

*Founders Ridge Community
Development District*

Agenda

September 6, 2017

AGENDA

Founders Ridge

Community Development District

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

August 30, 2017

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 **Wednesday, September 6, 2017 at 11:00 AM at the Minneola City Hall, Council Chambers, 800 N. U.S. Highway 27, Minneola, FL 32757**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 18, 2017 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2017-04 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations
5. Consideration of Fiscal Year 2017/2018 Funding Agreement
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 1. Balance Sheet and Income Statement
 2. Ratification of FY17 Funding Requests #8-#10
 3. Consideration of FY17 Funding Request #11
 4. Approval of Fiscal Year 2018 Meeting Schedule
7. Supervisor's Requests
10. 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 fourth order of business is approval of the minutes from the April 18, 2017 meeting. The minutes are enclosed for your review.

Section A of the fifth order of business opens the public hearing to adopt the Fiscal Year 2018 budget. Section 1 is the consideration of Resolution 2017-04 adopting the Fiscal Year 2018 budget and relating to the annual appropriations. A copy of the Resolution and approved budget are enclosed for your review.

The sixth order of business is the consideration of the Fiscal Year 2017/2018 funding agreement. A copy of the agreement is enclosed for your review.

Section C of the sixth 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 requests #6-#10. A copy of the requests are enclosed for your review. Section 3 is the consideration of the Fiscal Year 2017 funding request #11. A copy of the request is enclosed for your review. Section 4 is the approval of the Fiscal Year 2018 meeting a schedule. A copy of the schedule 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: Brian Crumbaker, 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 Tuesday, April 18, 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
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.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of oaths of Office to Newly Elected Board Members

Mr. Flint stated I administered the Oath of Office to Ms. Barbaree and Ms. Mills prior to the meeting.

B. Consideration of Resolution 2017-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated the next item is Resolution 2017-01, which canvasses and certifies the results of the landowner election. There was a Landowner meeting on November 25, 2016, the Landowner's proxy holder was present and cast 259 votes for Ms. Mills and 259 votes for Ms.

Barbaree and did not cast votes for the third open seat. There is an open seat at this point. Ms. Mills and Ms. Barbaree will serve four year terms of office and the vacant seat would be a two year term.

On MOTION by Mr. Robison seconded by Ms. Barbaree with all in favor Resolution 2017-01 was approved.

C. Consideration of Resolution 2017-02 Electing Officers

Mr. Flint stated any time there is an election the statute requires the Board to consider officers. Mr. Robison is Vice Chairman, Phil and Jennifer were both Assistant Secretaries and Ms. Mills was not an officer. The Chair and Vice Chair need to be members of the Board and typically the other three would be Assistant Secretaries. I am currently the Secretary and the District Accountant, Ariel Lovera is Treasurer and Jason Showe is an Assistant Secretary as well and he periodically covers the meetings when I am not available.

On MOTION by Ms. Barbaree seconded by Mr. Robison with all in favor Resolution 2017-02 was approved as follows: Mr. Robison Chairman, Ms. Mills Vice Chairman, George Flint Secretary, Ariel Lovera Treasurer, Ms. Barbaree and Philip Tatich Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 6, 2016 Meeting and Acceptance of the Minutes of the November 15, 2016 Landowners' Meeting

Mr. Flint stated you have approval of the minutes from the September 6, 2016 meeting and acceptance of the November 15, 2016 landowners' meeting minutes. Are there any additions, deletions or corrections to the minutes?

There being none,

On MOTION by Mr. Robison seconded by Ms. Barbaree with all in favor the minutes of the September 6, 2016 meeting were approved and the November 15, 2016 landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-03
Approving the Proposed Fiscal Year 2018
Budget and Setting a Public Hearing**

Mr. Flint stated next is Resolution 2017-03 approving a proposed budget and designating the date, place and time of the public hearing. Exhibit A is the proposed budget and it is required that the Board each year prior to June 15th approve a proposed budget. We send it to the City of Minneola and Lake County at least 60 days prior to the public hearing. They don't have any approval authority they just have the ability to review and provide comment. I have never had a city or county actually provide comments. It is the same budget and it is based on the developer funding agreement and if the expenses are incurred, funding requests are submitted under the agreement. Unlike the assessment, if you adopt a budget based on assessments, the amount that is assessed is due whether the expenses are incurred or not.

