Founders Ridge Community Development District

Agenda

September 10, 2025

AGENDA

Founders Ridge
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 3, 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 **Wednesday, September 10, 2025 at 1:30 PM at the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, FL 34715**. Following is the advance agenda for the meeting:

I. Roll Call
II. Public Comment Period
III. Approval of Minutes of the March 27, 2025 Meeting
IV. Review and Ranking of Engineering RFQ Responses
V. Consideration of Resolution 2025-04 Amending the Date & Time of the Public Hearing to Adopt the Fiscal Year 2026 Budget
VI. Public Hearing
    A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
VII. Consideration of Fiscal Year 2026 Budget Funding Agreement
VIII. Review and Acceptance of Fiscal Year 2024 Audit Report
IX. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025
X. District Goals and Objectives
    A. Adoption of Fiscal Year 2026 Goals and Objectives
    B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Execute
XI. Staff Reports
    A. Attorney
    B. District Manager's Report
        i. Balance Sheet and Income Statement
        ii. Ratification of Funding Requests #20 - #24
        iii. Presentation of Number of Registered Voters - 0
        iv. Approval of Fiscal Year 2026 Meeting Schedule
XII. Other Business
XIII. Supervisor's Requests
XIV. 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

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, March 27, 2025 at 11:00 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida.

Present and constituting a quorum were:

Aaron Blake	Chairman
Joe Zagame	Vice Chairman
Darby Shields	Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel *by telephone*

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

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

Mr. Fint stated I did administer the Oath of Office to Joe and Aaron prior to the meeting.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated at the Landowners' Election 250 votes were cast for Mr. Blake and 250 votes for Mr. Zagame. Those two individuals will serve four-year terms of office and there is one two-year term that will remain vacant until the Board appoints someone to that seat.

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

C. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint stated every time you have an election it is required that you elect officers. At the current time Aaron is Chairman, Joe is Vice Chair, Darby is Secretary, I am Assistant Secretary, Jason Showe in my office is an Assistant Secretary and Jill Burns is Treasurer and Katie Costa Assistant Treasurer. We can take each seat individually or if the Board wants to make a motion to elect a slate of officers you can handle it in one motion.

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-02 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the July 25, 2024 Meeting and Minutes of the November 21, 2024 Landowners' Meeting**

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the minutes of the July 25, 2024 meeting were approved as presented and the November 21, 2024 landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS **Authorization to Issue RFQ for Professional Engineering Services**

Mr. Flint stated item five is authorization to issue an RFQ for engineering services. Engineering services in Florida fall under the consultant's competitive negotiation act and that requires that we go through a legal process to select a District Engineer, and that selection needs to be made solely based on qualifications and then price would be negotiated once the selection is made. We included the form of RFQ that will be advertised in the newspaper.

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor staff was authorized to issue an RFQ for engineering services using the criteria less item five with the points shifted to no. 2.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Flint stated this resolution approves the proposed budget and sets the date, place and time of the public hearing for its final consideration. We are recommending August 20, 2025 at 11:00 a.m. in the same location for the hearing. We timed the submittal of the engineering RFQ responses to coincide with that meeting so that could also be on that agenda. Attached as Exhibit

A is the proposed budget. The only change is we increased insurance slightly. We don't know what the premium will be but assume there will be some increase and this number can be trued up at the hearing.

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing was approved.

SEVENTH ORDER OF BUSINESS **Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2024**

Mr. Flint stated that the agreement was signed to get the audit underway and done by the State deadline.

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the agreement with Grau & Associates to perform the Fiscal Year 2024 Audit was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Manager

i. Balance Sheet and Income Statement

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

ii. Ratification of Funding Requests #11-#19

Mr. Flint presented the funding requests to the Board that were previously sent to the developer for payment.

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor funding requests #11-#19 were ratified.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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 11:11 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Founders Ridge Community Development District
Engineer RFQ Ranking Sheet

	Ability and Adequacy of Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	Total Score	Ranking
	25 Points	30 Points	20 Points	15 Points	5 Points	5 Points		
Clymer Farner Barley, Inc.								

STATEMENT OF QUALIFICATIONS

Prepared for The Founders Ridge Community Development District

Request For Qualifications

Engineering Services	Submittal Date August 1, 2025

Clymer Farner Barley, Inc
2221 Lee Road, Suite 27
Winter Park, FL, 32789

Major Stacy, P.E.
MStacy@CFB-Inc.com
352-748-3126 | www.CFB-Inc.com

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*
The Founders Ridge Community Development District *(Minneola, FL)*

2. PUBLIC NOTICE DATE
6/6/2025

3. SOLICITATION OR PROJECT NUMBER
RFQ for Engineering Services

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Major Stacy, P.E.

5. NAME OF FIRM
Clymer Farner Barley, Inc.

6. TELEPHONE NUMBER
352-748-3126

7. FAX NUMBER

8. E-MAIL ADDRESS
MStacy@CFB-Inc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check) PRIME	J-V PARTNER	SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	✓			Clymer Farner Barley, Inc ☐ CHECK IF BRANCH OFFICE	7413 Alford Avenue, Middleton, FL 34762	
b.	✓			Clymer Farner Barley, Inc ☑ CHECK IF BRANCH OFFICE	2221 Lee Road, Suite 27 Winter Park, FL, 32789	General Engineering Services.
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

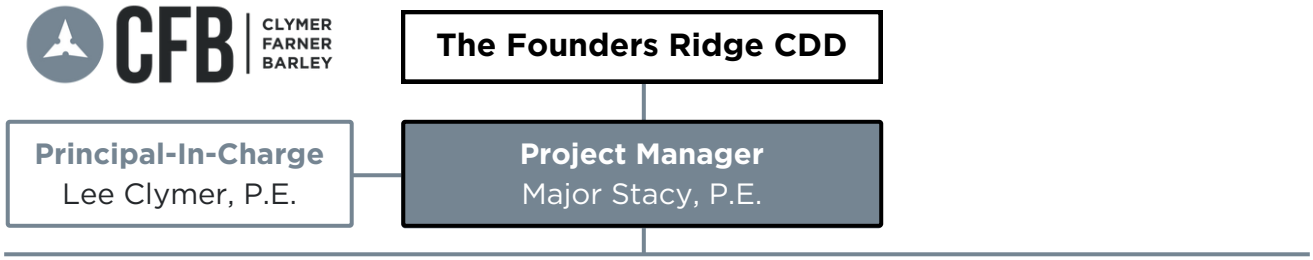
D. ORGANIZATIONAL CHART OF PROPOSED TEAM ☑ *(Attached)*

ORGANIZATIONAL CAHART OF PROPOSED TEAM

Firm's Organizational Philosophy

CFB Inc. exemplifies engineering excellence, emphasizing innovation and client understanding through a skilled multidisciplinary team. Led by President Lee Clymer, P.E., the company specializes in civil engineering with dedicated departments for Utilities, Stormwater, Residential/Roadway, and Commercial, aligning with the needs of the Founders Ridge Community Development District (CDD).

Additionally, CFB Inc. includes technical departments for GIS & Mapping, environmental compliance, administration, and landscape architecture, enhancing project delivery. This integrated approach positions CFB Inc. as a reliable partner for the Founders Ridge CDD, addressing various engineering challenges and evolving client needs effectively.



CFB Inc. - Personnel by the Numbers

21 Interns	**20** GIS & Mapping	**13** Residential	**13** Corporate
9 Utilities	**8** Administrative	**8** Site Plans	**6** Stormwater
6 Master Plans	**5** Development	**5** Environmental	**2** Construction

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Major Stacy, P.E.	**Project Manager**	20	<1

15. FIRM NAME AND LOCATION *(City and State)*

Clymer Farner Barley, Inc. *(Winter Park, FL)*

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Science Civil Engineering University of Central Florida	Professional Engineer, State of Florida, Reg No #70249

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **AdventHealth Celebration** *(Minneola, FL)*

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Engineer of record for campus for the past 15 years and overseeing the design, construction and maintenance for the 513 beds and 242,250 S.F. of medical office and ancillary uses.

b.

(1) TITLE AND LOCATION *(City and State)*: **Green Mountain Connector (Hancock Road Extension)**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024; CONSTRUCTION *(If applicable)*: Under Construction

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Project manager and lead engineer for a 2-mile roadway extension consisting of a roundabout and adjacent utilities.

c.

(1) TITLE AND LOCATION *(City and State)*: **Sugarloaf Ridge** *(Minneola, FL)*

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024; CONSTRUCTION *(If applicable)*: Under Construction

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Project manager and lead engineer for a 487 single family unit subdivision in Minneola Florida.

d.

