

*Founders Ridge Community
Development District*

Agenda

March 27, 2025

AGENDA

Founders Ridge Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 20, 2025

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 27, 2025 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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
- IV. Approval of Minutes of the July 25, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 21, 2024 Landowners' Meeting
- V. Authorization to Issue RFQ for Professional Engineering Services
- VI. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
- VII. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #11 - #19
- IX. Other Business
- X. Supervisor's Requests
- XI. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

CC: Tucker Mackie, District Counsel

Enclosures

SECTION III

SECTION B

SECTION D

RESOLUTION 2025-02

**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.
 _____ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of March, 2025.

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 Thursday, July 25, 2024 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:

Jeremy LeBrun	District Manager
Tucker Mackie	District Counsel <i>by telephone</i>

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 28, 2024 Meeting

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the minutes of the March 28, 2024 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2023 Audit Report

Mr. LeBrun stated next is review and acceptance of the Fiscal Year 2023 audit report. In the letter to management it says the District complied in all material respects and all requirement and is a clean audit.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2023 Audit was accepted and staff was authorized to transmit the final report to the State of Florida.

FIFTH ORDER OF BUSINESS

Authorization to Issue RFQ for Professional Engineering Services

Mr. LeBrun stated next is authorization for the District to issue an RFQ for engineering services. We will send this request for qualifications to engineering firms to solicit proposals to serve as District Engineer. Also in the agenda package is the criteria that will be used to rank the proposals that are received.

Ms. Mackie stated we may want to defer action on this item at today's meeting. In discussion with Landowners Counsel our understanding is that there may be some pending and upcoming sales of certain property within the District's boundaries that the District may be requested to engage in its underlying actions to finance, construct and operate infrastructure within the District. Typically a Board at the outset of a District's establishment at our organizational meeting we are moving forward with various actions including consideration of an Engineer's Report that outlines the public facilities to be provided by the District and that is typically prepared by the interim Engineer. The District is responsible for ultimately obtaining engineering services through the consultant's competitive negotiation act, which is why we have on here as a placeholder the RFQ for District Engineering services. Just really wanted to start the conversation with the Board about some actions we would need to put the District in a position to move forward. This isn't critical path right now, I wanted to start positioning this Board to be a little bit more active and one of those initial steps would be to engage the services of a District Engineer.

Mr. Zagame asked what is Duane Booth's role right now?

Mr. LeBrun stated Duane Booth is listed as the current District Engineer.

Mr. Zagame asked is he not currently serving as the District Engineer?

Ms. Tucker stated it has been years and years. Typically what happens is that the District Engineer is synonymous with the Landowners Engineer because they typically understand what the target dates and overall development strategy is. I don't believe Duane Booth was ever secured as the permanent District Engineer but rather the interim Engineer. We would have to go back and look and I'm not sure if Duane Booth would be aware that they are serving as District Engineer. It has been years since they have attended any meetings. Their connection was

probably to the prior landowner. The District is going to need to have an Engineer when we are moving forward again when it is critical to identify public infrastructure that ultimately is going to acquire and/or construct and maintain.

Mr. Blake asked are you saying put this off to next year?

Ms. Tucker stated I think so. I think the discussion with Rob was to put it on the agenda for purposes of discussion and orienting the Board to understand that when it looks like development is going to proceed, we will have some preliminary steps that the District is going to have to take.

Mr. Zagame stated we have to get a rezone finished first. We will do it next year.

Mr. Blake stated if we really need it, we can call a special meeting.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor this item was tabled until the next meeting.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2024-02 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

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

There being no members of the public present to comment, the Board took the following action.

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

Mr. LeBrun stated Resolution 2024-02 adopts the Fiscal Year 2025 budget. This is the same budget that the Board reviewed at their last meeting when they set the public hearing. There were no major changes from the current year budget.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2024-02 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025 Developer Funding Agreement

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2025 Developer Funding Agreement with Founders Ridge Development LLC and Founders Ridge Development II, LLC was approved as amended with the updated signature block.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03
Authorizing the Use of Electronic Documents
and Signatures**

Mr. LeBrun stated prior to this the Board has used physical signatures, this allows the Board more flexibility to sign documents electronically.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2024-03 Authorizing the Use of Electronic Documents and Signatures was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

I. Memorandum on Public Records Designations and Appointments

Ms. Mackie stated there are two memorandums in the agenda package, the first of which regards a cleanup item with respect to designation of a records custodian and a records management liaison officer. I believe the action would be to approve the designations attached and under Exhibit A to the memorandum.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Exhibit A attached to the memorandum that has George Flint as Secretary and/or Stacie Vanderbilt appointed District Management Liaison Officer.

ii. Memorandum Regarding Recently Enacted Legislation

Ms. Mackie stated the second memorandum is regarding recent legislation as it relates to the District’s requirement now to formally approve goals and objectives. No action is necessary, but it serves as background for Board members as it relates to that item later in the agenda.