On MOTION by Ms. Mills seconded by Mr. Robison with all in favor Resolution 2017-03 approving the proposed budget and setting the public hearing for September 6, 2017 at 11:00 a.m. in the same location 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

Mr. Flint stated you have the unaudited financial statements through March 31, 2017.

2. Ratification of FY16 Funding Request #12

3. Ratification of FY17 Funding Requests 1 - 6

4. Consideration of FY17 Funding Request #7

On MOTION by Mr. Robison seconded by Ms. Mills with all in favor Fiscal Year 2016 funding request 12 and Fiscal Year 2017 funding requests 1-6 were ratified and Fiscal Year 2017 funding request no. 7 was approved.

SEVENTH ORDER OF BUSINESS Supervisor’s Requests

Ms. Mills stated I was wondering about the discrepancy in advertising. I was looking at a couple of the notices that were run in the paper two weeks in a row or whatever and one bill with the certified copy of the ad was \$538 and another one that looked to be the same size was about half that much.

Mr. Flint stated it depends whether they are display ads or if they are just run in the legal section and the number of times the ad was run.

On MOTION by Mr. Robison seconded by Ms. Barbaree with all in favor the meeting adjourned at 11:15 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

A

RESOLUTION 2017-04

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, 2017, AND ENDING SEPTEMBER 30, 2018; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, 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, 2017 and ending September 30, 2018 (“**Fiscal Year 2017/2018**”) 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 September 6, 2017, as the date for 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, 2018.”
- 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 2017/2018, the sum of \$ _____ to be raised by the levy of assessments and 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	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2017/2018 or within 60 days following the end of the Fiscal Year 2017/2018 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 6TH DAY OF SEPTEMBER, 2017.

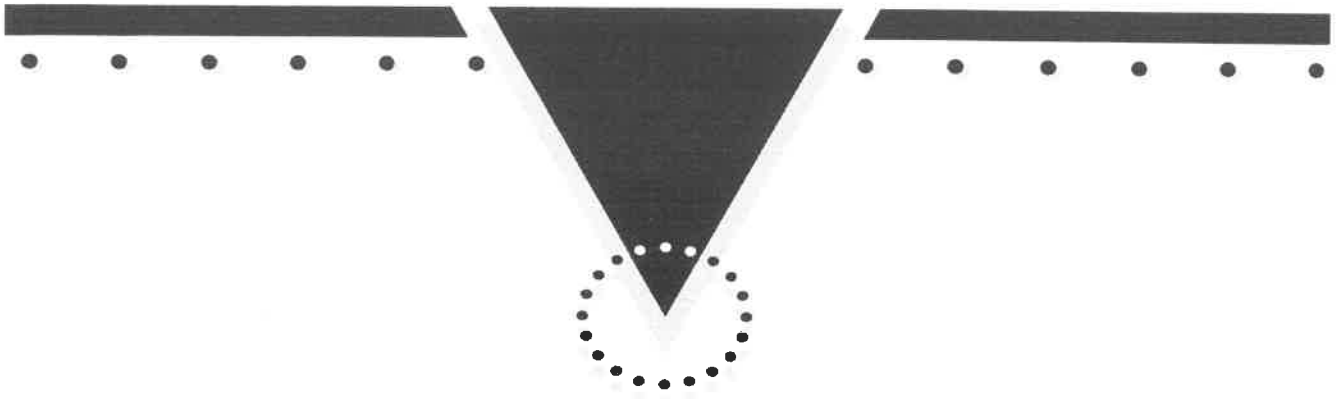
ATTEST:

**FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



**FOUNDERS RIDGE
Community Development
District**

**Proposed Budget
FY 2018**



Founder's Ridge

Community Development District

<u>Description</u>	<u>Adopted Budget FY2017</u>	<u>Proposed Budget FY2018</u>
Revenues		
Developer Contributions	\$41,425	\$41,425
Total Revenues	\$41,425	\$41,425
Expenditures		
<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
Total Expenditures	\$41,425	\$41,425
Excess Revenues/(Expenditures)	\$0	\$0

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 2017/2018 FUNDING AGREEMENT

This agreement (“**Agreement**”) is made and entered into this ___ day of _____, 2017, 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 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, 2017 and ending September 30, 2018 (“**Fiscal Year 2017/2018 Budget**”); and

WHEREAS, this Fiscal Year 2017/2018 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 2017/2018 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 2017/2018 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 2017/2018 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 2017/2018 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: _____

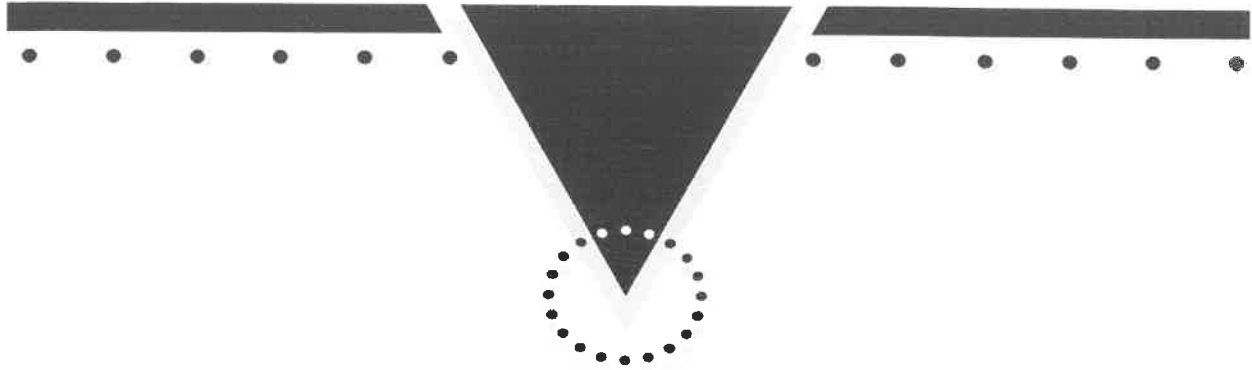
Founders Ridge Development II, LLC,
a Delaware limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2017/2018 Budget

SECTION VI



FOUNDERS RIDGE
Community Development District

Unaudited Financial Reporting

July 31, 2017



Table of Contents

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
July 31, 2017

	<u>General</u>
<u>ASSETS:</u>	
Cash	\$2,677
Due from Developer	\$96,537
TOTAL ASSETS	<u>\$99,214</u>
<u>LIABILITIES:</u>	
Accounts Payable	\$86,841
<u>FUND EQUITY AND OTHER CREDITS:</u>	
<u>FUND BALANCES:</u>	
Unrestricted	\$12,373
TOTAL LIABILITIES & FUND EQUITY	<u>\$99,214</u>

Founders Ridge
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2017

	BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
REVENUES:				
DEVELOPER CONTRIBUTIONS	\$41,425	\$34,521	\$15,482	(\$19,039)
TOTAL REVENUES	\$41,425	\$34,521	\$15,482	(\$19,039)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$4,000	\$3,333	\$0	\$3,333
FICA EXPENSE	\$306	\$255	\$0	\$255
ENGINEERING	\$2,000	\$1,667	\$0	\$1,667
ATTORNEY	\$6,000	\$5,000	\$761	\$4,240
AUDIT	\$3,500	\$0	\$0	\$0
MANAGEMENT FEES	\$15,000	\$12,500	\$12,500	\$0
INFORMATION TECHNOLOGY	\$1,000	\$833	\$833	\$0
TELEPHONE	\$200	\$167	\$19	\$147
POSTAGE	\$1,000	\$833	\$19	\$814
INSURANCE	\$5,625	\$0	\$0	\$0
PRINTING & BINDING	\$1,000	\$833	\$45	\$788
LEGAL ADVERTISING	\$1,000	\$833	\$481	\$352
OTHER CURRENT CHARGES	\$300	\$250	\$247	\$3
OFFICE SUPPLIES	\$319	\$266	\$2	\$264
DUES, LICENSE, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$41,425	\$26,946	\$15,083	\$11,863
EXCESS REVENUES (EXPENDITURES)	\$0		\$399	
FUND BALANCE - Beginning	\$0		\$11,974	
FUND BALANCE - Ending	\$0		\$12,373	

