

*Founders Ridge Community
Development District*

Agenda

March 28, 2024

AGENDA

Founders Ridge Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 21, 2024

Board of Supervisors
Founders Ridge Community
Development District

Dear Board Members:

The Board of Supervisors of the **Founders Ridge Community Development District** will meet **Thursday, March 28, 2024 at 11:00 AM at the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, FL 34715**. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of the August 22, 2023 Board of Supervisors Meeting
- IV. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023
- V. Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
- VI. Staff Reports
 - A. Attorney
 - i. CDD Ethics Training Requirement
 - B. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #1 - #6
- VII. Supervisor's Requests
- VIII. Adjournment

Sincerely,

George S. Flint

George S. Flint
District Manager

CC: Tucker Mackie, District Counsel

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, August 22, 2023 at 11:00 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida.

Present and constituting a quorum were:

| | |
|---------------|---------------|
| Aaron Blake | Chairman |
| Joe Zagame | Vice Chairman |
| Darby Shields | Secretary |

Also present were:

| | |
|---------------|--------------------------------------|
| George Flint | District Manager |
| Tucker Mackie | District Counsel <i>by telephone</i> |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 23, 2023 Meeting

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the minutes of the May 23, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the public hearing was opened.

- A. **Consideration of Resolution 2023-04 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Flint stated the Board at your May meeting you approved a proposed budget and set today as the public hearing for its final consideration and there are noticing requirements that we have complied with, sending it to the City of Minneola and Lake County, placing it on our website and there were legal notices that had to be run. That has all been done.

You have Resolution 2023-04 adopting the budget in your agenda package. Attached to the resolution is the proposed budget and you can see that it's pretty much identical to the prior year, the only change is that insurance has gone up slightly and that is the liability insurance policy. All the other line items remain the same. The budget has gone up by \$600.

There are no members of the public present to provide comment or testimony.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2023-04 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations was approved.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023/2024 Developer Funding Agreement

Mr. Flint stated in lieu of the District imposing assessments to fund the budget you just adopted you have a developer funding agreement and this is the same form of agreement that you have seen in prior years and is between the CDD and Founders Ridge Development LLC and Founders Ridge Development II LLC. We changed the Fiscal Year and attached the new budget.

Ms. Mackie stated that is correct.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2024 funding agreement between the CDD, Founders Ridge Development, LLC and Founders Ridge Development II, LLC was approved.

SIXTH ORDER OF BUSINESS

Discussion of Satisfaction of Terms of Settlement Agreement and Ratification of Notice of Release of Lien for Fiscal Year 2013-2019 Budgets

Mr. Flint stated next is discussion of satisfaction of terms of the settlement agreement and ratification of notice of release of lien for fiscal years 2013- 2019 budgets.

Ms. Mackie stated we just wanted to put this in the agenda for purposes of making the Board aware that the previous settlement agreement that provided for the funding of past due amounts related to prior Fiscal Years has been satisfied in full and as a result the District recorded the notice of lien release that you see in your agenda package evidencing that fact. This has already been provided to the funding source as well.

Mr. Flint stated we just basically wanted to get it into the record. It has already been recorded.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the satisfaction of terms of settlement agreement and ratification of notice of release of lien for Fiscal Years 2013-2019 was accepted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated at the last Board meeting we reported on one piece of legislation regarding the requirement that Board members of community development districts perform certain ethics training beginning January 1, 2024. We will have additional information circulated to Board members, but it does appear that there are free resources available online and at your option so that you can attend those sessions at your convenience. We will provide additional information and links to those sources as well.

B. Manager

i. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. There was no Board action required.

ii. Ratification of Funding Requests 8-10

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor funding requests 8-10 were ratified.

iii. Approval of Fiscal Year 2024 Meeting Schedule

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the notice indicating that the Board will meet on an as needed basis for Fiscal Year 2024 was approved.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

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|--|
| On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the meeting adjourned at 11:10 a.m. |
|--|

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road - Suite 280
Boca Raton, Florida 33431
(561) 994-9299 - (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 19, 2023

Board of Supervisors
Founders Ridge Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Founders Ridge Community Development District, Lake County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Founders Ridge Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,200 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Founders Ridge Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

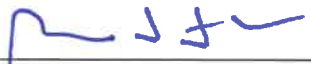
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Founders Ridge Community Development District.