B. Manager

i. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

ii. Ratification of Funding Requests #7 - #10

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor funding requests #7 – #10 were ratified.

iii. Presentation of Number of Registered Voters – 0

A copy of the letter from the Supervisor of Elections indicating that there are no registered voters residing in the District was included in the agenda package.

iv. Designation of November 21, 2024 as Landowners’ Meeting Date

Ms. Mackie stated each Board member has a specific term, three serve four-year terms and two serve two-year terms. Until such time as the District transitions to general elections, the supervisors are elected by landowners. This relates to the prior item, the number of registered voters residing in the District. Elections occur on the basis of landowner votes and you just do it when terms are expiring and they expire in even years.

Mr. LeBrun stated seat 2, which is held by Aaron and seat 4 held by Joseph are up for election.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor November 21, 2024 was designated as the Landowners Meeting date and election.

v. Adoption of District Goals & Objectives

Mr. LeBrun stated on page 96 you will see a memo from GMS relating to the background of these District goals and objectives and the reason for their creation. There is recent legislation that special Districts must adopt annual goals and objectives relating to the activities of the District. We created goals and objectives that align with state statute.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the proposed District goals and objectives were approved.

vi. Approval of Fiscal Year 2025 Meeting Schedule

Mr. LeBrun stated currently the Board meets on an as needed basis and we recommend you continue that for the upcoming fiscal years.

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 in Fiscal Year 2025 was approved.

TENTH ORDER OF BUSINESS Supervisors' Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the meeting adjourned at 11:13 a.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The Founders Ridge Community Development District held a landowners' meeting on Thursday, November 21, 2024 at 11:00 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida.

Present were:

Jason Showe

Robert Zebro

FIRST ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Mr. Showe stated there are 299 voting units represented.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Showe called the meeting to order.

THIRD ORDER OF BUSINESS

Election of a Chairman for the Purpose of Conducting the Landowners Meeting

Mr. Showe stated I will serve as Chairman for the purpose of conducting the landowners meeting.

FOURTH ORDER OF BUSINESS

Nominations for Position of Supervisor

Mr. Zebro nominated Aaron Blake for seat 2 and Joseph Zagame for seat 4.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Showe stated there are 250 votes cast for Mr. Blake and 250 votes cast for Mr. Zagame.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Showe stated Mr. Blake and Mr. Zagame will both serve four-year terms of office. There are no other votes, and the third seat will remain vacant at this time.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Showe adjourned the meeting.

SECTION V

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Founders Ridge Community Development District (“District”), located in the City of Minneola, Lake County, Florida announces that professional engineering services will be required on a continuing basis for the District’s capital improvements which may include work related to stormwater management system, stormwater retention ponds, stormwater collection infrastructure, lift stations, public roadways and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Osceola County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). All applicants interested must submit one (1) original and one (1) electronic version of Standard Form No. 330 and Qualification Statement by **12:00 PM on Friday, August 1, 2025 to the attention of Mr. George S. Flint, c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District Manager’s Office”)**.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District’s Rules of Procedure, which are available from the District Manager.

**FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

- 1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.
- 7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

SECTION VI

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025/2026 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, 2025, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); 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 2025/2026 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: Wednesday, August 20, 2025

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 27th DAY OF MARCH, 2025.

ATTEST:

**FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Founders Ridge
Community Development District

Proposed Budget
FY 2026



Table of Contents

1 General Fund

2-4 General Fund Narrative

Founders Ridge

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Proposed Budget FY2026
<u>Revenues</u>		
Developer Contributions	\$ 42,780	\$ 43,343
Total Revenues	\$ 42,780	\$ 43,343
<u>Expenditures</u>		
<i>General & Administrative</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	\$ 1,260	\$ 1,260
Website Maintenance	\$ 263	\$ 263
Telephone	\$ 200	\$ 200
Postage	\$ 1,000	\$ 1,000
Insurance	\$ 6,457	\$ 7,020
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	\$ 42,780	\$ 43,343
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 VII



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 9, 2024

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, 2024. 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, 2024. 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 2024 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@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,300 for the September 30, 2024 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 2022 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: 9/10/24



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 VIII

SECTION B

SECTION 1

Founders Ridge
Community Development District

Unaudited Financial Reporting
February 28, 2025



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 28, 2025

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	10,727
Due from Developer	\$	1,381
Total Assets	\$	12,108
Liabilities:		
Accounts Payable	\$	1,381
Total Liabilites	\$	1,381
Fund Balance:		
Unassigned	\$	10,727
Total Fund Balances	\$	10,727
Total Liabilities & Fund Balance	\$	12,108