(1) TITLE AND LOCATION *(City and State)*: **Education Avenue Extension** *(Minneola, FL)*

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2018; CONSTRUCTION *(If applicable)*: 2020

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Project manager and lead engineer for a mile and a half extension of Education Avenue including coordinating a signalized intersection connection at US 27 and associated utilities.

e.

(1) TITLE AND LOCATION *(City and State)*: **Ardmore Reserve** *(Minneola, FL)*

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020; CONSTRUCTION *(If applicable)*: 2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Project Manager and lead engineer for a residential development consisting of 674 single family homes in Minneola, Florida.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*			20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED		
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*	
AdventHealth Celebration *(Minneola, FL)*	Ongoing	Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
AdventHealth	Robin Strink	407-303-5600

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Major Stacy, under his previous firm Appian Engineering, has served as the engineer of record for the campus over the past 15 years. He has been responsible for overseeing the design, construction, and maintenance of 513 beds and 242,250 square feet dedicated to medical offices and ancillary services.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Appian Engineering, LLC	Winter Park, Florida	Civil Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*			20. EXAMPLE PROJECT KEY NUMBER **2**
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED		
Green Mountain Connector (Hancock Road Extension)	PROFESSIONAL SERVICES 2024	CONSTRUCTION *(If applicable)* Under Construction	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lake County	Fred Schneider	352-253-6000

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Stacy, while at his former firm Appian Engineering, held the roles of project manager and lead engineer for a two-mile roadway extension that included a roundabout and surrounding utilities.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Appian Engineering, LLC	Winter Park, Florida	Civil Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*			20. EXAMPLE PROJECT KEY NUMBER **3**
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED		
Sugarloaf Ridge *(Minneola, FL)*	PROFESSIONAL SERVICES 2024	CONSTRUCTION *(If applicable)* Under Construction	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lennar	Lane Register	352-396-5813

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Stacy held the position of project manager and lead engineer at his former company, Appian Engineering, where he supervised a subdivision comprising 487 single-family homes in Minneola, Florida.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Appian Engineering, LLC	Winter Park, Florida	Civil Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*			20. EXAMPLE PROJECT KEY NUMBER **4**
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED		
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*	
Education Avenue Extension *(Minneola, FL)*	2018	2020	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Minneola Florida	Mark Johnson	352-394-3598

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Stacy, during his time at Appian Engineering, served as both project manager and lead engineer for a mile-and-a-half extension of Education Avenue. His responsibilities included coordinating the connection of a signalized intersection at US 27 and managing the associated utilities.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Appian Engineering, LLC	Winter Park, Florida	Civil Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*			20. EXAMPLE PROJECT KEY NUMBER **5**
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED		
Ardmore Reserve *(Minneola, FL)*	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*	
	2020	2021	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Hanover Land Company	Ben Snyder	407-426-6837

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Stacy held the position of Project Manager and lead engineer at his former company, Appian Engineering. There, he supervised a residential development initiative that included 674 single-family homes located in Minneola, Florida. This project involved converting a 250-acre farm into a residential community with resort-style amenities. Comprehensive Plan Amendment and Master Plan Design with a regional lift station were among the services provided.

PROJECT SERVICES:

- Comprehensive Plan Amendment
- Conceptual Site Plans
- Construction Administration
- Construction Cost Analysis
- Development Plans
- Due Diligence & Data Gathering
- Landscape / Irrigation / Hardscape Plans
- Permitting & Approvals
- Project Coordination
- Project Scheduling
- Right-of-Way Vacation
- Site Review
- Traffic Impact Analysis Review

PROJECT AHJs:

- City of Apopka
- Orange County
- Orange County Public Schools (OCPS)
- St. Johns River Water Management District (SJRWMD)
- Florida Department of Environmental Protection (FDEP)

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Appian Engineering, LLC	Winter Park, Florida	Civil Engineer
b.			
c.			
d.			
e.			
f.			

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THIS CONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Major Stacy, P.E.	Project Manager	X	X	X	X	X					

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*	NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*
1	**AdventHealth Celebration**	6	
2	**Green Mountain Connector**	7	
3	**Sugarloaf Ridge**	8	
4	**Education Avenue Extension**	9	
5	**Ardmore Reserve**	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Consultant's Past Performance (Firm Profile)

CLYMER FARNER BARLEY

Established in 1987, Clymer Farner Barley (CFB Inc.) stands as a distinguished family-owned enterprise located in Central Florida, holding a prominent position in the Civil Engineering and Surveying industry. Our firm is recognized for its expertise in handling large-scale projects, employing innovative strategies, and maintaining a robust multi-disciplinary organizational structure.

OUR OFFERINGS

CFB Inc. provides a comprehensive suite of Civil Engineering, Land Surveying, Geospatial, GIS & Mapping, Environmental Sciences, Landscape Architecture and Subsurface Utility Engineering solutions tailored to address the complexities of modern development projects, and the unique challenges posed by the Florida landscape.

EXPERTISE AND CAPABILITIES

With a seasoned team of experts, CFB Inc. excels in large-scale master-planned communities, regional shopping centers, and industrial park designs spanning residential, commercial, and industrial sectors no matter how big or small. Over the past 38 years, we have played a pivotal role in the growth of Central Florida, establishing ourselves as one of the top firms in the state.

DIVERSE PORTFOLIO

Having served both public and private clientele since 1987, CFB Inc. boasts a diverse portfolio. Since 1992, we have been the consulting and engineering firm for The Villages®, FL, the largest single-site, mixed-use development in the nation. Our commitment to excellence, responsiveness, and advanced technology integration sets us apart in the industry.

PROJECT MANAGEMENT EXCELLENCE

In the realm of construction and development, CFB Inc. showcases adeptness in managing project constraints by meticulously identifying and addressing environmental, legal, and topographical challenges associated with a property earmarked for development. Through comprehensive analysis and strategic planning, CFB Inc. navigates these constraints to ensure a successful and compliant project execution.

RESPONSIVE, CLIENT-CENTRIC APPROACH

At CFB Inc., we take pride in our ability to blend innovative solutions with time-tested engineering and surveying principles. Our clientele includes government entities, municipalities, developers, architects, builders, and regulatory agencies. With a client centric approach, local expertise, and a proven record of accomplishment, CFB Inc. delivers accurate, timely, and personalized solutions to meet the diverse needs of our client's projects.

By The Numbers

38 Years in Business

5 Office Locations in Florida

200 Active CFB Employees

102% Workforce Growth 2020-2024

4,500+ Average Projects Annually

22,600+ Projects Completed Since 2020

520+ Active Clients

125+ New Clients Each Year

H. ADDITIONAL INFORMATION

Firm History

Clymer Farner Barley began in 1987 as Farner Barley and Associates, Inc. (FBA) by Robert Farner and William Barley in Tavares, Florida. The firm quickly established a reputation for excellence, serving clients across Lake, Sumter, and Marion Counties. In the 1990s, FBA began working with the design teams for The Villages®, FL, becoming a key consultant and engineering firm for the community.

In 2005, Lee Clymer joined the company as an engineer, and the headquarters was relocated to Wildwood, Florida. Clymer's leadership proved invaluable, leading to him becoming an ownership partner in 2017. Three years later, in 2020, Lee Clymer was named President, and the company officially changed its name to Clymer Farner Barley, Inc. (CFB Inc.) to reflect his significant contributions.

CFB Inc. has experienced steady growth and evolution, expanding both its services and geographic reach. A dedicated GIS & Mapping Division was launched in 2016. In 2021, Clymer Farner Barley Surveying, LLC (CFB Surveying) was created, followed by the establishment of the Environmental Sciences Division and Clymer Farner Barley Geospatial, LLC in 2023. Most recently, a new Landscape Architecture and Subsurface Utility Engineering division was launched in 2025.

To accommodate this expansion and better serve clients throughout Florida, CFB Inc. opened fully staffed offices in Ocala and Clearwater in 2022. In 2025, CFB celebrated the opening of its new headquarters in Middleton, Florida.

Throughout its history, CFB Inc. has maintained its commitment to providing exceptional engineering, surveying, geospatial, GIS & mapping, and environmental services. The company's continued success is attributed to its dedicated team, unwavering focus on quality, and steadfast commitment to client satisfaction.

CURRENT LEADERSHIP AND STRUCTURE

Today, CFB Inc. serves clients throughout Florida, led by President Lee Clymer and a second generation of leadership. Guided by its founders' legacy, CFB Inc. remains dedicated to providing exceptional service and exceeding client expectations through open communication and daily support.

