

*Founders Ridge Community  
Development District*

*Agenda*

*September 11, 2018*

# AGENDA

# *Founders Ridge*

## *Community Development District*

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

### **REVISED**

September 7, 2018

Board of Supervisors  
Founders Ridge Community  
Development District

Dear Board Members:

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

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

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

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation of Deborah Mills
  - B. Appointment of an Individual to Fulfill the Board Vacancy with a Term Ending November 2020
  - C. Administration of Oath of Office to Newly Appointed Board Member
  - D. Consideration of Resolution 2018-03 Electing Officers
4. Approval of Minutes of the May 15, 2018 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2018-04 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
6. Consideration of Fiscal Year 2018/2019 Budget Funding Agreement
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    1. Balance Sheet and Income Statement
    2. Ratification of FY18 Funding Requests #8 - 10
    3. Consideration of FY18 Funding Request #11
    4. Approval of Fiscal Year 2019 Meeting Schedule
8. Supervisor's Requests
9. Adjournment

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

The third order of business is Organizational Matters. Section A is the acceptance of resignation from Deborah Mills. Section B is the appointment of an individual to fulfill the Board vacancy with a Term ending November 2020. Section C is the administration of the Oath of Office to the newly appointed Board member. Section D is the consideration of Resolution 2018-03 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is approval of the minutes from the May 15, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing. Section A is the consideration of Resolution 2018-03 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review.

The sixth order of business is consideration of budget funding agreement for Fiscal Year 2018/2019. A copy of the agreement is enclosed for your review.

Section C of the seventh order of business is the District Manager's Report. Section 1 includes the balance sheet and income statement for your review. Section 2 is the ratification of Fiscal Year 2018 funding requests #8 - #10 and Section 4 is the consideration of Fiscal Year 2018 funding request #11. All of the funding requests and supporting documentation have been enclosed for your review. Section 4 is approval of the Fiscal Year 2019 meeting schedule. A sample agenda is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

CC: Tucker Mackie, District Counsel  
Darrin Mossing, GMS

Enclosures

# SECTION III

# SECTION A

**From:** George Flint [gflint@gmscfl.com](mailto:gflint@gmscfl.com)  
**Subject:** Fwd: Resignation from Board  
**Date:** September 7, 2018 at 3:10 PM  
**To:** Stacie Vanderbilt [svanderbilt@gmscfl.com](mailto:svanderbilt@gmscfl.com), Lauren Vanderveer [lvanderveer@gmscfl.com](mailto:lvanderveer@gmscfl.com)



FYI

Begin forwarded message:

**From:** Russell Mills <[russ@westhaven-group.com](mailto:russ@westhaven-group.com)>  
**Subject:** Resignation from Board  
**Date:** September 7, 2018 at 12:04:37 PM EDT  
**To:** Dan Robison <[Dan@westhaven-group.com](mailto:Dan@westhaven-group.com)>  
**Cc:** George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>

Dan

Please consider this email as my resignation as a member of the Founders Ridge CDD Board, effective immediately.

Regards  
Deborah A Mills

George S. Flint  
Vice-President  
Governmental Management Services -  
Central Florida, LLC  
135 West Central BLVD, Suite 320  
Orlando, Florida 32801  
Tel: (407) 841-5524  
Cell: (407) 242-0501  
Fax: (407) 839-1526  
email: [gflint@gmscfl.com](mailto:gflint@gmscfl.com)

# SECTION D



**RESOLUTION 2018-03**

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

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

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

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

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

**PASSED AND ADOPTED** this 11<sup>th</sup> day of September, 2018.

**ATTEST:**

**FOUNDERS RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# MINUTES

MINUTES OF MEETING  
FOUNDERS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Founders Ridge Community Development District was held Tuesday, May 15, 2018 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
Deborah Mills	Vice Chairperson
Jennifer Barbaree	Assistant Secretary
Daniel Williams	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tucker Mackie	District Counsel by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of an Individual to Fill the Board Vacancy with a Term Ending November 2018**

On MOTION by Mr. Robison seconded by Ms. Mills with all in favor Daniel Williams was appointed to fill the unexpired term of office.

**B. Administration of Oath of Office to Newly Appointed Board Member**

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Mr. Williams.