Founders Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Developer Contributions	\$ 42,780	\$ 14,461	\$ 14,461	\$ -
Total Revenues	\$ 42,780	\$ 14,461	\$14,461	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,000	\$ -	\$ -	\$ -
FICA Expenditures	\$ 306	\$ -	\$ -	\$ -
Engineering	\$ 2,000	\$ 833	\$ -	\$ 833
Attorney	\$ 6,000	\$ 2,500	\$ 510	\$ 1,990
Annual Audit	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Management Fees	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Information Technology	\$ 1,260	\$ 525	\$ 525	\$ -
Website Maintenance	\$ 263	\$ 110	\$ 110	\$ (0)
Telephone	\$ 200	\$ 83	\$ -	\$ 83
Postage	\$ 1,000	\$ 417	\$ 5	\$ 411
Insurance	\$ 6,457	\$ 6,457	\$ 6,104	\$ 353
Printing & Binding	\$ 1,000	\$ 417	\$ 2	\$ 415
Legal Advertising	\$ 1,000	\$ 417	\$ 780	\$ (364)
Other Current Charges	\$ 300	\$ 125	\$ 209	\$ (84)
Office Supplies	\$ 319	\$ 133	\$ 0	\$ 133
Dues, Licenses, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 42,780	\$ 21,941	\$ 14,670	\$ 7,271
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (209)	
Fund Balance - Beginning	\$ -		\$ 10,936	
Fund Balance - Ending	\$ -		\$ 10,727	

Founders Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 7,658	\$ 1,377	\$ 2,329	\$ 1,717	\$ 1,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,461
Total Revenues	\$ 7,658	\$ 1,377	\$ 2,329	\$ 1,717	\$ 1,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,461
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 170	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Information Technology	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Website Maintenance	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 1	\$ 0	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Insurance	\$ 6,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,104
Printing & Binding	\$ 1	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 780
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 40	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 7,868	\$ 2,538	\$ 1,418	\$ 1,417	\$ 1,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,670
Excess Revenues (Expenditures)	\$ (210)	\$ (1,160)	\$ 910	\$ 300	\$ (48)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (209)

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (19.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 77 years for men and 81 years for women (ONS 2002).

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive.

There are also a number of reasons why the number of people aged 65 and over is expected to increase in the future. One of the main reasons is that people are expected to live even longer.

Another reason is that people are expected to have children even later in life. This means that there will be even more people aged 65 and over who have children who are still alive.

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SECTION 2

Founders Ridge
Community Development District

Funding Request #11
July 18, 2024

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2024
1	Governmental Management Services - Central Florida Invoice # 216 - Management Fees - July 2024	\$	1,384.41
2	Kutak Rock LLP Invoice # 3411464 - General Counsel - May 2024	\$	408.00
			<hr/>
Total:			\$ 1,792.41

Please make check payable to:

Founders Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 216**Invoice Date:** 7/1/24**Due Date:** 7/1/24**Case:****P.O. Number:****Bill To:**Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2024		1,250.00	1,250.00
Website Administration - July 2024		20.83	20.83
Information Technology - July 2024		100.00	100.00
Office Supplies		0.06	0.06
Copies		13.52	13.52
		Total	\$1,384.41
		Payments/Credits	\$0.00
		Balance Due	\$1,384.41

RECEIVED 7/10/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 27, 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. 3411464

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. 3411464
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

05/09/24	T. Mackie	0.30	102.00	Conference with Zebro
05/22/24	T. Mackie	0.70	238.00	Conference with Zebro and follow-up from same regarding District status and meeting agenda items
05/28/24	J. Gillis	0.40	68.00	Coordinate response to auditor letter update

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$408.00

TOTAL CURRENT AMOUNT DUE \$408.00

RECEIVED 6/27/24

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (15.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 77 years for men and 81 years for women (ONS 2002).

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive.

There are a number of challenges that the UK faces as a result of the increasing number of people aged 65 and over. One of the main challenges is the need for more care and support for older people.

Another challenge is the need for more housing for older people. Many older people live in overcrowded and poorly maintained housing.

There are a number of ways in which the UK can meet these challenges. One way is to invest in care and support for older people.

Another way is to invest in housing for older people. This could involve building new housing for older people or improving existing housing.

There are a number of other ways in which the UK can meet these challenges. For example, it could invest in research and development to find new ways of caring for older people.

It is important that the UK takes action to meet these challenges. This will help to ensure that older people can live well in the 21st century.

There are a number of things that the UK can do to improve the lives of older people. One of the most important things is to ensure that older people have access to care and support.

Another important thing is to ensure that older people have access to housing that is suitable for their needs. This could involve building new housing for older people or improving existing housing.

There are a number of other things that the UK can do to improve the lives of older people. For example, it could invest in research and development to find new ways of caring for older people.