38 YEARS!

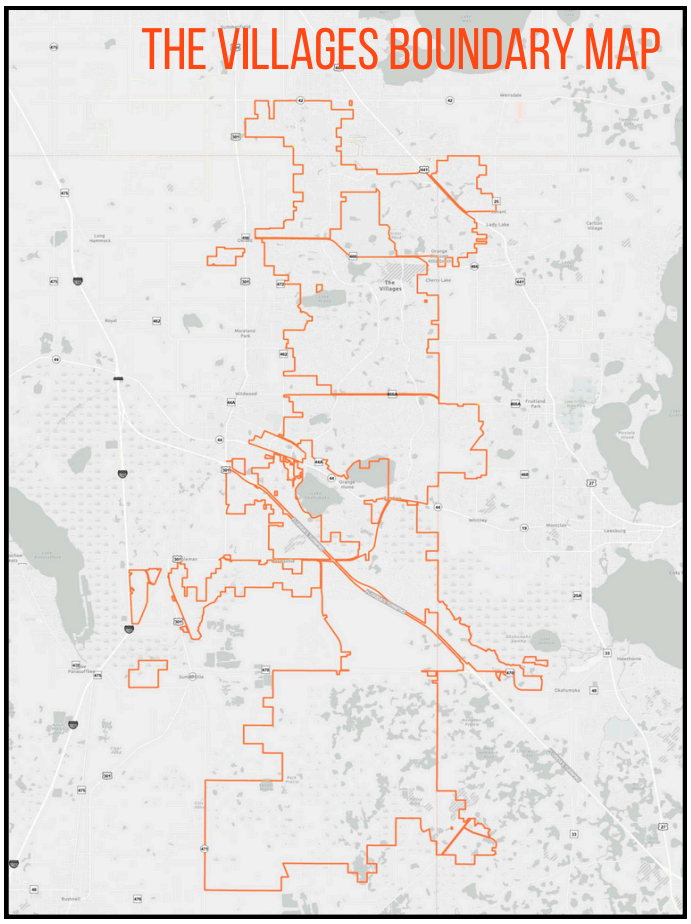
H. ADDITIONAL INFORMATION

Deep Roots in The Villages®, FL

CFB Inc. is honored to be a long-standing partner with The Villages®, FL (the largest single-site, residential real estate development in the United States) which spans over 36,000 acres across three counties in Central Florida.

Since 1992, our extensive experience and knowledge has established us as the consulting and engineering firm for The Villages®.

We have performed or managed over 90% of the work within The Villages® boundaries as outlined in the map to the right. From the infrastructure that supports daily life to the amenities that enrich the resident experience, our commitment to quality is evident throughout The Villages®.



Our impressive portfolio in this area encompasses a wide range of services, including:

- Master Planning
- Utilities
- Stormwater Management
- Roadway Construction
- Site Planning
- Amenities Development
- Residential Projects
- Golf Course Construction
- CDD Engineering
- Construction Management
- GIS & Mapping
- Land Surveying

Current State of Florida Board of Professional Regulation License:

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search

LICENSEE DETAILS

9:23:12 AM 5/21/2025

Licensee Information

Name:	CLYMER FARNER BARLEY, INC. (Primary Name)
Main Address:	7413 ALFORD AVENUE MIDDLETON Florida 34762
County:	LAKE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	4709
Status:	Current
Licensure Date:	06/12/1987

Geographic Location

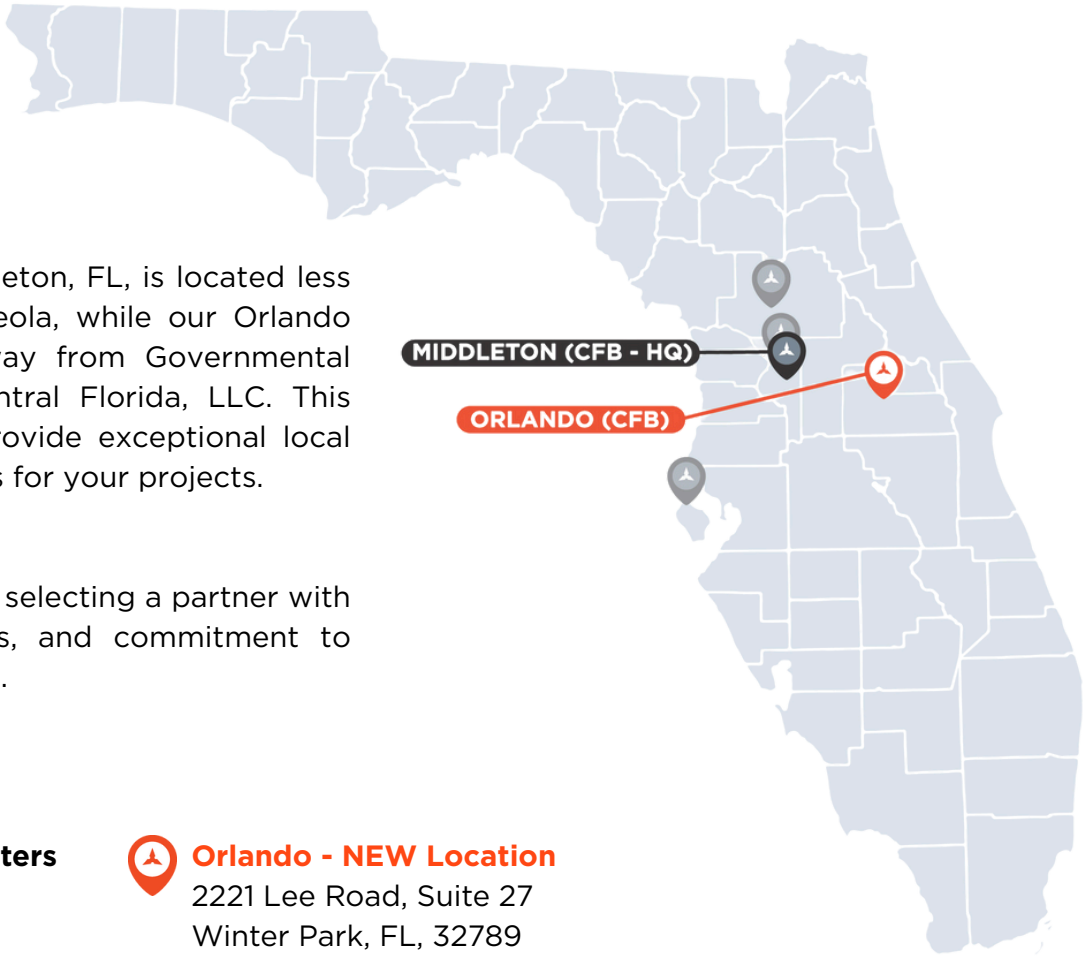
Main Office for this Contract:

- **CFB Inc. (Orlando):** 2221 Lee Road, Suite 27, Winter Park, FL, 32789

Our Florida Presence:

Our team's strategic locations in Central Florida, as shown on the map, ensure comprehensive support for The Founder's Ridge CDD projects. We have a deep understanding of Florida's diverse regions and requirements, allowing us to effectively address the project's unique needs in this area.

CFB | CLYMER FARNER BARLEY



Local Support Highlights:

Our headquarters in Middleton, FL, is located less than 25 miles from Minneola, while our Orlando office is just 6 miles away from Governmental Management Services-Central Florida, LLC. This proximity allows us to provide exceptional local insight and responsiveness for your projects.

Partnering for Success:

Choosing our team means selecting a partner with the knowledge, resources, and commitment to deliver exceptional service.

CFB Locations:

Middleton - Headquarters
7413 Alford Avenue
Middleton, FL 34762

Orlando - NEW Location
2221 Lee Road, Suite 27
Winter Park, FL, 32789

Wildwood - Office
4430 NE 83rd Road
Wildwood, FL 34785

Ocala - Office
406 E Silver Springs Blvd
#200
Ocala, FL 34470

Clearwater - Office
314 S. Missouri Avenue
Suite 101
Clearwater, FL 33756

Willingness to Meet Time and Budget Requirements

Our firm, CFB, is committed to meeting project timelines and staying within budget. Our approach to project management emphasizes efficiency and responsiveness, particularly for engineering services like this one, because we understand the importance of these services and value long-term partnerships.

CFB's Project Approach and Execution:

Upon receiving a service request from the District, Major Stacy, PE, our Project Manager, will review the scope of the task. He will conduct research on the project and estimate the necessary labor hours to develop a proposal. During this research, we formulate a preliminary plan for project execution, considering the most cost-effective solutions in terms of technology, methodology, and personnel. This diligent front-end research allows CFB to provide highly accurate proposals to the District. A proposal will typically be submitted within two days of receiving the request. By this point, Mr. Stacy will have already selected the project team, planned methodologies, and allocated resources for the anticipated project.

This proactive approach ensures that CFB is ready to proceed immediately upon receiving a notice from the District. Once the notice to proceed is issued, Mr. Stacy will organize a kickoff meeting with the project team and any necessary subconsultants. During this meeting, the project scope, methods, quality assurance measures, and schedule will be clearly communicated. Mr. Stacy will remain actively involved in all daily aspects of the project, tracking progress and schedules, and providing regular updates to the District throughout the project's duration.