Mr. Showe stated attached to the Oath of Office form is an information sheet and if you will complete that before you leave today we will have your contact information. The next page is a statement of financial interests and you will need to fill that out and file it within 30 days of today with the Supervisor of Elections in the County in which you reside. We recommend you get a stamped copy when you turn that in so that you have verification that you have filed it in timely manner. There are penalties if they are not completed on time. The next form is form 1F that will need to be completed upon you leaving the Board and it is provided now for information and at the end of your term or when you leave the Board we will provide it to you. As a member of the Board you are eligible to receive up to \$200 of compensation per meeting should you choose to accept it.

Mr. Williams stated I will accept it.

Mr. Showe stated we will need you to fill out the I9 and W4 forms and you can return those to our office. The last item is a booklet on government in the sunshine. As a public official you are not able to talk to other Board Members about things that may come up before the Board for a vote, we have to conduct all business in the sunshine and that applies to all forms of communication. When you get emails from us there is a note on the bottom that says please do not reply to all because you could inadvertently start conversations that way. Our office is the public record keeper for the District and you don't have to keep anything from the meetings if you do keep anything we recommend it be kept separate from your business and personal records so that in the event there is a public records request your personal files are not intermingled. For emails set up a folder for Founders Ridge and you can keep all the Founders Ridge emails in one email file.

Ms. Mackie stated I will get Mr. Williams' contact information and send him my contact information so that if he has any questions he can reach out to either me or Jason and we can help and that doesn't prohibit you from having conversations with staff outside of a publicly noticed meeting just with your fellow supervisors.

Mr. Showe stated you also have a voting conflict form. As a Board member you are not able to abstain from any votes that come before the Board but if you have a conflict you would be required to fill out that form. If you feel that you have a conflict you can reach out to myself or Counsel and we will walk you through whether it is a conflict or not.

**C. Consideration of Resolution 2018-01 Electing Officers**

Mr. Showe stated I will read through the list of officers and we can add Mr. Williams and myself as Assistant Secretaries.

On MOTION by Ms. Barbaree seconded by Mr. Robison with all in favor Resolution 2018-01 was approved adding Daniel Williams and Jason Showe as Assistant Secretaries.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the September 6, 2017 Meeting**

On MOTION by Ms. Mills seconded by Mr. Robison with all in favor the minutes of the September 6, 2017 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing**

Mr. Showe stated the next item is approval of the Fiscal Year 2019 budget. The resolution approves a proposed budget, which is attached as an exhibit, it sets the public hearing for September 11, 2018 at 11:00 a.m. in the same location and it directs the District Manager to transmit it to Lake County and the City of Minneola and it also requires us to post it on the website. The budget is similar to what you have seen in the past, it is a developer funded budget at this point and all the expenses would be paid through a funding request to the developer.

On MOTION by Mr. Robison seconded by Ms. Mills with all in favor Resolution 2018-02 approving the proposed budget and setting the public hearing for September 11, 2018 at 11:00 a.m. at Minneola City Hall was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with MBS Capital Markets to Provide Underwriting Services**

This item tabled.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Barbaree stated I have a question about a bill from October that was on the November statement. That particular bill compared to the other monthly bills is inordinately more than usual and there seemed to be a lot of conferring with different people. I was curious as to what it was about.

Ms. Mackie stated I apologize I'm driving and not able to look at that particular bill and don't recall it off the top of my head. If the Board would allow me I would like to have the opportunity to take a look at it once I get to where I'm going and I will give that information to you directly or through the manager.

Mr. Showe stated if you get that to us we will circulate that to the Board.

Ms. Barbaree stated the bill number is 97216.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**1. Balance Sheet and Income Statement**

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

**2. Ratification of FY17 Funding Request 12**

On MOTION by Ms. Mills seconded by Ms. Barbaree with all in favor FY17 funding request no. 12 was ratified.

**3. Ratification of FY18 Funding Requests 1 – 6**

On MOTION by Mr. Robison seconded by Ms. Barbaree with all in favor FY18 funding requests 1 – 6 were ratified.

**4. Consideration of FY18 Funding Request 7**

On MOTION by Mr. Robison seconded by Ms. Mills with all in favor FY18 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 no registered voters residing within the District was included in the agenda package.

**6. Designation of November 13, 2018 as Landowners’ Meeting Date**

On MOTION by Ms. Mills seconded by Mr. Robison with all in favor November 13, 2018 was designated as the landowners’ meeting date.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being none,

On MOTION by Ms. Mills seconded by Ms. Barbaree with all in favor the meeting adjourned at 11:13 a.m.

