Founders Ridge Community Development District

Agenda

August 27, 2026

AGENDA

Founders Ridge
Community Development District

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

August 20, 2026

Board of Supervisors
Founders Ridge Community
Development District

Dear Board Members:

The Board of Supervisors of the **Founders Ridge Community Development District** will meet **<u>Thursday, August 27, 2026</u> at 11:00 AM at the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, FL 34715**. Following is the advance agenda for the meeting:

Audit Committee Meeting

I. Roll Call
II. Public Comment Period
III. Approval of Minutes of the March 31, 2026 Meeting
IV. Tally of Audit Committee Members Rankings and Selection of an Auditor
  A. Berger, Toombs, Elam, Gaines & Frank
  B. DiBartolomeo, McBee, Hartley & Barnes, P.A.
  C. Grau & Associates
  D. Richie Tandoc, P.A.
V. Adjournment

Board of Supervisors Meeting

I. Roll Call
II. Public Comment Period
III. Approval of Minutes of the March 31, 2026 Meeting
IV. Review and Acceptance of Fiscal Year 2025 Audit Report
V. Consideration of Resolution 2026-03 Amending the Date of the Public Hearing to Adopt the Fiscal Year 2027 Budget
VI. Public Hearing
  A. Consideration of Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
VII. Consideration of Fiscal Year 2027 Budget Funding Agreement
VIII. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2026
IX. District Goals and Objectives
  A. Adoption of Fiscal Year 2027 Goals and Objectives
  B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form
X. Staff Reports
  A. Attorney
  B. Engineer
  C. District Manager's Report
    i. Balance Sheet and Income Statement

ii. Ratification of Funding Requests #31 - #35
iii. Presentation of Number of Registered Voters – 0
iv. Approval of Fiscal Year 2027 Meeting Schedule

XI. Other Business

XII. Supervisor's Requests

XIII. 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

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The Founders Ridge Community Development District Audit Committee met Tuesday, March 31, 2026 at 11:19 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida.

Present were:

Aaron Blake, Chairman
Joe Zagame
Darby Shield
George Flint
Tucker Macki *by telephone*
Robert Zebro

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 **Audit Services**

A. Approval of Request for Proposals and Selection of Criteria

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Request for Proposals and selection criteria to include price, were approved.

B. Approval of Notice of Request for Proposals for Audit Services

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Notice of the Request for Proposals for Audit Services, was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint stated this is the announcement of the opportunity to any qualified firms to respond to the RFP for audit services.

FOURTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the meeting adjourned.

______________________________	______________________________
Attest	Chairman

SECTION IV

Founders Ridge CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Berger, Toombs, Elam, Gaines & Frank					2026 - $3,450 2027 - $3,450 2028 - $3,600 2029 - $3,700 2030 - $3,700		
DiBartolomeo, McBee & Barnes, P.A.					2026 - $2,850 2027 - $2,950 2028 - $3,150 *2029 - $3,300 *2030 - $3,500		
Grau & Associates					2026 - $3,000 2027 - $3,100 2028 - $3,200 2029 - $3,300 2030 - $3,400		
Richie Tandoc, P.A.					2026 - $2,700 2027 - $2,700 2028 - $2,800 2029 - $2,800 2030 - $2,900		

***2028 duplicated/2030 not listed**

BOARD OF SUPERVISORS MEETING

MINUTES

MINUTES OF MEETING
FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Founders Ridge Community Development District was held Tuesday, March 31, 2026 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*
Robert Zebro	Developer's Counsel

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 **Approval of the Minutes of the September 25, 2025 Meeting**

> On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the minutes of the September 25, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Professional Engineer Services Agreement with Clyde, Farmer & Barley, Inc.**

Mr. Flint stated we issued an RFQ, you selected this firm as the District Engineer and we are bringing the agreement back for approval. It is structured on a work authorization hourly basis so if there is nothing going on there is no cost related to it.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Engineering Services Agreement with Clyde, Farmer & Barley, Inc. was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. Flint stated Resolution 2026-01 approves the proposed Fiscal Year 2027 budget and sets the time, date and place for the public hearing for its final adoption. The budget adoption process is a two-step process; in the spring you approve a proposed budget that is not binding on the Board and set the public hearing for its adoption. We are suggesting June 30, 2026 at 11 a.m. in this location for the public hearing. The proposed budget is attached as Exhibit A and is identical to the current year.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Authorizing District Staff to File a Petition with the City of Minneola, Florida Requesting Amendment to the District's Boundaries**

Mr. Flint stated Resolution 2026-02 is related to filing a petition to amend the boundaries of the District.