By: 
Title: District Manager
Date: 12/14/23



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



**Peer Review
Program**

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

**Peer Review Team
FICPA Peer Review Committee**

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION V

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Founders Ridge Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____

HOUR: 11:00 AM

LOCATION: City of Minneola, City Hall
800 N. U.S. Highway 27
Minneola, FL 34715

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

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

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

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

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

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

PASSED AND ADOPTED THIS 28th DAY OF MARCH, 2024.

ATTEST:

**FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Founders Ridge
Community Development District

Proposed Budget
FY 2025



Table of Contents

1 General Fund

2-4 General Fund Narrative

Founders Ridge

Community Development District

Proposed Budget

General Fund

| Description | Adopted Budget FY2024 | Proposed Budget FY2025 |
|--|-----------------------------|------------------------------|
| <u>Revenues</u> | | |
| Developer Contributions | \$ 42,741 | \$ 43,001 |
| Total Revenues | \$ 42,741 | \$ 43,001 |
| <u>Expenditures</u> | | |
| <i><u>General & Administrative</u></i> | | |
| Supervisors 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 | \$ 1,200 | \$ 1,200 |
| Website Maintenance | \$ 250 | \$ 250 |
| Telephone | \$ 200 | \$ 200 |
| Postage | \$ 1,000 | \$ 1,000 |
| Insurance | \$ 6,491 | \$ 6,751 |
| 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 | \$ 42,741 | \$ 43,001 |
| Excess Revenues/(Expenditures) | \$ - | \$ - |

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:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each supervisor for the time devoted to District business and meetings.

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 monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Kutak Rock LLP, provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Founders Ridge
Community Development District
GENERAL FUND BUDGET

Annual Audit

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, etc. The District is contracted with Governmental Management Services – Central Florida LLC.

Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. The District is contracted with Governmental Management Services.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Founders Ridge
Community Development District
GENERAL FUND BUDGET

Insurance

The District's general liability, public officials' liability and property insurance coverages with Florida Insurance Alliance.

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 Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

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

SECTION A

SECTION 1

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Ethics Training 2024
Date: March 20, 2024 at 6:54 PM
To:



From: "Kutak Rock Development and Improvement Districts Group" <communications@kutakrock.com>
Subject: Ethics Training 2024
Date: January 5, 2024 at 4:49:26 PM EST
To: jshowe@gmscfl.com
Reply-To: communications@kutakrock.com

KUTAKROCK

Development and Improvement Districts Practice Group



ABOUT US

SERVICES

NEWS & PUBLICATIONS

District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

[Florida Commission on Ethics Training Resources](#)

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

[Office of the Attorney General Training Resources](#)

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handed through county Supervisor of Election's offices.

[Kutak Rock's Development and Improvement Districts Practice Group](#)