Controlling and Maintaining Schedules and Budgets:

CFB uses Microsoft Planner within the Microsoft 365 platform to monitor project schedules for managers and staff. This tool aids in tracking schedules, visualizing workloads, and facilitating data transfer across Microsoft Office applications.

- Tasks for each project phase - planning, design, permitting, and meetings—are created and assigned with clear due dates.
- Team members update progress through an online system, while shared calendars provide a visual overview of workload.
- Project schedules are reported to the District regularly, with frequency adjusted based on project duration.

Additionally, CFB uses Deltek Vantagepoint to monitor project budgets. Daily staff timesheets track budget allocations, and integration with Microsoft Planner supports efficient analysis of both budgets and timelines. Invoices submitted to the District reflect the percentage of completed tasks.

CFB proudly relies on these programs to assist in organizing and overseeing schedules, budgets, and the QA/QC process.

Planner

Deltek Vantagepoint

H. ADDITIONAL INFORMATION

Ensuring Quality Control Procedures:

Our team is dedicated to embedding quality procedures and reviews into every deliverable to prevent project delays and errors. We uphold ambitious standards and involve quality control experts to ensure that all deliverables meet the District's standards and exceed expectations in terms of quality.

Quality Assurance/Quality Control (QA/QC):

CFB is strongly committed to quality assurance and control. We develop customized QA plans for each project, outlining objectives, procedures, and QC requirements. Our thorough, multi-step Quality Control review process ensures all deliverables meet strict quality standards. When needed, we accommodate changes through addenda or change orders.

Graphical Schedule of Tasks and Durations (Typical Project Example):

While the specific schedule and duration of a civil engineering project vary based on size, scope, and unique requirements, the example below illustrates CFB's prompt and responsive approach. All phases can be expedited as needed, as our project management strategy emphasizes flexibility and efficiency.

District Request for Proposal is Received

1. CFB commences research & allocation of resources. **(Immediately)**
2. Provide detailed proposal to District with scope and timeframe. **(2 Days)**

Notice to Proceed Issued by District

- Kickoff Meeting – **Scheduled within 2 weeks (expedited if needed)**
- Design Phase Begins – **Timeline dependent on project scope**
- Quality Control Review – **Completed by Project Manager (1 day)**
- Final QA, Internal Redlines, and Permitting Submittal – **(1 day)**
- Respond to Requests for Additional Information (RAIs) – **If applicable (1 week)**
- Permit Issuance – **Timeline based on permitting agency**
- Construction Approval Issued – **Immediately upon receipt of all required permits**

Recent, Current and Projected Workloads

CFB maintains a robust workload that reflects a healthy and thriving engineering firm. While our current commitments are substantial, our strategic approach to resource management and project execution ensures we retain the capacity to readily accommodate the needs of The Founders Ridge Community Development District.

To balance the workload commitment for our staff while maintaining availability, we categorize and prioritize projects as follows:

- **Government/Continuing Service-type projects (Founders Ridge CDD)** – We understand these are long term commitments in which CFB is relied on for availability. They receive our highest level of attention.
- **Consulting firms/industry partners** – These are projects with other consultants with which we have positive, long-standing relationships.
- **Opportunity projects** – These are project opportunities for which CFB is already well suited to complete, given their scope, location, and our specialized experience and expertise.

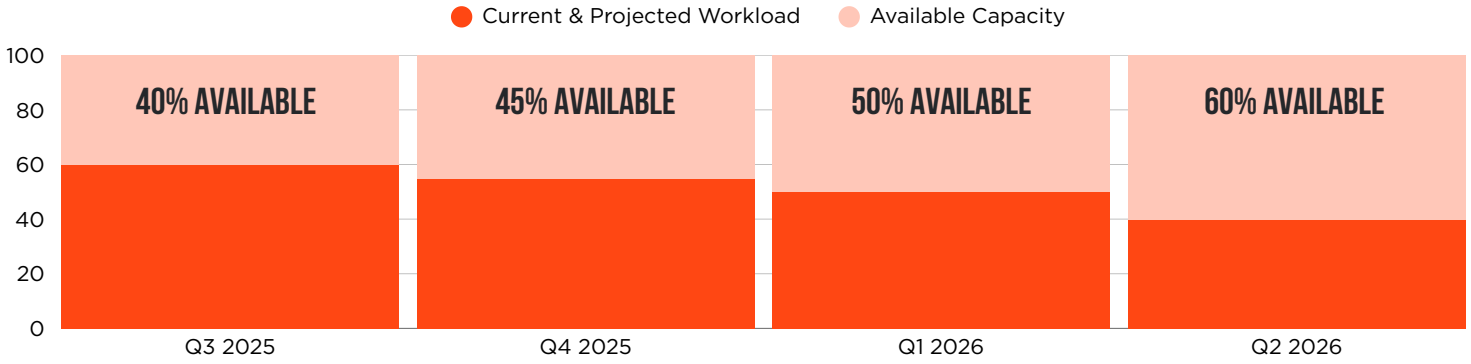
As illustrated in the graphic below, our team's availability will increase in the coming months as existing projects near completion. This natural ebb and flow of project cycles allows us to proactively allocate resources to new endeavors while maintaining the flexibility to respond to the District's requirements on short notice.

OUR COMMITMENT to efficiency, technological innovation, and a skilled workforce enables us to consistently deliver exceptional results on time and within budget.

OUR NETWORK of trusted and qualified staffing resources ensures project momentum and deadlines are met, even in the face of unexpected challenges.

As CFB expands its market presence, we remain dedicated to providing the same level of excellent and personalized service to both new and long-standing clients. CFB's proactive approach to workload management positions us to seamlessly integrate the District's projects into our operations. We are excited about the prospect of collaborating with the District and contributing our expertise to their continued success.

Graphic representation of our current commitment over the next one (1) year period



H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Volume of Work Previously Awarded to Consultant by District

While CFB Inc. has not yet been directly awarded work by the District, we are enthusiastic about the opportunity to build a new partnership - one that aligns with the District's goal of engaging a more diverse group of firms. This project will be led by our recently appointed Project Manager, Major Stacy, P.E., who brings extensive experience working with the District through his previous role at Appian Engineering. As a result, although CFB Inc. is a new partner, the project will benefit from a strong track record and a deep understanding of the District's needs and processes.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE	32. DATE
Parker Eiland Digitally signed by Parker Eiland DN: C=US, E=peiland@cfb-inc.com, O="Clymer Farner Barley, INC", OU=Chief Operations Officer, CN=Parker Eiland Date: 2025.07.24 10:14:36-04'00'	7/24/25

33. NAME AND TITLE

Parker Eiland, COO

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: N/A

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (*or Branch Office*) NAME: Clymer Farner Barley, Inc

3. YEAR ESTABLISHED: 1987

4. UNIQUE ENTITY IDENTIFIER: 59-2788882

2b. STREET: 7413 Alford Avenue, Suite 101

2c. CITY: Middleton

2d. STATE: FL

2e. ZIP CODE: Middleton

5. OWNERSHIP

a. TYPE: Corporation

b. SMALL BUSINESS STATUS: N/A

6a. POINT OF CONTACT NAME AND TITLE: Major Stacy, PE (Project Manager)

6b. TELEPHONE NUMBER: 352-748-3126

6c. EMAIL ADDRESS: MStacy@CFB-Inc.com

7. NAME OF FIRM *(If Block 2a is a Branch Office)*: N/A

8a. FORMER FIRM NAME(S) *(If any)*: Farner Barley and Associates, Inc.

8b. YEAR ESTABLISHED: 1987

8c. UNIQUE ENTITY IDENTIFIER: 59-2788882

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	10	
08	CADD Technician	25	
12	Civil Engineer	22	
15	Construction Inspector	1	
24	Environmental Scientist	4	
29	GIS Specialist	12	
39	Landscape Architect	1	
48	Project Manager	3	
	Other Employees	30	
	Total	118	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C16	Construction Surveying	6
L02	Land Surveying	6
P05	Planning (Community, Regional, Are	6
P06	Planning (Site, Installation, and Proje	6
S04	Sewage Collection, Treatment and	5
S10	Surveying; Platting; Mapping; Flood	6
S13	Storm Water Handling & Facilities	5
T04	Topographic Surveying and Mapping	5
W03	Water Supply; Treatment and Distrib	5
Z01	Zoning; Land Use Studies	5

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	0
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Parker Eiland

Digitally signed by Parker Eiland
DN: C=US, E=peiland@cfb-inc.com, O="Clymer Farner Barley, INC", OU=Chief Operations Officer, CN=Parker Eiland
Date: 2025.07.24 10:14:52-04'00'

b. DATE: 7/24/25

c. NAME AND TITLE: Parker Eiland, COO

THANK YOU FOR YOUR CONSIDERATION.