Founders Ridge Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Developer Contributions	\$1,825	\$1,536	\$1,336	\$1,346	\$1,334	\$1,336	\$1,335	\$2,191	\$1,903	\$1,339	\$0	\$0	\$15,482
Total Revenues	\$1,825	\$1,536	\$1,336	\$1,346	\$1,334	\$1,336	\$1,335	\$2,191	\$1,903	\$1,339	\$0	\$0	\$15,482
Expenditures													
<i>Administrative</i>													
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$52	\$141	\$0	\$0	\$0	\$0	\$235	\$0	\$333	\$0	\$0	\$0	\$761
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	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Telephone	\$0	\$0	\$0	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
Postage	\$6	\$2	\$2	\$0	\$0	\$3	\$2	\$0	\$1	\$2	\$0	\$0	\$19
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$24	\$2	\$1	\$0	\$0	\$0	\$0	\$15	\$0	\$3	\$0	\$0	\$45
Legal Advertising	\$285	\$0	\$0	\$0	\$0	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$481
Other Current Charges	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$0	\$0	\$247
Office Supplies	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Dues, Licenses, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$1,901	\$1,510	\$1,381	\$1,371	\$1,356	\$1,361	\$1,791	\$1,373	\$1,693	\$1,364	\$0	\$0	\$15,083
Excess Revenues (Expenditures)	(\$76)	\$27	(\$25)	(\$25)	(\$25)	(\$25)	(\$456)	\$818	\$210	(\$25)	\$0	\$0	\$999

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)	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	\$ -	\$ -	\$ -	\$ -	\$ 6,085.82
2	4/11/13			\$ 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			\$ 1,333.33	\$ -	\$ -	\$ -	\$ 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

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)	Over and (short) Balance Due	
12	9/20/16			\$ 2,736.33	\$ -	\$ -	\$ -	\$ 2,736.33	\$ -	\$ 2,736.33	
1-Revised	10/20/16			\$ 1,825.25	\$ -	\$ -	\$ -	\$ 285.75	\$ 1,539.50	\$ 1,825.25	
2	11/18/16			\$ 1,649.24	\$ -	\$ -	\$ -	\$ 305.50	\$ 1,343.74	\$ 1,649.24	
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	
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	
				Due from Developer	\$ 11,105.17	\$ 27,713.79	\$ 26,415.65	\$ 18,749.00	\$ 19,282.14	\$ 16,815.80	\$ 97,871.21
				Total Developer Contributions FY17	\$ 16,815.80						

*FY13 Portion of Funding Request

1

2

Founders Ridge

Community Development District

Funding Request FY17 #8
May 24, 2017

Payee	General Fund FY2017
1 Governmental Management Services Inv# 127 - Management Fees - May 2017	\$ 1,348.68
2 Orlando Sentinel Inv# 3258765 - Notice of Board Meeting - April 2017	\$ 196.25
3 Supervisor Fees April 18, 2017 Daniel Robison	\$ 215.30
Deborah Mills	\$ 215.30
Jennifer Barbaree	\$ 215.30
	\$ 2,190.83
	\$ 2,190.83

Please make check payable to:

