annual Premium: \$5,000

GL: \$2,750

POL/EPLI: \$2,250

Founders Ridge CDD Website Compliance Proposal

(URL: <http://www.foundersridgecdd.com>)

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi
June 21, 2018	1.2	Added WCAG Standards Compliance	Kristen Thornburgh
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
Jan 5 th 2019	1.4	Discussion with Management Company	VB Joshi
Feb 15 th 2019	2.0	Human Audit Seal	VB Joshi



BBB Rating: A+

[Click for Profile](#)

VGlobalTech's Compliance Seal & Human Audit Compliance Seal



VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (...and counting) to-date! We have also partnered with a non-profit agency to conduct Human Audit and Certification Seal

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3.0 Pricing

Website Complexity: Small Level Websites

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

3.1 One time (website conversion and compliance cost):

	Task
1.	Perform ADA Website Compliance Check for current website – Update ALL webpages on the website / Create new website with all current content. Create an accessibility before and after document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)
	Total (one-time compliance / conversion cost): \$2375 / one time

SECTION 3

NOTICE OF MEETINGS
FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2020

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Founders Ridge Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least 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 at the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at 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 appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC

SECTION 4

277148	2018	Williams, Daniel	<ul style="list-style-type: none"> • Founders Ridge Community Development District-Board of Supervisors 	Form 1 with Seminole County SOE	 Form Receipt Not Recorded	View Filing History
277149	2018	Woodbury, Kimball D.	<ul style="list-style-type: none"> • Founders Ridge Community Development District-Board of Supervisors 	Form 1 with Seminole County SOE	 Form Receipt Not Recorded	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.