Request For Qualifications

Engineering Services	Submittal Date August 1, 2025

Clymer Farner Barley, Inc
2221 Lee Road, Suite 27
Winter Park, FL, 32789

Major Stacy, P.E.
MStacy@CFB-Inc.com
352-748-3126 | www.CFB-Inc.com

SECTION V

RESOLUTION 2025-04

A RESOLUTION OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT RE-SETTING THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2026 AND AMENDING RESOLUTION 2025-03 TO SET THE PUBLIC HEARING THEREON FOR SEPTEMBER 10, 2025 AT 1:30 PM AT THE CITY OF MINNEOLA, CITY HALL, 800 N. U.S. HIGHWAY 27, MINNEOLA, FLORIDA 34715

WHEREAS, the District Manager has heretofore prepared and submitted a proposed budget to the Board for Fiscal Year 2026; and

WHEREAS, the Board of Supervisors considered said proposed budget and approved resolution **2025-03** approving the budget for the District and set the hearing thereon for **August 20, 2025 at 11:00 AM at the City of Minneola, City Hall, 800 N. U.S. Highway 27, Minneola, Florida 34715**; and

WHEREAS, due to a loss of quorum, the District Manager changed the date and time for the public hearing to **September 10, 2025 at 1:30 PM at the City of Minneola, City Hall, 800 N. U.S. Highway 27, Minneola, Florida 34715** and caused notice of such hearing to be provided as required by law.

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

1. Resolution **2025-03** is hereby amended to change the date and time of the public hearing on the adoption of the proposed Fiscal Year 2026 operating budget to:

Date: September 10, 2025
Hour: 1:30 PM
Place: City of Minneola, City Hall
800 N. U.S. Highway 27
Minneola, FL 34712

2. The actions of the District Manager in re-scheduling the hearing on the proposed budgets for Fiscal Year 2026 are hereby ratified.

Adopted this **10th day of September, 2025**.

ATTEST:

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

SECTION VI

SECTION A

RESOLUTION 2025-05
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager 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**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Founders Ridge Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER 2025.

ATTEST:

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Founders Ridge

Community Development District

Proposed Budget

FY 2026

Table of Contents

Founders Ridge

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Developer Contributions	$ 42,780	$ 27,133	$ 8,479	$ 35,612	$ 44,093
Total Revenues	**$ 42,780**	**$ 27,133**	**$ 8,479**	**$ 35,612**	**$ 44,093**
Expenditures					
General & Administrative					
Supervisors Fees	$ 4,000	$ -	$ -	$ -	$ 4,000
FICA Expense	$ 306	$ -	$ -	$ -	$ 306
Engineering	$ 2,000	$ -	$ 500	$ 500	$ 2,000
Attorney	$ 6,000	$ 4,382	$ 1,618	$ 6,000	$ 6,000
Annual Audit	$ 3,500	$ 3,300	$ -	$ 3,300	$ 3,500
Management Fees	$ 15,000	$ 11,250	$ 3,750	$ 15,000	$ 15,000
Information Technology	$ 1,260	$ 945	$ 315	$ 1,260	$ 1,260
Website Maintenance	$ 263	$ 197	$ 66	$ 263	$ 263
Telephone	$ 200	$ -	$ 50	$ 50	$ 200
Postage	$ 1,000	$ 9	$ 250	$ 259	$ 1,000
Insurance	$ 6,457	$ 6,104	$ -	$ 6,104	$ 6,470
Printing & Binding	$ 1,000	$ 26	$ 250	$ 276	$ 1,000
Legal Advertising	$ 1,000	$ 1,501	$ 250	$ 1,751	$ 2,000
Other Current Charges	$ 300	$ 451	$ 144	$ 595	$ 600
Office Supplies	$ 319	$ 1	$ 80	$ 80	$ 319
Dues, Licenses, & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Expenditures	**$ 42,780**	**$ 28,340**	**$ 7,273**	**$ 35,612**	**$ 44,093**
Excess Revenues/(Expenditures)	$ -	$ (1,207)	$ 1,207	$ -	$ -

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.

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.

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

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 FUNDING AGREEMENT

This Fiscal Year 2025/2026 Funding Agreement ("**Agreement**") is made and entered into this __ day of _____, 2025, by and between:

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

Founders Ridge Development, LLC, a Delaware limited liability company and a landowner in the District with an address of 877 Executive Center Drive W., #100, St. Petersburg, Florida 33702; and

Founders Ridge Development II, LLC, a Florida limited liability company and a landowner in the District (collectively with Founders Ridge Development, LLC, the "**Developer**") with an address of 877 Executive Center Drive W., #100, St. Petersburg, Florida 33702.

RECITALS

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

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

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

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026 Budget"**); and

WHEREAS, this Fiscal Year 2025/2026 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in

the Fiscal Year 2025/2026 Budget, or utilizing such other revenue sources as may be available to it; and

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

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

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

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

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

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District, as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within thirty (30) days of written request by the District. Amendments to the Fiscal Year 2025/2026 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account to fund approved expenses of the District. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien, provided however that the District may not file any such liens to collect funds due under this Agreement prior to providing Developer with written notice, including an invoice for any such amounts due, and such amounts due must remain unpaid for 15 days after Developer's receipt of the written notice. The lien shall be effective as of the date and time of

the recording of a "Notice of Lien for Fiscal Year 2025/2026 Budget" in the public records of Lake County, Florida (**"County"**), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. After providing written notice and the opportunity to cure required in this paragraph, the District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2025/2026 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law, provided however that the District may not file any such action at law prior to providing Developer with written notice of its intent to file such an action at law, including an invoice for any such amounts due, and such amounts due must remain unpaid for 15 days after Developer's receipt of the written notice. The District will partially release any filed lien for portions of the Property subject to a plat (a) if and when the full amount owed by Developer hereunder has been paid or (b) if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County, provided however that the District may not file any such enforcement action prior to providing Developer with written notice, including an invoice for any such amounts due, and such amounts due must remain unpaid for 15 days after Developer's receipt of the written notice. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, provided that the District first provides Developer with written notice, including an invoice for any such amounts due, and such amounts due must remain unpaid for 15 days after Developer's receipt of the written notice, may choose to certify amounts

due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes,* or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

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

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

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

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement unless purchaser agrees in writing to be bound by the terms of this Agreement. The Developer will notify the District in writing before the recording of any deed transferring ownership of the Property to a person or entity.

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

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the

preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

[signatures on page to follow]

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

Attest:

Founders Ridge Community Development District

_____
Secretary/Assistant Secretary

_____
By: _____
Its: _____

Founders Ridge Development, LLC,
a Delaware limited liability company

By: Avid Hunter Ltd., its Manager

By: Avid Hunter Management Inc., its General Partner

By: Stephanie Neises, President

_____

_____
Witness (Print Name)

_____

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

By: Avid Hunter Ltd., its Manager

By: Avid Hunter Management Inc., its General Partner

By: Stephanie Neises, President

_____

_____
Witness (Print Name)

_____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2025/2026 Budget

EXHIBIT A
PROPERTY DESCRIPTION

MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S00°40'29"W ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 1295.73 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 554, PAGE 528, PUBLIC RECORDS, LAKE COUNTY, FLORIDA; THENCE RUN N89°24'06"W ALONG SAID NORTH LINE A DISTANCE OF 2637.72 FEET TO THE WEST LINE OF AFORESAID SE 1/4; THENCE RUN S00°45'08"W ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO THE SOUTH LINE OF THE NORTH ½ OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN N89°29'12"W ALONG SAID SOUTH LINE A DISTANCE OF 2645.74 FEET TO THE WEST LINE OF SAID NORTH ½ OF THE SW 1/4; THENCE RUN N00°19'27"E ALONG SAID WEST LINE A DISTANCE OF 7.26 FEET TO THE SOUTH LINE OF THE NORTH 1320.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1316.44 FEET TO THE WEST LINE OF SAID NORTH 1320.00 FEET OF GOVERNMENT LOT 1; THENCE RUN N00°26'11"E ALONG SAID WEST LINE A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 495.00 FEET TO THE WEST LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN N00°43'40"E ALONG SAID WEST LINE A DISTANCE OF 1317.44 FEET TO THE NORTH LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN S89°28'05"E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 1812.98 FEET TO THE NW CORNER OF THE SOUTH ½ OF THE NW 1/4 OF AFORESAID SECTION 5; THENCE RUN S89°14'39'E ALONG THE NORTH LINE OF SAID SOUTH ½ OF THE NW 1/4 A DISTANCE OF 2652.09 FEET TO THE EAST LINE OF SAID SOUTH ½ OF THE NW 1/4; THENCE RUN S00°45'08"W ALONG SAID EAST LINE A DISTANCE OF 1312.89 FEET TO THE NORTH LINE OF THE NORTH ½ OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S89°22'25"E ALONG SAID NORTH LINE A DISTANCE OF 2635.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 333.90 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

EXHIBIT B
FISCAL YEAR 2025/2026 BUDGET

SECTION VIII

FOUNDER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA

TABLE OF CONTENTS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Founder's Ridge Community Development District
Lake County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of Founder's Ridge Community Development District, Lake County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 5, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Founder's Ridge Community Development District, Lake County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $17,040.