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

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION V



# SECTION A

**RESOLUTION 2018-04**

**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, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, 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, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) 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 1<sup>st</sup> 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, 2019.”
- 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 2018/2019, the sum of \$\_\_\_\_\_ 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	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 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 11th DAY OF SEPTEMBER, 2018.**

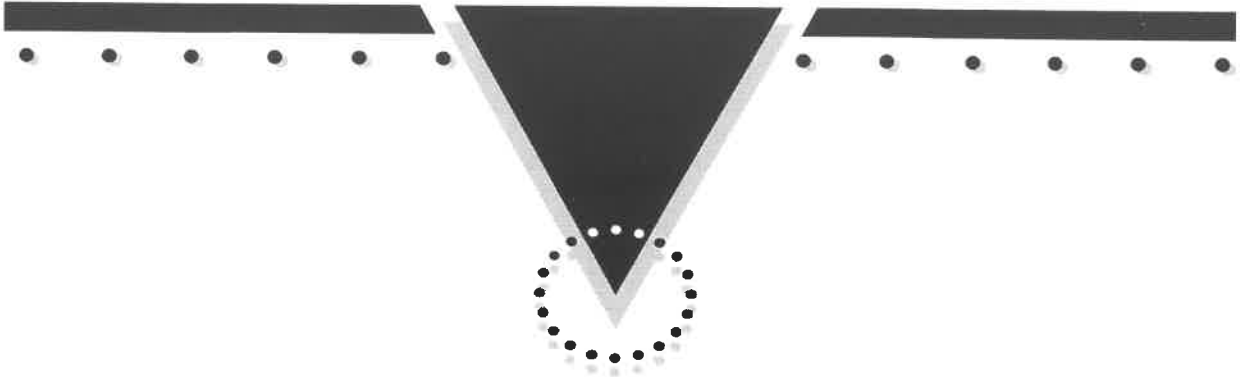
ATTEST:

**FOUNDERS RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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



**FOUNDERS RIDGE  
Community Development  
District**

**Proposed Budget  
FY 2019**



# Founder's Ridge

## Community Development District

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

# Founders Ridge Community Development District

GENERAL FUND BUDGET

## **REVENUES:**

### *Developer Contributions*

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

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## **EXPENDITURES:**

### **Administrative:**

#### *Supervisor Fees*

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

#### *FICA Expense*

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

#### *Engineering*

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

#### *Attorney*

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

#### *Annual Audit*

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

#### *Management Fees*

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

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

Information Technology

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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



# SECTION VI

**FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this 11th day of September, 2018, 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, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019 Budget**”); and

**WHEREAS**, this Fiscal Year 2018/2019 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 2018/2019 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 2018/2019 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 2018/2019 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 2018/2019 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: \_\_\_\_\_

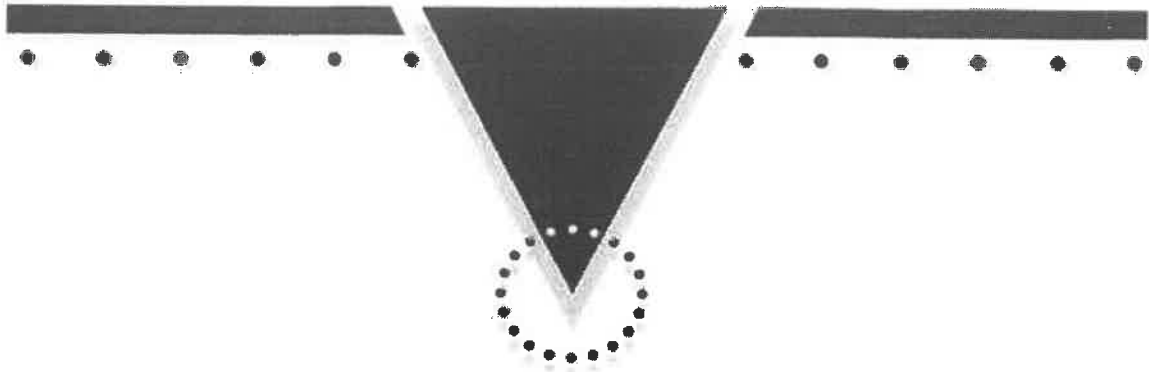
**EXHIBIT A:** Property Description  
**EXHIBIT B:** Fiscal Year 2018/2019 Budget