Kutak Rock's Florida Development and Improvement Districts Practice Group



Jonathan Johnson
Partner



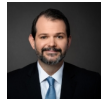
Lindsay Whelan
Partner



(850) 264-6882

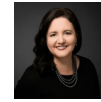


(850) 692-7308



Joseph Brown
Partner

(850) 692-7303



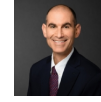
Katie Buchanan
Partner

(850) 294-5184



Michael Eckert
Partner

(850) 567-0558



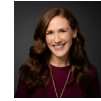
Wesley Haber
Partner

(850) 566-3413



Tucker Mackie
Partner

(850) 692-7300



Sarah Sandy
Partner

(850) 556-5947



Alyssa Willson
Partner

(850) 661-9973



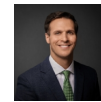
Jere Earlywine
Of Counsel

(850) 692-7300



Bennett Davenport
Associate

(850) 692-7300



Ryan Dugan
Associate

(850) 692-7333



Kate John
Associate

(850) 692-7330



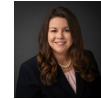
Kyle Magee
Associate

(850) 692-7300



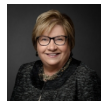
Michelle Rigoni
Associate

(850) 692-7310



Ashley Ligas
Attorney

(850) 692-7300



Cheryl Stuart
Attorney

(850) 692-7300



Betty Zachem
Attorney

(850) 692-7300



kutakrock.com

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This is a publication of Kutak Rock LLP. It is intended to notify our clients and friends of current events and provide general information.

This is not intended, nor should it be used, as specific legal advice, and it does not create an attorney-client relationship.

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107 W College Ave., Tallahassee, Florida 32301



SECTION B

SECTION 1

Founders Ridge
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

| | | |
|---|-------|-----------------------|
| 1 | <hr/> | <u>Balance Sheet</u> |
| 2 | <hr/> | <u>General Fund</u> |
| 3 | <hr/> | <u>Month to Month</u> |

Founders Ridge
Community Development District
Combined Balance Sheet
February 29, 2024

| | | <i>General Fund</i> |
|---|-----------|-------------------------|
| Assets: | | |
| <u>Cash:</u> | | |
| Operating Account | \$ | 11,270 |
| Due from Developer | \$ | 4,767 |
| Total Assets | \$ | 16,037 |
| Liabilities: | | |
| Accounts Payable | \$ | 5,096 |
| Total Liabilities | \$ | 5,096 |
| Fund Balance: | | |
| Unassigned | \$ | 10,941 |
| Total Fund Balances | \$ | 10,941 |
| Total Liabilities & Fund Balance | \$ | 16,037 |

Founders Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

| | Adopted Budget | Prorated Budget Thru 02/29/24 | Actual Thru 02/29/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Developer Contributions | \$ 42,741 | \$ 16,372 | \$ 16,372 | \$ - |
| Total Revenues | \$ 42,741 | \$ 16,372 | \$16,372 | \$ - |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisors Fees | \$ 4,000 | \$ - | \$ - | \$ - |
| FICA Expenditures | \$ 306 | \$ - | \$ - | \$ - |
| Engineering | \$ 2,000 | \$ 833 | \$ - | \$ 833 |
| Attorney | \$ 6,000 | \$ 2,500 | \$ 522 | \$ 1,979 |
| Annual Audit | \$ 3,500 | \$ 3,200 | \$ 3,200 | \$ - |
| Management Fees | \$ 15,000 | \$ 6,250 | \$ 6,250 | \$ - |
| Information Technology | \$ 1,200 | \$ 500 | \$ 500 | \$ - |
| Website Maintenance | \$ 250 | \$ 104 | \$ 104 | \$ 0 |
| Telephone | \$ 200 | \$ 83 | \$ - | \$ 83 |
| Postage | \$ 1,000 | \$ 417 | \$ 80 | \$ 337 |
| Insurance | \$ 6,491 | \$ 6,491 | \$ 5,870 | \$ 621 |
| Printing & Binding | \$ 1,000 | \$ 417 | \$ - | \$ 417 |
| Legal Advertising | \$ 1,000 | \$ 417 | \$ - | \$ 417 |
| Other Current Charges | \$ 300 | \$ 125 | \$ 193 | \$ (68) |
| Office Supplies | \$ 319 | \$ 133 | \$ 0 | \$ 133 |
| Dues, Licenses, & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total Expenditures | \$ 42,741 | \$ 21,644 | \$ 16,894 | \$ 4,751 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (522) | |
| Fund Balance - Beginning | \$ - | | \$ 11,463 | |
| Fund Balance - Ending | \$ - | | \$ 10,941 | |