It is important that the UK takes action to improve the lives of older people. This will help to ensure that older people can live well in the 21st century.

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There are a number of other things that the UK can do to improve the lives of older people. For example, it could invest in research and development to find new ways of caring for older people.

It is important that the UK takes action to improve the lives of older people. This will help to ensure that older people can live well in the 21st century.

Founders Ridge
Community Development District

Funding Request #12
August 23, 2024

Bill to: Founders Ridge Development, LLC

	Payee	General Fund FY2024	General Fund FY2025
1	Egis Insurance & Risk Advisors Invoice # 24438 - Insurance - FY25 10/01/24 -10/01/25		\$ 6,104.00
2	Governmental Management Services - Central Florida Invoice # 217 - Management Fees - August 2024	\$ 1,384.18	
3	Tribune Publishing Company LLC - Orlando Sentinel Invoice #097314449000 - Legal Advertisement - July 2024	\$ 572.00	
		\$ 1,956.18	\$ 6,104.00
		Total:	\$ 8,060.18

Please make check payable to:

Founders Ridge Community Development District
 6200 Lee Vista Blvd, Suite 300
 Orlando, FL 32822



INVOICE

Customer	Founders Ridge Community Development District
Acct #	260
Date	08/19/2024
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	\$ 6,104.00
Payment Amount	
Payment for:	Invoice#24438
100124799	

Thank You

Please detach and return with payment



Customer: Founders Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
24438	10/01/2024	Renew policy	Policy #100124799 10/01/2024-10/01/2025 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 8/19/2024	6,104.00

Total
\$ 6,104.00

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 sclimer@egisadvisors.com	Date
		08/19/2024

RECEIVED 8/22/24

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 217
Invoice Date: 8/1/24
Due Date: 8/1/24
Case:
P.O. Number:**Bill To:**Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024		1,250.00	1,250.00
Website Administration - August 2024		20.83	20.83
Information Technology - August 2024		100.00	100.00
Office Supplies		0.06	0.06
Postage		1.29	1.29
Copies		12.00	12.00
Total			\$1,384.18
Payments/Credits			\$0.00
Balance Due			\$1,384.18

RECEIVED 8/12/24

Invoice & Summary

Billed Account Name: Gms-Cf Llc
Billed Account Number: CU00120786
Invoice Number: 097314449000
Amount: \$572.00
Billing Period: 07/01/24 - 07/31/24
Due Date: 08/30/24

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
<i>Current Activity</i>						
✓ 07/06/24	OSC97314449	Classified Listings, Online				572.00
✓ 07/13/24		FR_072524_BOS_Budget Notice 7662349				
Total Current Advertising						572.00

RECEIVED

AUG 12 2024

GMS-CF, LLC

Total: \$572.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
572.00	0.00	0.00	0.00	0.00	0.00

RECEIVED 8/14/24

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 07/01/24 - 07/31/24
Billed Account Name: Gms-Cf Llc
Billed Account Number: CU00120786
Invoice Number: 097314449000

Return Service Requested

3898000908 PRESORT 908 1 MB 0.617 P1C5
[Barcode]

GMS-CF LLC
STACIE VANDERBILT
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

[Barcode]



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

GMS-CF LLC - CU00120786
219 E. Livingston Street
Orlando, FL 32801

Bill To:

GMS-CF LLC - CU00120786
219 E. Livingston Street
Orlando, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared

Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jul 06, 2024; Jul 13, 2024.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

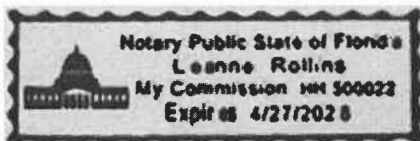
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 14 day of July, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7662349

**FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER
THE ADOPTION OF THE FISCAL YEAR
2024/2025 BUDGET AND NOTICE OF REGULAR
BOARD OF SUPERVISORS MEETING.**

The Board of Supervisors ("Board") of the Founders Ridge Community Development District ("District") will hold a public hearing on July 25, 2024 at 11:00 a.m. at City of Minneola City Hall, 800 N. US Highway 27, Minneola, Florida 34715, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 219 E. Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://foundersridgecdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

7662349

7/6, 7/13/2024

7662349

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 a number of domains, including physical health, psychological health, social relationships, and environment (4).

The purpose of this study was to investigate the relationship between the WHOQOL and the clinical characteristics of people with schizophrenia.

Method

Subjects

The study was conducted in a psychiatric hospital in London. The subjects were 100 people with a diagnosis of schizophrenia who were admitted to the hospital between 1990 and 1995.

The subjects were recruited from the hospital's outpatient clinic. The subjects were approached by a research nurse who explained the purpose of the study and asked them to participate if they were interested.