# SECTION VII

# SECTION C



# SECTION 1



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

**Unaudited Financial Reporting**

**August 31, 2018**



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

**Founders Ridge**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**August 31, 2018**

	<u>General</u>
<b><u>ASSETS:</u></b>	
Cash	\$1,607
Due from Developer	\$120,051
<b>TOTAL ASSETS</b>	<b><u>\$121,658</u></b>
<b><u>LIABILITIES:</u></b>	
Accounts Payable	\$106,545
<b><u>FUND EQUITY AND OTHER CREDITS:</u></b>	
<b>FUND BALANCES:</b>	
Unrestricted	\$15,113
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$121,658</u></b>

**Founders Ridge  
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

**Statement of Revenues & Expenditures**

For The Period Ending August 31, 2018

	BUDGET	PRORATED BUDGET THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$41,425	\$37,973	\$19,385	(\$18,588)
<b>TOTAL REVENUES</b>	<b>\$41,425</b>	<b>\$37,973</b>	<b>\$19,385</b>	<b>(\$18,588)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$4,000	\$3,667	\$0	\$3,667
FICA EXPENSE	\$306	\$281	\$0	\$281
ENGINEERING	\$2,000	\$1,833	\$0	\$1,833
ATTORNEY	\$6,000	\$5,500	\$2,098	\$3,402
AUDIT	\$3,500	\$3,500	\$0	\$3,500
MANAGEMENT FEES	\$15,000	\$13,750	\$13,750	\$0
INFORMATION TECHNOLOGY	\$1,000	\$917	\$917	\$0
TELEPHONE	\$200	\$183	\$8	\$177
POSTAGE	\$1,000	\$917	\$24	\$893
INSURANCE	\$5,625	\$5,625	\$0	\$5,625
PRINTING & BINDING	\$1,000	\$917	\$34	\$883
LEGAL ADVERTISING	\$1,000	\$917	\$200	\$717
OTHER CURRENT CHARGES	\$300	\$275	\$33	\$242
OFFICE SUPPLIES	\$319	\$292	\$4	\$288
DUES, LICENSE, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$41,425</b>	<b>\$38,748</b>	<b>\$17,242</b>	<b>\$21,506</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$2,143</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$12,989</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$15,113</b>	

## Founders Ridge Community Development District

Revenues:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Developer Contributions	\$2,062	\$1,244	\$1,404	\$1,334	\$1,335	\$1,334	\$1,831	\$2,427	\$1,353	\$3,623	\$1,349	\$0	\$19,385
<b>Total Revenues</b>	<b>\$2,062</b>	<b>\$1,244</b>	<b>\$1,404</b>	<b>\$1,334</b>	<b>\$1,335</b>	<b>\$1,334</b>	<b>\$1,831</b>	<b>\$2,427</b>	<b>\$1,353</b>	<b>\$3,623</b>	<b>\$1,349</b>	<b>\$0</b>	<b>\$19,385</b>
<b>Expenditures:</b>													
<b>Administration</b>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$517	\$0	\$71	\$0	\$0	\$0	\$488	\$447	\$568	\$0	\$0	\$0	\$2,098
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	\$1,260	\$1,250	\$1,260	\$1,250	\$1,250	\$1,260	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$13,750
Information Technology	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$0	\$617
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$5	\$2	\$0	\$0	\$1	\$0	\$0	\$0	\$5	\$1	\$4	\$0	\$24
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$0	\$5	\$0	\$34
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$200
Other Current Charges	\$25	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33
Office Supplies	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$4
Dues, Licenses, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Expenditures</b>	<b>\$2,077</b>	<b>\$1,244</b>	<b>\$1,404</b>	<b>\$1,334</b>	<b>\$1,335</b>	<b>\$1,334</b>	<b>\$1,831</b>	<b>\$1,961</b>	<b>\$1,818</b>	<b>\$1,354</b>	<b>\$1,349</b>	<b>\$0</b>	<b>\$17,242</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$25)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$466</b>	<b>(\$565)</b>	<b>\$2,268</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,143</b>

Founders Ridge Community Development District  
Developer Contributions/Due from Developer