Founders Ridge CDD
135 W. Central Blvd Suite 320
Orlando, FL 32801

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 #: 127
 Invoice Date: 5/1/17
 Due Date: 5/1/17
 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 May 2017 1-310-513-34		1,250.00	1,250.00
Information Technology - May 2017 1-310-513-351		83.33	83.33
Office Supplies 1-310-513-51		0.03	0.03
Postage 1-310-513-42		0.47	0.47
Copies 1-310-513-425		14.85	14.85

hd

Total	\$1,348.68
Payments/Credits	\$0.00
Balance Due	\$1,348.68



Orlando Sentinel

MEDIA GROUP

PO Box 100608 Atlanta, GA 30384-0608
adbilling@trnc.com 844-348-2445

RECEIVED
MAY 08 2017

BY: _____

Legal Invoice and Summary

Billed Account # CU00120786
Client Account #
Invoice # 003258765
Client Name

Billing Period 04/01/17 - 04/30/17
Due Date 05/30/17

19.1.5388 1 AB 0.400 37441D11.p02 364937 1-1 2.6



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

TOTAL AMOUNT DUE 196.25

00012078600012078603003258765 00019625 00019625 9

To ensure proper credit, please detach and return with remittance.

Detail

Date	Trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Net Amount
Current Activity						
04/08/17	OSCM298683	Classified Listings, Online April 18, 2017 at 11:00 AM 4891310			196.25	196.25
Total Current Advertising						196.25
Current	1-30	31-60	61-90	91+	Unapplied Amount	
196.25	0.00	0.00	0.00	0.00	0.00	Total Due: 196.25

Billed Period 04/01/17-04/30/17 Billed Account # CU00120786 Billed Account Name GMS-CF, LLC Client Account # Client Account Name

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared Brandon DeLoach / Maria Torres, 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 18, 2017 at 11:00 AM was published in said newspaper in the issues of Apr 08, 2017.

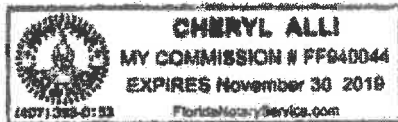
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, 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.

Brandon DeLoach
Signature of Affiant

Brandon DeLoach
Printed Name of Affiant

Sworn to and subscribed before me on this 10 day of April, 2017,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Cheryl Alli
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

4891310

NOTICE OF MEETING
FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT
The meeting of the Board of Supervisors of the Founders Ridge Community Development District will be held on Tuesday, April 11, 2017 at 11:00 AM at Orlando City Hall Council Chambers, 600 N. US Highway 17, Mims, FL 32754. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 125 W. Central Blvd., Suite 300, Orlando, FL 32801. This meeting 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, Staff or other individuals will participate by speaker telephone. Any person requiring special accommodations or this meeting because of a disability or physical impairment should contact the District Office at (407) 841-6204 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-352-5777 for aid in contacting the District Office. Each person who decides to appear at any open town 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 record is to be based.
George S Flint
Governmental Management Services -
Central Florida District Manager
03491310 4/9/17

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Founders Ridge

Board Meeting Date: April 18, 2017

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Philip Tatich		Yes (\$200)
2	Daniel Robison	✓	Yes (\$200)
3	Deborah Mills	✓	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

4/18/17
Date

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

Founders Ridge

Community Development District

Funding Request FY17 #9
July 7, 2017

Payee	General Fund FY2017
1 Governmental Management Services Inv# 128 - Management Fees - June 2017	\$ 1,334.97
2 Hopping Green & Sams Inv# 93779 - General Counsel - April 2017	\$ 235.00
	\$ 1,569.97
	\$ 1,569.97

Please make check payable to:

Founders Ridge CDD
135 W. Central Blvd Suite 320
Orlando, FL 32801

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 #: 128
 Invoice Date: 6/1/17
 Due Date: 6/1/17
 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 June 2017 1310.53, 34		1,250.00	1,250.00
Information Technology - June 2017 351		83.33	83.33
Office Supplies 51		0.30	0.30
Postage 42		1.34	1.34
1 nd			
Total			\$1,334.97
Payments/Credits			\$0.00
Balance Due			\$1,334.97

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

May 22, 2017

Founders Ridge Community Development District
c/o Governmental Management Services
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Bill Number 93779
Billed through 04/30/2017