Founders Ridge
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| Revenues: | | | | | | | | | | | | | |
| Developer Contributions | \$ 7,418 | \$ 1,408 | \$ 1,409 | \$ 1,371 | \$ 4,767 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,372 |
| Total Revenues | \$ 7,418 | \$ 1,408 | \$ 1,409 | \$ 1,371 | \$ 4,767 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,372 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisors Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| FICA Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Engineering | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Attorney | \$ - | \$ - | \$ 193 | \$ 329 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 522 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ 3,200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,200 |
| Management Fees | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,250 |
| Information Technology | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500 |
| Website Maintenance | \$ 21 | \$ 21 | \$ 21 | \$ 21 | \$ 21 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 104 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 2 | \$ 37 | \$ 38 | \$ - | \$ 3 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 80 |
| Insurance | \$ 5,870 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,870 |
| Printing & Binding | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Current Charges | \$ 38 | \$ 38 | \$ 38 | \$ 38 | \$ 40 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 193 |
| Office Supplies | \$ 0 | \$ 0 | \$ 0 | \$ - | \$ 0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 |
| Dues, Licenses, & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total Expenditures | \$ 7,456 | \$ 1,446 | \$ 1,640 | \$ 1,738 | \$ 4,614 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,894 |
| Excess Revenues (Expenditures) | \$ (38) | \$ (38) | \$ (231) | \$ (367) | \$ 152 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (522) |

SECTION 2

Founders Ridge

Community Development District

Funding Request FY24 #1
October 2, 2023
General Fund
FY2024

Payee

| | | | |
|----------|--|----|----------|
| 1 | Egis Insurance & Risk Advisors Invoice # 19200 - FY24 Insurance Policy | \$ | 5,870.00 |
|----------|--|----|----------|

Total: \$ 5,870.00

Please make check payable to:

Founders Ridge CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822



INVOICE

| | |
|------------------|---|
| Customer | Founders Ridge Community Development District |
| Acct # | 260 |
| Date | 08/29/2023 |
| Customer Service | Kristina Rudez |
| Page | 1 of 1 |

Founders Ridge Community Development District
c/o Governmental Management Services-CF
219 E. Livingston St.
Orlando, FL 32801

| Payment Information | |
|---------------------|---------------|
| Invoice Summary | \$ 5,870.00 |
| Payment Amount | |
| Payment for: | Invoice#19200 |
| 100123799 | |

Thank You

Please detach and return with payment



Customer: Founders Ridge Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---------|------------|--------------|---|--------------|
| 19200 | 10/01/2023 | Renew policy | Policy #100123799 10/01/2023-10/01/2024 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 8/29/2023 | 5,870.00 |
| | | | | Total |
| | | | | \$ 5,870.00 |



Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

| | | |
|--|--------------------------|------------|
| Remit Payment To: Egis Insurance Advisors P. O. Box 748555 Atlanta, GA 30374-8555 | (321)233-9939 | Date |
| | sclimer@egisadvisors.com | 08/29/2023 |

Founders Ridge

Community Development District

Funding Request FY24 #2

October 27, 2023

General Fund

FY2024

| Payee | | | |
|--------------|---|---------------|--------------------|
| 1 | Department of Economic Opportunity Invoice #88986- Special District Fee FY24 | \$ | 175.00 |
| 2 | Governmental Management Services - Central Florida Invoice # 207 - Management Fees - Oct 2023 | \$ | 1,372.56 |
| | | \$ | 1,547.56 |
| | | Total: | \$ 1,547.56 |

Please make check payable to:

Founders Ridge CDD

6200 Lee Vista Boulevard

Suite 300

Orlando, FL 32822

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

| | | | | |
|---------------------------|----------------------|----------------------|------------------|---|
| Date Invoiced: 10/02/2023 | | | | Invoice No: 88986 |
| Annual Fee: \$175.00 | 1st Late Fee: \$0.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/01/2023: \$175.00 |

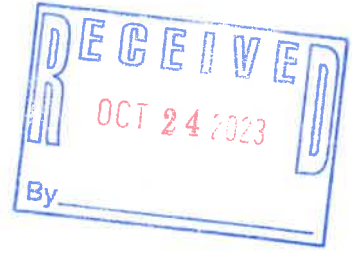
STEP 1: Review the following profile and make any needed changes.