Funding Request #	Funding Request Date	Funding Requested	Check Amount	Funding Received Date	Total Funding Request	General Fund Portion (FY13)	General Fund Portion (FY14)	General Fund Portion (FY15)	General Fund Portion (FY16)	General Fund Portion (FY17)	General Fund Portion (FY18)	Over and (short) Balance Due
12	8/10/12	\$ 5,000.00	\$ 5,000.00	2/21/13	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,085.82
1- Revised	3/2/13	\$ 12,180.89	\$ 6,105.17	4/12/2013 & 10/10/15	\$ 12,180.89	\$ 12,180.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,426.53
2	4/11/13	\$ 1,426.53	\$ -		\$ 1,426.53	\$ 1,426.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,335.51
3	5/13/13	\$ 1,335.51	\$ -		\$ 1,335.51	\$ 1,335.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,067.63
4	6/13/13	\$ 2,067.63	\$ -		\$ 2,067.63	\$ 2,067.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,881.08
5	7/12/13	\$ 1,881.08	\$ -		\$ 1,881.08	\$ 1,881.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,541.22
6	8/14/13	\$ 1,541.22	\$ -		\$ 1,541.22	\$ 1,541.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,028.33
7	9/18/13	\$ 7,028.33	\$ -		\$ 7,028.33	\$ 1,878.33	\$ 5,150.00	\$ -	\$ -	\$ -	\$ -	\$ 1,433.17
1	10/15/13	\$ 1,433.17	\$ -		\$ 1,433.17	\$ 72.50	\$ 1,360.67	\$ -	\$ -	\$ -	\$ -	\$ 2,084.09
2	11/15/13	\$ 2,084.09	\$ -		\$ 2,084.09	\$ 320.00	\$ 1,764.09	\$ -	\$ -	\$ -	\$ -	\$ 1,494.77
3	12/13/13	\$ 1,494.77	\$ -		\$ 1,494.77	\$ -	\$ 1,494.77	\$ -	\$ -	\$ -	\$ -	\$ 1,333.33
4	1/15/14	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ -	\$ 1,334.52
5	2/13/14	\$ 1,334.52	\$ -		\$ 1,334.52	\$ -	\$ 1,334.52	\$ -	\$ -	\$ -	\$ -	\$ 1,469.56
6	3/13/14	\$ 1,469.56	\$ -		\$ 1,469.56	\$ -	\$ 1,469.56	\$ -	\$ -	\$ -	\$ -	\$ 1,333.33
7	4/14/14	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ -	\$ 1,454.94
8	5/15/14	\$ 1,454.94	\$ -		\$ 1,454.94	\$ -	\$ 1,454.94	\$ -	\$ -	\$ -	\$ -	\$ 2,815.74
9	6/16/14	\$ 2,815.74	\$ -		\$ 2,815.74	\$ -	\$ 2,815.74	\$ -	\$ -	\$ -	\$ -	\$ 2,057.73
10	7/15/14	\$ 2,057.73	\$ -		\$ 2,057.73	\$ -	\$ 2,057.73	\$ -	\$ -	\$ -	\$ -	\$ 2,465.15
11	8/14/14	\$ 2,465.15	\$ -		\$ 2,465.15	\$ -	\$ 2,465.15	\$ -	\$ -	\$ -	\$ -	\$ 2,313.32
12	9/16/14	\$ 2,313.32	\$ -		\$ 2,313.32	\$ -	\$ 2,313.32	\$ -	\$ -	\$ -	\$ -	\$ 1,415.05
1	10/18/14	\$ 1,415.05	\$ -		\$ 1,415.05	\$ -	\$ 78.50	\$ 1,336.55	\$ -	\$ -	\$ -	\$ 1,545.70
2	11/7/14	\$ 1,545.70	\$ -		\$ 1,545.70	\$ -	\$ -	\$ 1,545.70	\$ -	\$ -	\$ -	\$ 1,333.33
3	12/15/14	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,334.15
4	1/15/15	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,335.59
5	2/11/15	\$ 1,334.15	\$ -		\$ 1,334.15	\$ -	\$ -	\$ 1,334.15	\$ -	\$ -	\$ -	\$ 1,429.69
6	3/2/15	\$ 1,335.59	\$ -		\$ 1,335.59	\$ -	\$ -	\$ 1,335.59	\$ -	\$ -	\$ -	\$ 1,333.33
7	4/18/15	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 2,013.44
8	5/13/15	\$ 1,429.69	\$ -		\$ 1,429.69	\$ -	\$ -	\$ 1,429.69	\$ -	\$ -	\$ -	\$ 2,009.20
9	6/1/15	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33
10	7/15/15	\$ 2,013.44	\$ -		\$ 2,013.44	\$ -	\$ -	\$ 2,013.44	\$ -	\$ -	\$ -	\$ 1,670.81
11	8/12/15	\$ 2,009.20	\$ -		\$ 2,009.20	\$ -	\$ -	\$ 2,009.20	\$ -	\$ -	\$ -	\$ 1,480.40
12	9/8/15	\$ 2,297.63	\$ -		\$ 2,297.63	\$ -	\$ -	\$ 780.03	\$ 1,517.60	\$ -	\$ -	\$ 1,333.33
1	10/14/15	\$ 1,670.81	\$ -		\$ 1,670.81	\$ -	\$ -	\$ 318.00	\$ 1,352.81	\$ -	\$ -	\$ 1,480.40
2	11/7/15	\$ 1,480.40	\$ -		\$ 1,480.40	\$ -	\$ -	\$ -	\$ 1,480.40	\$ -	\$ -	\$ 1,333.33
3	12/14/15	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ 1,339.48
4	1/13/16	\$ 1,339.48	\$ -		\$ 1,339.48	\$ -	\$ -	\$ -	\$ 1,339.48	\$ -	\$ -	\$ 1,333.33
5	2/16/16	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ 1,448.45
6	3/15/16	\$ 1,333.33	\$ -		\$ 1,333.33	\$ -	\$ -	\$ -	\$ 1,333.33	\$ -	\$ -	\$ 1,987.57
7	4/12/16	\$ 1,448.45	\$ -		\$ 1,448.45	\$ -	\$ -	\$ -	\$ 1,448.45	\$ -	\$ -	\$ 1,334.63
8	5/13/16	\$ 1,334.63	\$ -		\$ 1,334.63	\$ -	\$ -	\$ -	\$ 1,334.63	\$ -	\$ -	\$ 1,473.83
9	6/14/16	\$ 1,473.83	\$ -		\$ 1,473.83	\$ -	\$ -	\$ -	\$ 1,473.83	\$ -	\$ -	\$ 2,736.33
10	7/13/16	\$ 2,736.33	\$ -		\$ 2,736.33	\$ -	\$ -	\$ -	\$ 2,736.33	\$ -	\$ -	\$ -
11	8/16/16	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	9/20/16	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Founders Ridge Community Development District  
Developer Contributions/Due from Developer