- The change in the District's total net position in comparison with the prior fiscal year was $5,577, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2024, the District's governmental funds reported combined ending fund balances of $17,040, an increase of $5,577 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2024	2023
Assets, excluding capital assets	$ 19,729	$ 12,460
Total assets	19,729	12,460
Liabilities, excluding long-term liabilities	2,689	997
Total liabilities	2,689	997
Net Position		
Unrestricted	17,040	11,463
Total net position	$ 17,040	$ 11,463

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2024	2023
Revenues:		
Program revenues		
Operating grants and contributions	$ 35,434	$ 25,963
Settlement Proceeds	-	44,989
Total revenues	35,434	70,952
Expenses:		
General government	29,857	36,248
Total expenses	29,857	36,248
Change in net position	5,577	34,704
Net position - beginning	11,463	(23,241)
Net position - ending	$ 17,040	$ 11,463

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was $29,857. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

For the subsequent fiscal year, the District anticipates that the cost of general operations will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Founder's Ridge Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	Governmental Activities
ASSETS	
Cash	$ 10,936
Due from Developer	2,689
Deposits and prepaids	6,104
Total assets	19,729
LIABILITIES	
Accounts payable	2,689
Total liabilities	2,689
NET POSITION	
Unrestricted	17,040
Total net position	$ 17,040

See notes to the financial statements

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Expenses	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:			
Governmental activities:			
General government	$ 29,857	$ 35,434	$ 5,577
Total governmental activities	29,857	35,434	5,577
	Change in net position		5,577
	Net position - beginning		11,463
	Net position - ending		$ 17,040

See notes to the financial statements

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Major Fund	Total Governmental Funds
	General	
ASSETS		
Cash	$ 10,936	$ 10,936
Due from Developer	2,689	2,689
Prepaids and deposits	6,104	6,104
Total assets	$ 19,729	$ 19,729
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$ 2,689	$ 2,689
Total liabilities	2,689	2,689
Fund balances:		
Nonspendable:		
Prepaids and deposits	6,104	6,104
Unassigned	10,936	10,936
Total fund balances	17,040	17,040
Total liabilities and fund balances	$ 19,729	$ 19,729

See notes to the financial statements

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Major Fund	Total Governmental Funds
	General	
REVENUES		
Developer contributions	$ 35,434	$ 35,434
Total revenues	35,434	35,434
EXPENDITURES		
Current:		
General government	29,857	29,857
Total expenditures	29,857	29,857
Excess (deficiency) of revenues over (under) expenditures	5,577	5,577
Fund balances - beginning	11,463	11,463
Fund balances - ending	$ 17,040	$ 17,040

See notes to the financial statements

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Founder's Ridge Community Development District ("District") was created on April 30, 2007 by Ordinance No. 2007-06 of the City Council of the City of Minneola, Florida, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of three members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with Founders Ridge Development, LLC ("Developer"), and Founders Ridge Development II, LLC ("Developer").

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments (Continued)
The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
b) A public hearing is conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – DEVELOPER TRANSACTIONS

The Developers have agreed to fund the general operations of the District. In connection with that agreement Developers contributions to the general fund were $35,434, which includes a receivable of $2,689 as of September 30, 2024.

The District entered into a settlement agreement with the Developers on June 8, 2021 to address outstanding accounts payable amounts. The settlement agreement requires the Developers to pay the delinquent accounts payable over a 3 year period. The first and second payments were received in the fiscal years ended September 30, 2021 and 2022. The final payment was received in the prior fiscal year. As the payments were made under the settlement agreement, the remaining outstanding accounts payable was written off in the prior year. The District recognized $44,989 of settlement proceeds in connection with the write off of accounts payable in the prior fiscal year.

NOTE 6 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	$ 42,741	$ 35,434	$ (7,307)
Total revenues	42,741	35,434	(7,307)
EXPENDITURES			
Current:			
General government	42,741	29,857	12,884
Total expenditures	42,741	29,857	12,884
Excess (deficiency) of revenues over (under) expenditures	$ -	5,577	$ 5,577
Fund balance - beginning		11,463	
Fund balance - ending		$ 17,040	

See notes to required supplementary information

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	$0.00
Independent contractor compensation	$29,330.00
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Founder's Ridge Community Development District
Lake County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Founder's Ridge Community Development District, Lake County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 5, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 5, 2025

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Founder's Ridge Community Development District
Lake County, Florida

We have examined Founder's Ridge Community Development District, Lake County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Founder's Ridge Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 5, 2025

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Founder's Ridge Community Development District
Lake County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Founder's Ridge Community Development District, Lake County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 5, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 5, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Founder's Ridge Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Founder's Ridge Community Development District, Lake County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 5, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 17.

SECTION IX

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August 11, 2025

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, 2025. 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, 2025. 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 2025 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@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $3,400 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if 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: _____

Date: _____

Florida Institute of Certified Public Accountants

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

AICPA 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 X

SECTION A

Founders Ridge Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Founders Ridge Community Development District

District Manager:_____ Date:_____
Print Name:_____
Founders Ridge Community Development District

SECTION B

Founders Ridge Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Founders Ridge Community Development District

District Manager:_____ Date:_____
Print Name:_____
Founders Ridge Community Development District

SECTION XI

SECTION B

SECTION 1

Founders Ridge

Community Development District

Unaudited Financial Reporting

June 30, 2025

Table of Contents

Founders Ridge

Community Development District

Combined Balance Sheet

June 30, 2025

		General Fund
Assets:		
Cash:		
Operating Account	$	10,485
Due from Developer	$	7,682
Total Assets	**$**	**18,166**
Liabilities:		
Accounts Payable	$	2,333
Total Liabilites	**$**	**2,333**
Fund Balance:		
Unassigned	$	15,833
Total Fund Balances	**$**	**15,833**
Total Liabilities & Fund Balance	$	18,166

Founders Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Developer Contributions	$ 42,780	$ 27,133	$ 27,133	$ -
Total Revenues	**$ 42,780**	**$ 27,133**	**$ 27,133**	**$ -**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 4,000	$ -	$ -	$ -
FICA Expenditures	$ 306	$ -	$ -	$ -
Engineering	$ 2,000	$ 1,500	$ -	$ 1,500
Attorney	$ 6,000	$ 4,500	$ 4,382	$ 118
Annual Audit	$ 3,500	$ 3,500	$ 3,300	$ 200
Management Fees	$ 15,000	$ 11,250	$ 11,250	$ -
Information Technology	$ 1,260	$ 945	$ 945	$ -
Website Maintenance	$ 263	$ 197	$ 197	$ (0)
Telephone	$ 200	$ 150	$ -	$ 150
Postage	$ 1,000	$ 750	$ 9	$ 741
Insurance	$ 6,457	$ 6,457	$ 6,104	$ 353
Printing & Binding	$ 1,000	$ 750	$ 26	$ 724
Legal Advertising	$ 1,000	$ 750	$ 1,501	$ (751)
Other Current Charges	$ 300	$ 225	$ 451	$ (226)
Office Supplies	$ 319	$ 239	$ 1	$ 239
Dues, Licenses, & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Expenditures	**$ 42,780**	**$ 31,389**	**$ 28,340**	**$ 3,049**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,207)	
Fund Balance - Beginning	$ -		$ 17,040	
Fund Balance - Ending	$ -		$ 15,833	