The subjects were interviewed by a research nurse who was trained in the use of the WHOQOL. The interviews were conducted in a private room in the hospital's outpatient clinic.

The subjects were interviewed at the time of their admission to the hospital. The subjects were interviewed within 2 weeks of their admission to the hospital.

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Founders Ridge
Community Development District

Funding Request #13
September 12, 2024

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2024
1	Governmental Management Services - Central Florida Invoice # 218 - Management Fees - September 2024	\$	1,372.28
2	Kutak Rock LLP Invoice # 3439473 - General Counsel - June/July 2024	\$	1,147.00
			<hr/>
			Total: \$ 2,519.28

Please make check payable to:

Founders Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 218**Invoice Date:** 9/1/24**Due Date:** 9/1/24**Case:****P.O. Number:****Bill To:**Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024		1,250.00	1,250.00
Website Administration - September 2024		20.83	20.83
Information Technology - September 2024		100.00	100.00
Office Supplies		0.06	0.06
Postage		1.39	1.39
Total			\$1,372.28
Payments/Credits			\$0.00
Balance Due			\$1,372.28

RECEIVED 9/12/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 28, 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. 3439473

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. 3439473
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

06/27/24	T. Mackie	0.40	136.00	Conference regarding meeting cancellation
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/22/24	T. Mackie	1.00	340.00	Prepare for Board meeting; revise funding agreement
07/23/24	T. Mackie	0.20	68.00	Prepare for Board meeting
07/24/24	T. Mackie	0.20	68.00	Conference with Flint
07/25/24	T. Mackie	1.50	510.00	Prepare for and attend Board meeting by phone; follow-up from meeting

TOTAL HOURS 3.40

KUTAK ROCK LLP

Founders Ridge CDD
August 28, 2024
Client Matter No. 8023-1
Invoice No. 3439473
Page 2

TOTAL FOR SERVICES RENDERED \$1,147.00

TOTAL CURRENT AMOUNT DUE **\$1,147.00**

UNPAID INVOICES:

June 27, 2024 Invoice No. 3411464 [Paid 8/16/24](#) 408.00
[chk323](#)

TOTAL DUE \$1,555.00

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. This has led to a focus on the development of psychosocial interventions, which aim to help people with schizophrenia to live more independently and to participate more fully in society (2).

One of the most common psychosocial interventions is cognitive remediation. This involves teaching people with schizophrenia how to think and solve problems more effectively. It is based on the idea that people with schizophrenia often have difficulties with memory, attention, and problem-solving skills (3).

Cognitive remediation has been shown to be effective in improving these skills in people with schizophrenia. It has also been shown to be effective in improving social functioning and quality of life (4).

However, there are some limitations to cognitive remediation. It is often time-consuming and expensive. It also tends to focus on individual skills, rather than on social skills and community participation (5).

One alternative to cognitive remediation is social skills training. This involves teaching people with schizophrenia how to interact with others in social situations. It is based on the idea that people with schizophrenia often have difficulties with social skills, such as recognizing social cues and initiating conversations (6).

Social skills training has been shown to be effective in improving social skills in people with schizophrenia. It has also been shown to be effective in improving social functioning and quality of life (7).

However, there are some limitations to social skills training. It is often time-consuming and expensive. It also tends to focus on individual skills, rather than on social skills and community participation (8).

One alternative to social skills training is supported employment. This involves providing people with schizophrenia with a job that is tailored to their abilities and interests. It is based on the idea that people with schizophrenia often have difficulties finding and maintaining a job (9).

Supported employment has been shown to be effective in improving employment outcomes in people with schizophrenia. It has also been shown to be effective in improving social functioning and quality of life (10).

However, there are some limitations to supported employment. It is often time-consuming and expensive. It also tends to focus on individual skills, rather than on social skills and community participation (11).

One alternative to supported employment is supported housing. This involves providing people with schizophrenia with a place to live that is tailored to their needs and preferences. It is based on the idea that people with schizophrenia often have difficulties finding and maintaining a place to live (12).

Supported housing has been shown to be effective in improving housing outcomes in people with schizophrenia. It has also been shown to be effective in improving social functioning and quality of life (13).

However, there are some limitations to supported housing. It is often time-consuming and expensive. It also tends to focus on individual skills, rather than on social skills and community participation (14).

One alternative to supported housing is supported day programs. These involve providing people with schizophrenia with a place to go during the day where they can receive support and participate in activities. They are based on the idea that people with schizophrenia often have difficulties finding a place to go during the day (15).

Supported day programs have been shown to be effective in improving social functioning and quality of life in people with schizophrenia. They have also been shown to be effective in improving employment outcomes (16).

However, there are some limitations to supported day programs. They are often time-consuming and expensive. They also tend to focus on individual skills, rather than on social skills and community participation (17).