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

000627
Founders Ridge Community Development District
 Ms. Tucker Mackie
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, Florida 32301



001-12
 310-513-546
 Special District Fee-FY24



- 2. Telephone:** 850-692-7300 Ext:
- 3. Fax:** 850-692-7319
- 4. Email:** Tucker.Mackie@KutakRock.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.foundersridgecdd.com
- 8. County(ies):** Lake
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 06/25/2007
- 11. Creation Document on File:** 06/25/2007
- 12. Date Established:** 04/30/2007
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Minneola
- 15. Creation Document(s):** City Ordinance 2007-06
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *Tucker Mackie* Date 10/24/2023

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 207

Invoice Date: 10/1/23

Due Date: 10/1/23

Case:

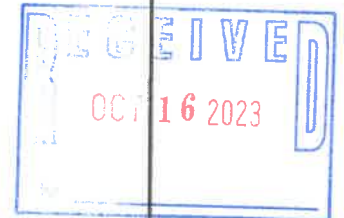
P.O. Number:

Bill To:

Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED OCT 11 2023

| Description | 001-1 | Hours/Qty | Rate | Amount |
|---------------------------------------|-------------|-----------|----------|----------|
| Management Fees - October 2023 | 310-513-340 | | 1,250.00 | 1,250.00 |
| Website Administration - October 2023 | 310-513-352 | | 20.83 | 20.83 |
| Information Technology - October 2023 | 310-513-351 | | 100.00 | 100.00 |
| Office Supplies | 310-513-510 | | 0.09 | 0.09 |
| Postage | 310-513-420 | | 1.64 | 1.64 |



Total \$1,372.56

Payments/Credits \$0.00

Balance Due \$1,372.56



the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (Murray & Lopez, 1996).

There is a growing awareness of the need to improve the lives of people with schizophrenia. The World Health Organization (WHO) has developed a strategy for the care of people with schizophrenia, which emphasizes the need for a comprehensive approach to care, including social, psychological, and medical interventions (WHO, 1993). The WHO strategy also emphasizes the need for a focus on the needs of the individual, rather than on the symptoms of the illness.

One of the key components of the WHO strategy is the need for a focus on the needs of the individual, rather than on the symptoms of the illness.

This approach is based on the idea that people with schizophrenia are not just patients, but individuals with unique needs and experiences.

By focusing on the individual, we can better understand their needs and provide them with the support and care they need to live a meaningful life.

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Founders Ridge

Community Development District

Funding Request FY24 #3

November 27, 2023

General Fund

FY2024

Payee

| | | | |
|----------|--|----|----------|
| 1 | Governmental Management Services - Central Florida Invoice # 208 - Management Fees - November 2023 | \$ | 1,407.69 |
|----------|--|----|----------|

Total: \$ 1,407.69

Please make check payable to:

Founders Ridge CDD

6200 Lee Vista Boulevard

Suite 300

Orlando, FL 32822

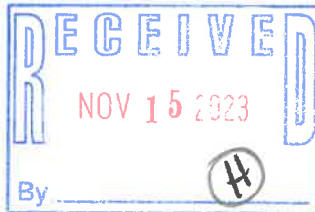
GMS-Central Florida, LLC #1
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 208
Invoice Date: 11/1/23
Due Date: 11/1/23
Case:
P.O. Number:

Bill To:
 Founders Ridge CDD
 219 E. Livingston St.
 Orlando, FL 32801

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| Management Fees - November 2023 340 | | 1,250.00 | 1,250.00 |
| Website Administration - November 2023 350 | | 20.83 | 20.83 |
| Information Technology - November 2023 361 | | 100.00 | 100.00 |
| Office Supplies 510 | | 0.03 | 0.03 |
| Postage 420 | | 36.83 | 36.83 |



| | |
|-------------------------|-------------------|
| Total | \$1,407.69 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,407.69 |

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1998).