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	$ 2,199	$ 6,593	$ 2,302	$ 1,578	$ -	$ -	$ -	$ 27,133
Total Revenues	**$ 7,658**	**$ 1,377**	**$ 2,329**	**$ 1,717**	**$ 1,381**	**$ 2,199**	**$ 6,593**	**$ 2,302**	**$ 1,578**	**$ -**	**$ -**	**$ -**	**$ 27,133**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 170	$ 340	$ 102	$ 719	$ 1,891	$ 925	$ -	$ 236	$ -	$ -	$ -	$ -	$ 4,382
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300	$ -	$ -	$ -	$ -	$ -	$ 3,300
Management Fees	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ 11,250
Information Technology	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ 945
Website Maintenance	$ 22	$ 22	$ 22	$ 22	$ 22	$ 22	$ 22	$ 22	$ 22	$ -	$ -	$ -	$ 197
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 1	$ 0	$ -	$ -	$ 4	$ 1	$ 2	$ 1	$ -	$ -	$ -	$ -	$ 9
Insurance	$ 6,104	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,104
Printing & Binding	$ 1	$ -	$ 2	$ -	$ -	$ -	$ 24	$ -	$ -	$ -	$ -	$ -	$ 26
Legal Advertising	$ -	$ 780	$ -	$ -	$ -	$ 201	$ -	$ -	$ 520	$ -	$ -	$ -	$ 1,501
Other Current Charges	$ 40	$ 40	$ 40	$ 40	$ 48	$ 98	$ 48	$ 48	$ 48	$ -	$ -	$ -	$ 451
Office Supplies	$ 0	$ 0	$ -	$ -	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses, & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Expenditures	**$ 7,868**	**$ 2,538**	**$ 1,520**	**$ 2,136**	**$ 3,319**	**$ 2,601**	**$ 4,751**	**$ 1,662**	**$ 1,944**	**$ -**	**$ -**	**$ -**	**$ 28,340**
Excess Revenues (Expenditures)	$ (210)	$ (1,160)	$ 808	$ (419)	$ (1,939)	$ (402)	$ 1,842	$ 640	$ (367)	$ -	$ -	$ -	$ (1,207)

SECTION 2

Founders Ridge
Community Development District

Funding Request #20
April 17, 2025

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2025
1	**Governmental Management Services - CF** Invoice # 225 - Management Fees - April 2025	$	1,402.71
2	**Grau and Associates** Invoice # 27188 - Audit FYE 09/30/24	$	3,300.00
3	**Kutak Rock LLP** Invoice # 3551456 - General Counsel - February 2025	$	1,890.50
	Total:	**$**	**6,593.21**

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 #: 225
Invoice Date: 4/1/25
Due Date: 4/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		1,250.00	1,250.00
Website Administration - April 2025		21.92	21.92
Information Technology - April 2025		105.00	105.00
Office Supplies		0.30	0.30
Postage		1.94	1.94
Copies		23.55	23.55

Total	$1,402.71
Payments/Credits	$0.00
Balance Due	$1,402.71

RECEIVED 4/10/25

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *27188*
Date *04/01/2025*

SERVICE		AMOUNT
Audit FYE 09/30/2024		$ 3,300.00
	Current Amount Due	$ 3,300.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,300.00	0.00	0.00	0.00	0.00	3,300.00

Payment due upon receipt.

RECEIVED 4/2/25

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 8, 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. 3551456
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. 3551456
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

02/05/25	T. Mackie	0.30	106.50	Review correspondence from Zebro and conference regarding same
02/07/25	T. Mackie	2.00	710.00	Discuss matters pertaining to client presentation with Sealy and Flint; conference with Zebro
02/08/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/12/25	T. Mackie	2.70	958.50	Attend meeting with landowner to discuss District matters; follow-up from meeting

TOTAL HOURS 5.30

TOTAL FOR SERVICES RENDERED $1,890.50

TOTAL CURRENT AMOUNT DUE $1,890.50

RECEIVED 4/8/25

Founders Ridge
Community Development District

Funding Request #21
May 22, 2025

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2025
1	**Governmental Management Services - CF** Invoice # 226 - Management Fees - May 2025	$	1,377.64
2	**Kutak Rock LLP** Invoice # 3563655 - General Counsel - March 2025	$	924.50
	Total:	**$**	**2,302.14**

Please make check payable to:

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

AP020D A/P TRANSACTIONS LISTING 5/22/25 12:57:10 PAGE 1
JMEREDITH 001 FOUNDERS RIDGE CDD-GENERAL

Vend# A#	Inv Date	----GENERAL LEDGER #------- FND-DPT-ACCT-SUBACT-SUBCLAS	PO#	INVOICE	PREPAID CHECK CHECK#	MODAYR	CSB RTC	DUE DATE	ACCTG YEAR-MO	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	
00001	050125	001-310-51300-34000		226		000000	HA	050125	2025-05	1250.00	.00	1250.00	226
MANAGEMENT FEES			MANAGEMENT FEES MAY 25										
00001	050125	001-310-51300-35200		226		000000	HA	050125	2025-05	21.92	.00	21.92	226
WEBSITE MAINTENANCE			WEBSITE ADMIN MAY 25										
00001	050125	001-310-51300-35100		226		000000	HA	050125	2025-05	105.00	.00	105.00	226
COMPUTER TIME			INFORMATION TECH MAY 25										
00001	050125	001-310-51300-51000		226		000000	HA	050125	2025-05	.03	.00	.03	226
OFFICE SUPPLIES			OFFICE SUPPLIES										
00001	050125	001-310-51300-42000		226		000000	HA	050125	2025-05	.69	.00	.69	226
POSTAGE			SUPPLIES										
					INVOICE TOT					1,377.64	.00	1,377.64	
CLAIM #		** TOTAL **	GOVERNMENTAL MANAGEMENT SERVICES-CF							1,377.64	.00	1,377.64	
00023	050525	001-310-51300-31500		3563655		000000	HA	050525	2025-03	924.50	.00	924.50	3563655
ATTORNEY FEES			GENERAL COUNSEL MAR 25										
CLAIM #		** TOTAL **	KUTAK ROCK LLP							924.50	.00	924.50	

0006 RECORDS 0002 INVOICES	TOTAL INVOICES	2,302.14	.00	2,302.14
	PREPAID CHECKS	.00	.00	.00
	VOID CHECKS	.00	.00	.00

on hold - Pending FR #21

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

Invoice

Invoice #: 226
Invoice Date: 5/1/25
Due Date: 5/1/25
Case:
P.O. Number:

Bill To:

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

RECEIVED
MAY 12 2025
By

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		1,250.00	1,250.00
Website Administration - May 2025		21.92	21.92
Information Technology - May 2025		105.00	105.00
Office Supplies		0.03	0.03
Postage		0.69	0.69

RECEIVED
MAY 12 2025
By

Total	$1,377.64
Payments/Credits	$0.00
Balance Due	$1,377.64

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

May 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. 3563655
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. 3563655
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

03/08/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
03/17/25	T. Mackie	0.20	71.00	Conference regarding meeting availability
03/19/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
03/24/25	T. Mackie	1.00	355.00	Review FY 23 audit and provide comments
03/27/25	T. Mackie	1.00	355.00	Prepare for and attend Board meeting by phone; follow-up from meeting
TOTAL HOURS		2.90		

RECEIVED
MAY 5 2025
By

TOTAL FOR SERVICES RENDERED		$924.50
TOTAL CURRENT AMOUNT DUE		$924.50
UNPAID INVOICES:		
March 5, 2025	Invoice No. 3535521	821.00 — Paid
April 8, 2025	Invoice No. 3551456	1,890.50 — FRH20
TOTAL DUE		$3,636.00

Founders Ridge
Community Development District

Funding Request #22
June 19, 2025

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2025
1	**Governmental Management Services - CF** Invoice # 227 - Management Fees - June 2025	$	1,376.92
2	**Orlando Sentinel** Invoice #114147603000- Legal Advertising	$	200.75
	Total:	**$**	**1,577.67**

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 #: 227
Invoice Date: 6/1/25
Due Date: 6/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees		1,250.00	1,250.00
Website Administration		21.92	21.92
Information Technology		105.00	105.00

RECEIVED
JUN 18 2025
By

Total	$1,376.92
Payments/Credits	$0.00
Balance Due	$1,376.92

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

Invoice & Summary

Billed Account Name:	FOUNDERS RIDGE CDD
Billed Account Number:	CU00120786
Invoice Number:	114147603000
Amount:	$200.75
Billing Period:	03/01/25 - 03/31/25
Due Date:	04/30/25

INVOICE/SUMMARY

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Current Activity				
03/19/25	OSC114147603	Classified Listings, Online FR_032725_BOS Notice 7785440				200.75
		Total Current Advertising				200.75

Total: $200.75

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
200.75	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period:	03/01/25 - 03/31/25
Billed Account Name:	FOUNDERS RIDGE CDD
Billed Account Number:	CU00120786
Invoice Number:	114147603000

Return Service Requested

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT
STACIE VANDERBILT
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

RECEIVED
JUN 19 2025
By

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

Order ID: 7785440

* Agency Commission not included

GROSS PRICE * : **$200.75**

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

Product(s): Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com_Legals

AdSize(s): 1 Column

Run Date(s): Wednesday, March 19, 2025

Zone: Full Run

Color Spec. B/W

Preview

NOTICE OF MEETING FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Founders Ridge Community Development District will be held on Thursday, March 27, 2025 at 11:00 AM, at the City of Minneola City Hall, 800 N. US Highway 27, Minneola, FL 34715. 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. This meeting 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, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. 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
Governmental Management Services – Central Florida, LLC
District Manager