Funding Request #	Funding Request Date	Funding Requested	Check Amount	Funding Received Data	Total Funding Request	General Fund Portion (FY13)	General Fund Portion (FY14)	General Fund Portion (FY15)	General Fund Portion (FY16)	General Fund Portion (FY17)	General Fund Portion (FY18)	Over and (short) Balance Due
1- Revised	10/20/16	\$ 1,825.25	\$		\$	\$	\$	\$	\$	\$	\$	\$ 1,825.25
2	11/18/16	\$ 1,649.24	\$		\$	\$	\$	\$	\$	\$ 1,539.50	\$	\$ 1,649.24
3	12/16/16	\$ 1,336.38	\$		\$	\$	\$	\$	\$ 305.50	\$ 1,343.74	\$	\$ 1,336.38
4	1/31/17	\$ 1,538.81	\$		\$	\$	\$	\$	\$	\$ 1,336.38	\$	\$ 1,538.81
5	2/17/17	\$ 1,618.83	\$		\$	\$	\$	\$	\$	\$ 1,538.81	\$	\$ 1,618.83
6	3/31/17	\$ 1,336.01	\$		\$	\$	\$	\$	\$	\$ 1,618.83	\$	\$ 1,336.01
7	4/11/17	\$ 1,336.30	\$		\$	\$	\$	\$	\$	\$ 1,336.01	\$	\$ 1,336.30
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	\$ 1,336.25	\$		\$	\$	\$	\$	\$	\$ 1,336.25	\$	\$ 1,336.25
11	8/23/17	\$ 1,687.18	\$		\$	\$	\$	\$	\$	\$ 1,687.18	\$	\$ 1,687.18
12	8/20/17	\$ 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	\$ 1,860.83	\$		\$	\$	\$	\$	\$	\$	\$ 1,860.83	\$ 1,860.83
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	\$ 1,798.22	\$		\$	\$	\$	\$	\$	\$	\$ 1,798.22	\$ 1,798.22
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
Due from Developer						\$ 11,105.17	\$ 26,415.65	\$ 18,748.00	\$ 19,282.14	\$ 19,610.48	\$ 19,385.03	\$ 120,050.82
Total Developer Contributions FY18						\$ 19,385.03						