There are a number of reasons why the world's population is increasing so rapidly. One of the main reasons is that the number of children born to each woman has increased. This is due to a number of factors, including the fact that women are now having children at a younger age, and that they are having more children. Another reason is that the number of people who are surviving to old age has increased. This is due to a number of factors, including the fact that people are now living longer, and that there are now more people in the world who are over 65 years of age.

The increase in the world's population is a major challenge for the world's leaders. They must find ways to provide for the needs of the growing population, and to ensure that the world's resources are used in a sustainable way. One of the main challenges is to provide for the world's growing demand for food. This is a major challenge because the world's population is growing so rapidly, and because the world's resources are being used in a way that is not sustainable.

Another major challenge is to provide for the world's growing demand for water. This is a major challenge because the world's population is growing so rapidly, and because the world's resources are being used in a way that is not sustainable. One of the main reasons why the world's population is increasing so rapidly is that the number of children born to each woman has increased. This is due to a number of factors, including the fact that women are now having children at a younger age, and that they are having more children.

Another reason is that the number of people who are surviving to old age has increased. This is due to a number of factors, including the fact that people are now living longer, and that there are now more people in the world who are over 65 years of age. The increase in the world's population is a major challenge for the world's leaders. They must find ways to provide for the needs of the growing population, and to ensure that the world's resources are used in a sustainable way.

One of the main challenges is to provide for the world's growing demand for food. This is a major challenge because the world's population is growing so rapidly, and because the world's resources are being used in a way that is not sustainable. Another major challenge is to provide for the world's growing demand for water. This is a major challenge because the world's population is growing so rapidly, and because the world's resources are being used in a way that is not sustainable.

One of the main reasons why the world's population is increasing so rapidly is that the number of children born to each woman has increased. This is due to a number of factors, including the fact that women are now having children at a younger age, and that they are having more children. Another reason is that the number of people who are surviving to old age has increased. This is due to a number of factors, including the fact that people are now living longer, and that there are now more people in the world who are over 65 years of age.

Founders Ridge
Community Development District

Funding Request FY24 #4
December 21,2023
General Fund
FY2024

| Payee | |
|--------------|---|
| 1 | Governmental Management Services - Central Florida |
| | Invoice # 209 - Management Fees - December 2023 |
| | \$ 1,409.01 |



Total: \$ 1,409.01

Please make check payable to:

Founders Ridge CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC #1
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 209
Invoice Date: 12/1/23
Due Date: 12/1/23
Case:
P.O. Number:

Bill To:
 Founders Ridge CDD
 219 E. Livingston St.
 Orlando, FL 32801



| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| Management Fees - December 2023 310 | | 1,250.00 | 1,250.00 |
| Website Administration - December 2023 352 | | 20.83 | 20.83 |
| Information Technology - December 2023 351 | | 100.00 | 100.00 |
| Office Supplies 510 | | 0.09 | 0.09 |
| Postage 420 | | 38.09 | 38.09 |

| | |
|-------------------------|-------------------|
| Total | \$1,409.01 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,409.01 |

Founders Ridge

Community Development District

Funding Request FY24 #5

January 19,2024

General Fund

FY2024

| Payee | |
|--------------|---|
| 1 | Governmental Management Services - Central Florida |
| | Invoice # 210 - Management Fees - January 2024 |
| | \$ 1,370.83 |

Total: \$ 1,370.83

Please make check payable to:

Founders Ridge CDD

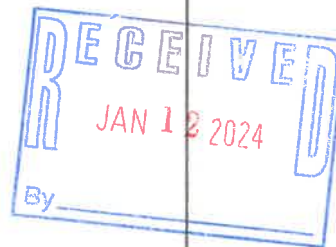
6200 Lee Vista Boulevard

Suite 300

Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 210**Invoice Date:** 1/1/24**Due Date:** 1/1/24**Case:****P.O. Number:****Bill To:**Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

| Description | Hours/Qty | Rate | Amount |
|---|-----------|-------------------------|-------------------|
| Management Fees - January 2024 340 | | 1,250.00 | 1,250.00 |
| Website Administration - January 2024 252 | | 20.83 | 20.83 |
| Information Technology - January 2024 381 | | 100.00 | 100.00 |
| | | Total | \$1,370.83 |
| | | Payments/Credits | \$0.00 |
| | | Balance Due | \$1,370.83 |



the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. The World Health Organization (WHO) has developed a number of instruments to measure the quality of life of people with schizophrenia (2). The WHO Quality of Life Scale (WHOQOL) is a self-rated measure of quality of life that has been used in a number of studies (3). The WHOQOL is a 26-item scale that measures quality of life in terms of physical, psychological, social, and spiritual domains. The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

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Founders Ridge

Community Development District

Funding Request FY24 #6
February 14, 2024
General Fund
FY2024

| Payee | | | |
|--------------|--|----|----------|
| 1 | Kutak Rock LLP Invoice # 3340896- General Counsel - December 2023 | \$ | 192.50 |
| 2 | Grau and Associates Invoice # 25091 - Audit FYE 09/30/23 | \$ | 3,200.00 |
| 3 | Governmental Management Services - Central Florida Invoice # 211 - Management Fees - February 2024 | \$ | 1,374.33 |

Total: \$ 4,766.83

Please make check payable to:

Founders Ridge CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

KUTAK ROCK LLP #23.

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

310-513-315

January 24, 2024

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3340896
Client Matter No. 8023-1
Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Founders Ridge CDD
Governmental Management Services-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3340896
8023-1

Re: Founders Ridge CDD - General Counsel

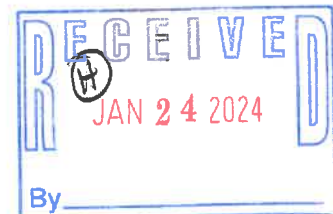
For Professional Legal Services Rendered

| | | | | |
|----------|-----------|------|--------|---|
| 12/03/23 | L. Whelan | 0.50 | 192.50 | Monitor 2024 legislative session activities |
|----------|-----------|------|--------|---|

| | | |
|-------------|------|--|
| TOTAL HOURS | 0.50 | |
|-------------|------|--|

| | | |
|-----------------------------|--|----------|
| TOTAL FOR SERVICES RENDERED | | \$192.50 |
|-----------------------------|--|----------|

| | | |
|--------------------------|--|-----------------|
| TOTAL CURRENT AMOUNT DUE | | <u>\$192.50</u> |
|--------------------------|--|-----------------|



PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

Grau and Associates #11

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Founders Ridge Community Development District
219 East Livingston Street
Orlando, FL 32801*

Invoice No. 25091
Date 02/05/2024

310-513-322

| SERVICE | AMOUNT |
|----------------------|-------------|
| Audit FYE 09/30/2023 | \$ 3,200.00 |
| Current Amount Due | \$ 3,200.00 |



| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|----------|---------|---------|----------|----------|----------|
| 3,200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,200.00 |

Payment due upon receipt.

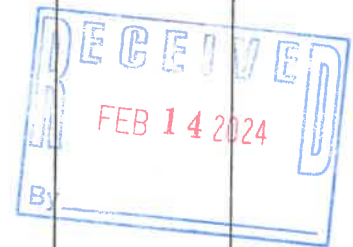
GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 211
Invoice Date: 2/1/24
Due Date: 2/1/24
Case:
P.O. Number:

Bill To:
Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| Management Fees - February 2024 340 | | 1,250.00 | 1,250.00 |
| Website Administration - February 2024 352 | | 20.83 | 20.83 |
| Information Technology - February 2024 351 | | 100.00 | 100.00 |
| Office Supplies 510 | | 0.15 | 0.15 |
| Postage 420 | | 3.35 | 3.35 |



| | |
|-------------------------|-------------------|
| Total | \$1,374.33 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,374.33 |