7785440 3/19/2025

Orlando Sentinel
OrlandoSentinel.com

Printed: 6/10/2025 3:18:16 PM

Order ID: 7785440

* Agency Commission not included

GROSS PRICE * : **$200.75**

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at **http://tribpub.com/ad-io-terms** and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions" and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at **http://tribpub.com/ad-io-terms.** The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

FINANCIAL RELATED TERMS

Payments and Disputes

Payment: All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of $2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

No Set-Off

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

Taxes

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

Rate Changes & Postal Changes

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Founders Ridge
Community Development District

Funding Request #23
July 24, 2025

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2025
1	**Governmental Management Services - CF** Invoice # 228 - Management Fees - July 2025	$	1,405.72
2	**Kutak Rock LLP** Invoice # 3583248 - General Counsel - May 2025	$	236.00
3	**Orlando Sentinel** Invoice #119437490000 - Legal Advertising	$	519.51
	Total:	**$**	**2,161.23**

Please make check payable to:

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

#1

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

Invoice

Invoice #: 228
Invoice Date: 7/1/25
Due Date: 7/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees		1,250.00	1,250.00
Website Administration		21.92	21.92
Information Technology		105.00	105.00
Office Supplies		0.03	0.03
Postage		28.77	28.77

ENTERED

RECEIVED
JUL 10 2025
By

Total	$1,405.72
Payments/Credits	$0.00
Balance Due	$1,405.72

23

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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. 3583248
Client Matter No. 8023-1
Notification Email: eftgroup@kutakrock.com

June 24, 2025

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

Invoice No. 3583248
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

05/02/25	D. Wilbourn	0.50	92.50	Prepare fiscal year budget documents
05/10/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/14/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter update

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED $236.00

TOTAL CURRENT AMOUNT DUE $236.00

UNPAID INVOICES:

May 5, 2025 Invoice No. 3563655 924.50 Pd Chk # 346

TOTAL DUE $1,160.50

ENTERED

RECEIVED
JUN 27 2025
By

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

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

INVOICE/SUMMARY

Invoice & Summary

Billed Account Name:	Founder's Ridge Community Development District
Billed Account Number:	CU00120786
Invoice Number:	119437490000
Amount:	$519.51
Billing Period:	06/01/25 - 06/30/25
Due Date:	07/30/25

All past due amounts are payable immediately

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Current Activity				
06/06/25	OSC119437490	Classified Listings, Online FR_EngRFQ Notice 7824276				519.51
		Total Current Advertising				519.51

Total: 519.51

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
519.51	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period:	06/01/25 - 06/30/25
Billed Account Name:	Founder's Ridge Community Development District
Billed Account Number:	CU00120786
Invoice Number:	119437490000

Return Service Requested

Founder's Ridge Community Development District
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

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Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

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No Set-Off

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Taxes

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

Rate Changes & Postal Changes

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Orlando Sentinel
OrlandoSentinel.com

Printed: 7/15/2025 4:17:11 PM

Order ID: 7824276

* Agency Commission not included

GROSS PRICE * : **$519.51**

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

Order ID: 7824276

* Agency Commission not included

GROSS PRICE * : **$519.51**

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

Product(s): Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com_Legals

AdSize(s): 1 Column

Run Date(s): Friday, June 6, 2025

Zone: Full Run

Color Spec. B/W

Preview

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.

Order ID: 7824276

* Agency Commission not included

GROSS PRICE * : **$519.51**

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

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.

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

7824276 6/6/2025

Founders Ridge
Community Development District

Funding Request #24
August 29, 2025

Bill to: Founders Ridge Development, LLC

	Payee	General Fund FY2025	General Fund FY2026
1	**Governmental Management Services - CF** Invoice# 229 - Management Fees - August 2025	$ 1,377.82	
2	**City of Minneola** Board of Supervisors Meeting- 09/10/25	$ 50.00	
3	**Egis Insurance & Risk Advisors** Invoice# 28938- Renewal Policy 10/01/25 - 10/01/26		$ 6,470.00
	Total:	**$ 1,427.82**	**$ 6,470.00**

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 #: 229
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

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

H

Description	Hours/Qty	Rate	Amount
Management Fees		1,250.00	1,250.00
Website Administration		21.92	21.92
Information Technology		105.00	105.00
Office Supplies		0.06	0.06
Postage		0.84	0.84

RECEIVED
AUG 12 2025
By

ENTERED

Total	$1,377.82
Payments/Credits	$0.00
Balance Due	$1,377.82

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Founders Ridge CDD **DATE:** 8/20/25

PAYABLE TO: City of Minneola

AMOUNT REQUESTED: $50.00

REQUESTED BY: S. Vanderbilt

ACCOUNT #

DESCRIPTION OF NEED: Meeting Room reservation fee for 9/10/25 meeting.

APPROVED BY: George S. Flint

SIGNATURE:

Address: 800 N. U.S. Highway 27
Minneola, FL 34715

RECEIVED
AUG 25 2025
By

CITY OF MINNEOLA
800 N. US HIGHWAY 27
MINNEOLA, FL 34715
PHONE: 352-394-3598

MINNEOLA RECREATION DEPARTMENT

APPLICATION FOR USE OF FACILITIES

Date applied: 8/18/2025 Event date: 9/10/2025

Facility to be used: ☐Gym ☑Meeting Room ☐Council Chamber ☐Kitchen
Will Alcohol be served at function? (Circle one) Yes ☐ No ☑

Time use begins (open): 1:00 PM Ends: 3:00 PM

Purpose for facility use: Founders Ridge CDD Board of Supervisors meeting.

Person making application: Stacie Vanderbilt

Organization: Founders Ridge CDD

Address: 219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 x 101

Person in charge of event: George Flint Phone: 407-242-0501

Expected attendance: 8 people

Deposit Amount_____ ☐Check#_____ ☐Cash

Deposit refund address:_____

CITY OF MINNEOLA
800 N. US HIGHWAY 27
MINNEOLA, FL 34715
PHONE: 352-394-3598

MINNEOLA RECREATION DEPARTMENT

APPLICATION FOR USE OF FACILITIES

I (we) hereby agree that the City of Minneola, its officials and employees, will not be responsible for any damage or accidents or injury that may happen to the user or his (its) agents, servants, employees, or property from any agreement in use of properties of the City of Minneola, and said user hereby releases the City of Minneola from, and agrees to indemnify it against, any and all claims for such injuries.

If this application is approved the applicant will be subject to the use agreements, rules, and regulations attached hereto. A permit will be sent to the applicant upon approval; if denied the applicant will be so notified.

Signature: _____ Date: 8/18/2025

Address: 219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 x 101

Witness: _____ Date: _____

Witness: _____ Date: _____

CITY OF MINNEOLA
FACILITY RENTAL FEE CHARGES

*****Attach this sheet to Facilities Use Agreement*****

Date applied: 8/18/2025

Date of Event: 9/10/2025

Name/Organization Founders Ridge CDD

Fee Schedule:

Description	Cost	Amount Due
Gymnasium Rental	$240.00 for first 4 hours (Minneola Resident)	
Gymnasium Rental	$60.00 each additional hour (Minneola Resident)	
Gymnasium Rental	$300.00 for first 4 hours (Non – Resident)	
Gymnasium Rental	$75.00 each additional hour (Non – Resident)	
Meeting Room R-$25.00 / NR- $40.00 per hour		$50.00
Kitchen	$ 100.00 per event	
Sales Tax	7%	
Security Officer	$ 25.00 per hour	
	$ 10.00 Administrative Service Fee	
Total Amount Due		$50.00

Deposit Paid:

Date Paid _____ Ck No. _____ Amount _____

Fees paid:

Date Paid _____ Ck. No. _____ Amount _____

Deposit Refunded by City of Minneola:

Date Paid _____ Ck. No. _____ Amount _____

INVOICE

Egis Insurance & Risk Advisors

Customer	Founders Ridge Community Development District
Acct #	260
Date	08/25/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 6,470.00
Payment Amount	
Payment for:	Invoice#28938
100125799	

Thank You

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

Please detach and return with payment

Customer: Founders Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
28938	10/01/2025	Renew policy	Policy #100125799 10/01/2025-10/01/2026 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 8/25/2025	6,470.00

RECEIVED
AUG 27 2025
By

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 6,470.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date 08/25/2025

SECTION 3

www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 **P** 352-343-9734 **F** 352-343-3605 **E** Hays@lakevotes.gov

April 24, 2025

Stacie Vanderbilt, Recording Secretary
219 E. Livingston St.
Orlando FL 32801

Re: District Counts

The number of registered voters within the Founders Ridge Community Development District as of April 15, 2025 is **0**.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

RECEIVED
APR 28 2025
GMS-CF, LLC

SECTION 4

NOTICE OF MEETINGS
FOUNDERS RIDGE COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2026

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