\*FY13 Portion of Funding Request



# SECTION 2

**Founders Ridge**  
Community Development District

Funding Request FY18 #8  
May 30, 2018

<b>Payee</b>	<b>General Fund FY2018</b>
<b>1 Governmental Management Services</b> Inv# 139- Management Fees - May 2018	\$ 1,334.13
<b>2 Hopping Green &amp; Sams</b> Inv# 100485 - General Counsel - April 2018	\$ 498.00
<b>3 Supervisor Fees May 15, 2018</b>	
Daniel Robison	\$ 215.30
Deborah Mills	\$ 215.30
Jennifer Barbaree	\$ -
Dan Williams	\$ 215.30
	<b>\$ 2,478.03</b>
<hr/>	
<b>Total:</b>	<b>\$ 2,478.03</b>

Please make check payable to:

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

Wire Funds To:

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

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

# Invoice

Invoice #: 139  
 Invoice Date: 5/1/18  
 Due Date: 5/1/18  
 Case:  
 P.O. Number:

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

REC'D MAY 07 2018

Description	1 hd	Hours/Qty	Rate	Amount
Management Fees - May 2018	1.310-513.34		1,250.00	1,250.00
Information Technology - May 2018			83.33	83.33
Office Supplies	.381		0.03	0.03
Postage	.51		0.47	0.47
Copies	.42		0.30	0.30
	.425			
<b>Total</b>				<b>\$1,334.13</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$1,334.13</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 15, 2018

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

Bill Number 100465  
Billed through 04/30/2018

General Counsel  
FRCDD 00001

TFM

#4 hal  
Counselor P. Frazee  
APR 18  
1-31-513-315  
RECEIVED  
MAY 25 2018

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

**FOR PROFESSIONAL SERVICES RENDERED**

04/13/18	TFM	Confer with Vanderveer.	0.30 hrs
04/16/18	TFM	Confer with Flint; review matter pertaining to validation and improvement plan.	0.50 hrs
04/16/18	DGW	Obtain copies of validation documents for Mackle review.	0.60 hrs
04/17/18	TFM	Confer with Flint, Sealy, Robison and Woodbury regarding District financing.	1.00 hrs
Total fees for this matter			\$498.00

**MATTER SUMMARY**

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Mackie, A.Tucker Frazee	1.80 hrs	235 /hr	\$423.00

TOTAL FEES \$498.00

**TOTAL CHARGES FOR THIS MATTER** \$498.00

**BILLING SUMMARY**

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Mackie, A.Tucker Frazee	1.80 hrs	235 /hr	\$423.00

TOTAL FEES \$498.00

**TOTAL CHARGES FOR THIS BILL** \$498.00

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

**Founders Ridge**  
Community Development District

Funding Request FY18 #9  
June 27, 2018

<b>Payee</b>	<b>General Fund FY2018</b>
<b>1 Governmental Management Services</b> Inv# 140 - Management Fees - June 2018	\$ 1,352.72
<b>2 Hopping Green &amp; Sams</b> Inv# 100854 - General Counsel - May 2018	\$ 446.50
	<b>\$ 1,799.22</b>
<hr/>	
<b>Total:</b>	<b>\$ 1,799.22</b>

Please make check payable to:

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

Wire Funds To:

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

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

# Invoice

Invoice #: 140  
 Invoice Date: 6/1/18  
 Due Date: 6/1/18  
 Case:  
 P.O. Number:

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

REC'D JUN 05 2018

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Description	Hours/Qty	Rate	Amount
Management Fees - June 2018	1.310	1,250.00	1,250.00
Information Technology - June 2018	.351	83.33	83.33
Office Supplies	.51	0.78	0.78
Postage	.42	8.41	8.41
Copies	.425	10.20	10.20
<b>Total</b>			<b>\$1,352.72</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,352.72</b>

# Hopping Green & Sams

Attorneys and Counselors

118 S. Monroe Street, Ste. 300  
P.O. Box 6626  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 14, 2018

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

Bill Number 100854  
Billed through 05/31/2018

**General Counsel**  
**FRCDD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

05/14/18	TFM	Review agenda package and prepare for Board meeting.	0.90 hrs
05/15/18	TFM	Prepare for and attend meeting by phone; follow-up from meeting.	1.00 hrs
Total fees for this matter			\$446.50

**MATTER SUMMARY**

Mackle, A.Tucker Frazee	1.90 hrs	235 /hr	\$446.50
TOTAL FEES			\$446.50
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$446.50</b>

**BILLING SUMMARY**

Mackle, A.Tucker Frazee	1.90 hrs	235 /hr	\$446.50
TOTAL FEES			\$446.50
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$446.50</b>