Founders Ridge
Community Development District

Funding Request #14
October 17, 2024

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2025
1	Department of Economic Opportunity Invoice # 91018- Special District Fee FY25	\$	175.00
2	Governmental Management Services - Central Florida Invoice # 219 - Management Fees - Oct 2024	\$	1,378.97
			<hr/>
			Total: \$ 1,553.97

Please make check payable to:

Founders Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

the 1990s, the number of people who have been employed in the service sector has increased in all countries. In the United States, the service sector has become the largest sector of the economy, accounting for 70% of the total employment (Bureau of Economic Analysis 2000).

As a result of the increasing number of people employed in the service sector, the demand for service workers has increased. This has led to a shortage of service workers in many countries, including the United States. In order to meet the demand for service workers, many countries have implemented policies to attract foreign workers to their service sectors.

One of the most common policies used to attract foreign workers is the implementation of temporary work visas. These visas allow foreign workers to work in a specific country for a limited period of time. This policy has been used by many countries, including the United States, to attract foreign workers to their service sectors.

Another policy used to attract foreign workers is the implementation of permanent work visas. These visas allow foreign workers to work in a specific country indefinitely. This policy has been used by many countries, including the United States, to attract foreign workers to their service sectors.

In addition to temporary and permanent work visas, many countries have also implemented policies to attract foreign workers to their service sectors. These policies include the implementation of seasonal work visas, the implementation of student visas, and the implementation of family reunification visas.

As a result of these policies, many countries have been able to attract foreign workers to their service sectors. This has helped to meet the demand for service workers and has led to economic growth in many countries.

However, there are some concerns about the implementation of these policies. One concern is that the implementation of temporary work visas may lead to the exploitation of foreign workers. This is because temporary work visas are often issued for a limited period of time, and foreign workers may be unable to find other employment opportunities in their home countries.

Another concern is that the implementation of permanent work visas may lead to the displacement of domestic workers. This is because permanent work visas are often issued to foreign workers who have skills that are in demand in the service sector. This may lead to domestic workers being displaced by foreign workers.

Despite these concerns, many countries continue to implement policies to attract foreign workers to their service sectors. This is because the demand for service workers is still increasing, and many countries are unable to meet this demand with their own workforce.

In conclusion, the implementation of policies to attract foreign workers to the service sector has become a common practice in many countries. This has helped to meet the demand for service workers and has led to economic growth in many countries. However, there are some concerns about the implementation of these policies, and it is important to monitor their impact on the domestic workforce.

Notes

¹ The term 'service sector' is used to refer to the part of the economy that provides services to other parts of the economy. This includes industries such as retail, health care, education, and entertainment.

² The term 'foreign worker' is used to refer to a person who is employed in a country that is not their country of origin. This includes people who have been recruited to work in a country and people who have migrated to a country to work.

³ The term 'temporary work visa' is used to refer to a visa that allows a foreign worker to work in a specific country for a limited period of time. This type of visa is often issued to foreign workers who are recruited to work in a country.

⁴ The term 'permanent work visa' is used to refer to a visa that allows a foreign worker to work in a specific country indefinitely. This type of visa is often issued to foreign workers who have been recruited to work in a country and who have been able to find employment in the service sector.

Founders Ridge
Community Development District

Funding Request #15
November 21, 2024

Bill to: Founders Ridge Development, LLC

Payee		General Fund FY2024	General Fund FY2025
1	Governmental Management Services - Central Florida Invoice # 220 - Management Fees - November 2024		\$ 1,377.15
2	Kutak Rock LLP Invoice # 3467760 - General Counsel - September 2024	\$ 170.00	
		\$ 170.00	\$ 1,377.15
		Total:	\$ 1,547.15

Please make check payable to:

Founders Ridge Community Development District
 6200 Lee Vista Blvd, Suite 300
 Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 220**Invoice Date:** 11/1/24**Due Date:** 11/1/24**Case:****P.O. Number:****Bill To:**Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024		1,250.00	1,250.00
Website Administration - November 2024		21.92	21.92
Information Technology - November 2024		105.00	105.00
Office Supplies		0.03	0.03
Postage		0.20	0.20

Total \$1,377.15**Payments/Credits** \$0.00**Balance Due** \$1,377.15

RECEIVED 11/8/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 18, 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. 3467760

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. 3467760
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

09/23/24	T. Mackie	0.10	34.00	Conference with District Manager regarding retirement plan survey response
09/30/24	T. Mackie	0.40	136.00	Review correspondence from Flint regarding correspondence received and research matters relating to same; conference with Flint

TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED \$170.00

TOTAL CURRENT AMOUNT DUE \$170.00

UNPAID INVOICES:

August 28, 2024 Invoice No. 3439473 **paid 10/21/24** 1,147.00
chk328

TOTAL DUE \$1,317.00

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 #16
December 19, 2024

Bill to: Founders Ridge Development, LLC

	Payee	General Fund	FY2025
1	Governmental Management Services - Central Florida Invoice # 221 - Management Fees - December 2024	\$	1,378.42
2	Kutak Rock LLP Invoice # 3496434 - General Counsel - October 2024	\$	170.00
3	Tribune Publishing Company LLC - Orlando Sentinel Invoice #105309115000 - Legal Advertisement - November 2024	\$	780.25
		Total:	\$ 2,328.67

Please make check payable to:

Founders Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 221
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		1,250.00	1,250.00
Website Administration - December 2024		21.92	21.92
Information Technology - December 2024		105.00	105.00
Copies		1.50	1.50

Total	\$1,378.42
Payments/Credits	\$0.00
Balance Due	\$1,378.42

RECEIVED 12/12/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 6, 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. 3496434

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. 3496434
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

10/14/24	T. Mackie	0.20	68.00	Conference with Sealy and Flint; conference with landowner
10/29/24	T. Mackie	0.10	34.00	Prepare for landowners meeting
10/30/24	T. Mackie	0.20	68.00	Prepare memorandum to District Manager regarding oath of office and transmit same

TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED \$170.00

TOTAL CURRENT AMOUNT DUE \$170.00

UNPAID INVOICES:

October 18, 2024 Invoice No. 3467760 [added to FR#15](#) 170.00

TOTAL DUE \$340.00

Invoice & Summary

Billed Account Name: Gms-Cf Llc
Billed Account Number: CU00120786
Invoice Number: 105309115000
Amount: \$780.25
Billing Period: 11/01/24 - 11/30/24
Due Date: 12/30/24

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
Current Activity						
10/30/24 11/06/24	OSC105309115	Classified Listings, Online FR_112124_LO Notice 7719177				594.50
11/23/24	OSC105309115	Classified Listings, Online FR_FY25_As Needed_FINAL Notice 7730219				185.75
Total Current Advertising						780.25

RECEIVED

DEC 09 2024

GMS-CF, LLC



Total: \$780.25

Account Summary

Current	61-90	91+	Unapplied Amount
780.25	0.00	0.00	0.00

RECEIVED 12/12/24

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 11/01/24 - 11/30/24
Billed Account Name: Gms-Cf Llc
Billed Account Number: CU00120786
Invoice Number: 105309115000

Return Service Requested

9826000873 PRESORT 873 1 MB 0.617 P1C5
[Barcode]

GMS-CF LLC
STACIE VANDERBILT
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

[Barcode]



Orlando Sentinel

MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

GMS-CF LLC - CU00120786
219 E. Livingston Street
Orlando, FL 32801

Bill To:

GMS-CF LLC - CU00120786
219 E. Livingston Street
Orlando, FL 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Oct 30, 2024; Nov 06, 2024.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

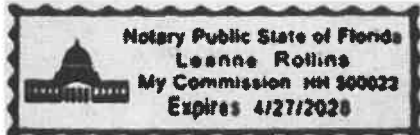
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 7 day of November, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7719177

**NOTICE OF LANDOWNERS' MEETING AND
ELECTION FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given to all landowners within the Founders Ridge Community Development District (the "District") for lands generally described as comprising of a parcel of land approximately 333.90 acres, generally located in Lake County, Florida, advising that a meeting of the landowners will be held for the purpose of electing three (3) supervisors.

Date: November 21, 2024
Time: 11:00 AM
Place: City of Minneola City Hall
800 N. US Highway 27
Minneola, FL 34715

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, located at 219 East Livingston Street, Orlando, FL 32801. At said meeting each landowner or his/her proxy shall be entitled to cast one vote per acre of land owned by him/her and located within the District for each person elected. A fraction of an acre shall be treated as one acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801.

The landowners' meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise 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 (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meeting 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

7719177

10/30, 11/6/2024

7719177

Orlando Sentinel

MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

GMS-CF LLC - CU00120786
219 E. Livingston Street
Orlando, FL 32801

Bill To:

GMS-CF LLC - CU00120786
219 E. Livingston Street
Orlando, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Nov 23, 2024.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Signature of Affiant

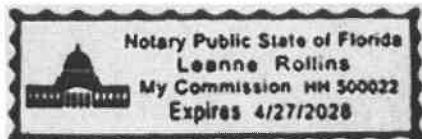
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 25 day of November, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7730219

**NOTICE OF MEETINGS
FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

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

7730219

11/23/2024

7730219

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 77 years for men and 81 years for women (ONS 2002).

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive.

There are also a number of reasons why the number of people aged 65 and over is expected to increase in the future. One of the main reasons is that people are expected to live even longer.

Another reason is that people are expected to have children even later in life. This means that there will be even more people aged 65 and over who have children who are still alive.