*4 hd
1-310-513 315
Prep / Attend Meeting*

General Counsel
FRCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

04/18/17	TFM	Prepare for and attend Board meeting by phone.	1.00 hrs
Total fees for this matter			\$235.00

MATTER SUMMARY

Mackie, A.Tucker Frazee	1.00 hrs	235 /hr	\$235.00
TOTAL FEES			\$235.00
TOTAL CHARGES FOR THIS MATTER			\$235.00

BILLING SUMMARY

Mackie, A.Tucker Frazee	1.00 hrs	235 /hr	\$235.00
TOTAL FEES			\$235.00
TOTAL CHARGES FOR THIS BILL			\$235.00

Please include the bill number on your check.

REC'D MAY 30 2017

Founders Ridge
Community Development District

Funding Request FY17 #10
July 26, 2017

Payee	General Fund	FY2017
1 Governmental Management Services Inv# 129 - Management Fees - July 2017	\$	1,339.25
	\$	1,339.25
	\$	1,339.25

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 #: 129
Invoice Date: 7/3/17
Due Date: 7/3/17
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 July 2017 1-310-513134		1,250.00	1,250.00
Information Technology - July 2017 1-310-513351		83.33	83.33
Office Supplies 1-310-51351		0.18	0.18
Postage 1-310-51342		2.29	2.29
Copies 1-310-513425		3.45	3.45
Total			\$1,339.25
Payments/Credits			\$0.00
Balance Due			\$1,339.25

Founders Ridge

Community Development District

Funding Request FY17 #11
August 23, 2017

Payee	General Fund FY2017
1 Governmental Management Services Inv# 130 - Management Fees - August 2017	\$ 1,334.18
2 Hopping Green & Sams Inv# 95205 - General Counsel - June 2017	\$ 333.00
	\$ 1,667.18
	\$ 1,667.18

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 #: 130
 Invoice Date: 8/1/17
 Due Date: 8/1/17
 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 August 2017 <i>1.310-513-34</i>		1,250.00	1,250.00
Information Technology - August 2017 <i>.351</i>		83.33	83.33
Office Supplies <i>.51</i>		0.03	0.03
Postage <i>.42</i>		0.67	0.67
Copies <i>.425</i>		0.15	0.15
Total			\$1,334.18
Payments/Credits			\$0.00
Balance Due			\$1,334.18

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

AUG 1 2017

===== STATEMENT =====

July 31, 2017

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

Bill Number 95205
Billed through 06/30/2017

4 Hrs
1-310-513-315

General Counsel

FRCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

06/01/17	TFM	Prepare FY 2018 budget documents.	0.10 hrs
06/01/17	SRS	Draft budget documents.	0.80 hrs
06/01/17	DGW	Draft annual budget documents.	0.50 hrs
06/02/17	DGW	Revise annual budget documents.	0.40 hrs
06/06/17	DGW	Disseminate annual budget documents.	0.10 hrs
06/30/17	SSW	Research implementation of Senate Bill 80 amending public records law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$333.00

MATTER SUMMARY

Wilbourn, David - Paralegal	1.00 hrs	125 /hr	\$125.00
Sandy, Sarah R.	0.80 hrs	205 /hr	\$164.00
Warren, Sarah S.	0.10 hrs	205 /hr	\$20.50
Mackie, A.Tucker Frazee	0.10 hrs	235 /hr	\$23.50
TOTAL FEES			\$333.00

TOTAL CHARGES FOR THIS MATTER

\$333.00

BILLING SUMMARY

Wilbourn, David - Paralegal	1.00 hrs	125 /hr	\$125.00
Sandy, Sarah R.	0.80 hrs	205 /hr	\$164.00
Warren, Sarah S.	0.10 hrs	205 /hr	\$20.50
Mackie, A.Tucker Frazee	0.10 hrs	235 /hr	\$23.50
TOTAL FEES			\$333.00

TOTAL CHARGES FOR THIS BILL

\$333.00

Please include the bill number on your check.

**NOTICE OF MEETINGS
FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2018**

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