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

**Founders Ridge**  
Community Development District

Funding Request FY18 #10  
July 27, 2018

Payee	General Fund FY2018
<b>1 Governmental Management Services</b> Inv# 141 - Management Fees - July 2018	\$ 1,334.33
<b>2 Hopping Green &amp; Sams</b> Inv# 101372 - General Counsel - June 2018	\$ 566.00
<b>3 Supervisor Fees</b>	
<b>Jennifer Barbarae</b>	
July 21, 2014	\$ 215.30
June 8, 2015	\$ 215.30
September 14, 2015	\$ 215.30
April 19, 2016	\$ 215.30
September 6, 2016	\$ 215.30
April 18, 2017	\$ 215.30
September 6, 2017	\$ 215.30
May 15, 2018	\$ 215.30
	<b>\$ 3,622.73</b>
<b>Total:</b>	<b>\$ 3,622.73</b>

Please make check payable to:

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

Wire Funds To:

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



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

# Invoice

Invoice #: 141  
Invoice Date: 7/2/18  
Due Date: 7/2/18  
Case:  
P.O. Number:

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

*Hfd*

REC'D JUL 05 2018

Description	Hours/Qty	Rate	Amount
Management Fees - July 2018	1 .810	1,250.00	1,250.00
Information Technology - July 2018		83.33	83.33
Office Supplies		0.06	0.06
Postage		0.94	0.94
		<i>.513 .34</i>	
		<i>.351</i>	
		<i>.51</i>	
		<i>.42</i>	

<b>Total</b>	<b>\$1,334.33</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,334.33</b>

# Hopping Green & Sams

Attorneys and Counselors

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

REC'D JUL 10 2018

4

===== STATEMENT =====

July 10, 2018

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

Bill Number 101372  
Billed through 07/31/2018

1.31.518.315

**General Counsel**

**FRCDD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

05/31/18	SRS	Conduct research regarding ADA compliance measures for special district websites and follow-up regarding same.	0.10 hrs
06/01/18	TFM	Confer with Flint.	0.60 hrs
06/04/18	TFM	Prepare notice of lien and confer with Flint regarding same.	0.70 hrs
06/04/18	DGW	Draft notice of lien for budget funding agreements and confer with Mackie regarding same.	0.80 hrs
06/27/18	DGW	Draft and disseminate budget documents.	0.50 hrs
06/29/18	JLK	Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same.	0.10 hrs
06/29/18	SRS	Conduct research and implement ADA compliance measures for special district websites.	0.20 hrs

Total fees for this matter

Proposed fee for BGT/ADA

\$566.00

**MATTER SUMMARY**

Wilbourn, David - Paralegal	1.30 hrs	125 /hr	\$162.50
Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Sandy, Sarah R.	0.30 hrs	240 /hr	\$72.00
Mackie, A.Tucker Frazee	1.30 hrs	235 /hr	\$305.50

TOTAL FEES

\$566.00

**TOTAL CHARGES FOR THIS MATTER**

**\$566.00**

**BILLING SUMMARY**

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Wilbourn, David - Paralegal	1.30 hrs	125 /hr	\$162.50
Killinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Sandy, Sarah R.	0.30 hrs	240 /hr	\$72.00
Mackie, A.Tucker Frazee	1.30 hrs	235 /hr	\$305.50

TOTAL FEES \$566.00

**TOTAL CHARGES FOR THIS BILL** **\$566.00**

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

# SECTION 3

**Founders Ridge**  
Community Development District

Funding Request FY18 #11  
August 23, 2018

<b>Payee</b>	<b>General Fund FY2018</b>
<b>1 Governmental Management Services</b> Inv# 142 - Management Fees - August 2018	\$ 1,349.02
	<b>\$ 1,349.02</b>
<b>Total:</b>	<b>\$ 1,349.02</b>

Please make check payable to:

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

Wire Funds To:

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

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

# Invoice

Invoice #: 142  
Invoice Date: 8/1/18  
Due Date: 8/1/18  
Case:  
P.O. Number:

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

REC'D AUG 08 2018

Description	Hours/Qty	Rate	Amount
Management Fees - August 2018 131.513.34		1,250.00	1,250.00
Information Technology August 2018 351		83.93	83.93
Office Supplies 51		0.15	0.15
Postage 370		3.70	3.70
Copies 425		5.40	5.40
Telephone 44		6.44	6.44

**Total** \$1,349.02

**Payments/Credits** \$0.00

**Balance Due** \$1,349.02

# SECTION 4

**NOTICE OF MEETINGS  
FOUNDERS RIDGE COMMUNITY  
DEVELOPMENT DISTRICT  
Fiscal Year 2019**

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