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Founders Ridge
Community Development District

Funding Request #17
January 16, 2025

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2025
1	Governmental Management Services - Central Florida Invoice # 222 - Management Fees - January 2025	\$	1,376.92
2	Kutak Rock LLP Invoice # 3501447 - General Counsel - November 2024	\$	340.00
Total:			\$ 1,716.92

Please make check payable to:

Founders Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 222
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:**Bill To:**Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025		1,250.00	1,250.00
Website Administration - January 2025		21.92	21.92
Information Technology - January 2025		105.00	105.00
Total			\$1,376.92
Payments/Credits			\$0.00
Balance Due			\$1,376.92

RECEIVED 1/9/25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 27, 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. 3501447

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. 3501447

8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

11/08/24	T. Mackie	0.30	102.00	Conference with Zebro regarding landowner election meeting
11/11/24	T. Mackie	0.40	136.00	Review correspondence from Zebro and conference regarding same
11/21/24	T. Mackie	0.30	102.00	Attend landowner meeting by phone
TOTAL HOURS		1.00		

RECEIVED 12/27/24

KUTAK ROCK LLP

Founders Ridge CDD
December 27, 2024
Client Matter No. 8023-1
Invoice No. 3501447
Page 2

TOTAL FOR SERVICES RENDERED \$340.00

TOTAL CURRENT AMOUNT DUE \$340.00

UNPAID INVOICES:

October 18, 2024	Invoice No. 3467760	170.00	FR#15
December 6, 2024	Invoice No. 3496434	170.00	FR#16

TOTAL DUE \$680.00

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 #18
February 13, 2025

Bill to: Founders Ridge Development, LLC

Payee		General Fund
		FY2025
1	Governmental Management Services - Central Florida Invoice # 223- Management Fees - February 2025	\$ 1,380.70
		Total: \$ 1,380.70

Please make check payable to:

Founders Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 223**Invoice Date:** 2/1/25**Due Date:** 2/1/25**Case:****P.O. Number:****Bill To:**Founders Ridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		1,250.00	1,250.00
Website Administration - February 2025		21.92	21.92
Information Technology - February 2025		105.00	105.00
Office Supplies		0.15	0.15
Postage		3.63	3.63

Total \$1,380.70**Payments/Credits** \$0.00**Balance Due** \$1,380.70

RECEIVED 2/10/25

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 number of children in the world is increasing. One of the main reasons is that the number of children who are surviving to adulthood is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality. Another reason is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children, and an increase in the number of children who are being born to women who are already having children.

The increase in the number of children in the world is a cause for concern. This is because children are the most vulnerable members of society, and they are often the most affected by poverty and social inequality.

One of the main reasons why children are so vulnerable is that they are often dependent on others for their basic needs. This means that they are often the first to be affected when there is a shortage of food, shelter, or other resources. In addition, children are often the most affected by social inequality. This is because they are often the most vulnerable members of society, and they are often the most affected by poverty and social inequality.

There are a number of ways in which we can help to reduce the number of children in the world who are under 15 years of age. One of the most important ways is to improve the health and nutrition of children. This can be done by providing them with access to clean water, adequate food, and medical care. Another important way is to reduce the number of children who are being born. This can be done by providing women with access to family planning services, and by encouraging them to have fewer children.

It is important that we take action now to reduce the number of children in the world who are under 15 years of age. This is because the number of children in the world is expected to continue to increase, and this will have a significant impact on the world's population in the future.

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Founders Ridge
Community Development District

Funding Request #19
March 14, 2025

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2025
1	Governmental Management Services - Central Florida Invoice # 224- Management Fees - March 2025	\$	1,377.64
2	Kutak Rock LLP Invoice # 3535521 - General Counsel - December/January 2025	\$	821.00
Total:			\$ 2,198.64

Please make check payable to:

Founders Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 224
Invoice Date: 3/1/25
Due Date: 3/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025		1,250.00	1,250.00
Website Administration - March 2025		21.92	21.92
Information Technology - March 2025		105.00	105.00
Office Supplies		0.03	0.03
Postage		0.69	0.69
Total			\$1,377.64
Payments/Credits			\$0.00
Balance Due			\$1,377.64

RECEIVED 3/11/25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 5, 2025

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. 3535521

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. 3535521
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

12/30/24	T. Mackie	0.30	102.00	Conference with Zebro
01/11/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/14/25	T. Mackie	0.40	142.00	Conference with Zebro
01/24/25	T. Mackie	0.60	213.00	Review correspondence from Zebro; review conceptual development plan
01/27/25	T. Mackie	0.70	248.50	Conference with Zebro

TOTAL HOURS 2.30

TOTAL FOR SERVICES RENDERED \$821.00

TOTAL CURRENT AMOUNT DUE \$821.00