Ms. Mackie stated included in the agenda package is Resolution 2026-02, which authorizes District staff to proceed with filing of a boundary amendment petition with the City of Minneola that would provide for a contraction of approximately 25 acres. In the package there is a graphic representation of the area that is proposed to be contracted and the request is coming from the landowner to remove this property from the District. In that exhibit it is approximately 25 acres, we will be relying upon when filing for the petition a survey, but the survey resulted in an estimate that it is approximately 25 acres. The process by which the District will file for a petition is straight forward. There are a couple of documents that we will need to prepare to finalize that petition prior to filing including a statement of estimated regulatory costs to be provided by your District Manager. Following the petition to the City of Minneola the typical process is for staff to review that petition then ultimately will be set for action by the City

Council itself and the boundary amendment will be finalized by an adoption of an amending ordinance by the Council. This is made more simplified by the fact that we have not levied any assessments on the property, maintenance related or debt service related. It is a developer funded budget so the process should be fairly smooth and straightforward.

Mr. Blake asked were you able to get in touch with anyone in the City to confirm the process?

Ms. Mackie stated my hope today is following action by the Board we are ready to file the petition and can talk to the City about the timing. I think I did you send you our estimated timing for when the boundary amendment would proceed but I was able to confirm by our experience within the City of Minneola.

Mr. Blake stated I guess my real question is did you figure out if we have to go through P&Z or if we can go straight to City Council hearing?

Ms. Mackie stated straight to city council was our confirmation.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2026-02 Authorizing District Staff to File a Petition with the City of Minneola, Florida Requesting Amendment to the District's Boundaries, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Boundary Amendment Funding Agreement with Founders Ridge Development, LLC and Founders Ridge Development II, LLC**

Mr. Flint stated to fund the boundary amendment process Tucker has prepared a Developer Funding Agreement with the two landowners within the District. Any costs associated with the boundary amendment would be funded through funding requests to the developer.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the boundary amendment funding agreement with Founders Ridge Development, LLC and Founders Ridge Development II, LLC was approved.

EIGHTH ORDER OF BUSINESS **Appointment of Audit Committee and Chairperson**

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Board Members were appointed to sit as the Audit Committee and Mr. Blake was appointed as Chair.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Blake stated we are doing this boundary reduction and I'm assuming all the normal costs would be the same. Is the price tag or anything about this process affected by the size of the boundary reduction?

Ms. Mackie stated no because the documentation is pretty much the same if we are talking straightforward boundary contraction where we are removing property from the District. The sole cost is the compilation of the petition, a filing fee and the time that it may take to educate staff and present at a City Council meeting so on the latter we may realize some efficiencies. The City of Minneola as far as the District is concerned hasn't been involved and may need to be a little more educated on this first one and may have some economies of scale on that back and forth for future boundary amendments because they will be more familiar with it at that point in time.

Mr. Blake stated I want to clarify, when we spoke last you said there was two thresholds and once we hit these two thresholds then there could potentially be members from the CDD that get on the Board and I thought the first threshold was 6 years and the second threshold was 250 voting members and once we hit both of those then that would be the first point in time when a member from the public could be on the Board and gain control of the Board. Is that correct?

Ms. Mackie stated that has nothing to do with the boundary amendment process but the Board composition has two triggers, and both are required, Founders Ridge has been in existence six years and once we reach 250 qualified electors within the District boundaries we begin to transition the five seats, two at a time every two years. Then, every two years instead of the District running a landowner's election, once you trigger the qualified elector elections, those are run by the Supervisor or Elections of the county and will take place on even years in November at the same time, place and location of the elections.

Mr. Blake stated realistically 2028 we are going to vote ourselves back one more time and 2030 there will probably be two electors coming in and 2032 is potentially when we lose control.

Ms. Mackie stated yes. George gets the report in the spring from the Supervisor of Elections as to the number of registered voters.

Mr. Flint stated if this April 15th we had 250 registered voters it wouldn't be until 2028. We would have to have 250 registered voters in 2029 to transition two seats in 2030.

B. Manager

i. Balance Sheet and Income Statement

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

ii. Ratification of Funding Requests 25-30

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Funding Requests #25 - #30 were ratified.

iii. Designation of November 18, 2026 as Landowner's Meeting Date

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor November 18, 2026 was designated as the Landowner's meeting date.

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 11:19 a.m.

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Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

**FOUNDER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA

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Grau & Associates
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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, 2025, 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, 2025, 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 April 20, 2026, 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.

April 20, 2026

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, 2025. 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 $8,908.

- The change in the District's total net position in comparison with the prior fiscal year was ($8,132), a decrease. 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, 2025, the District's governmental funds reported combined ending fund balances of $8,908, a decrease of ($8,132) in comparison with the prior fiscal year. The total fund balance 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 fund 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 fund. 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,

	2025	2024
Assets, excluding capital assets	$ 20,897	$ 19,729
Total assets	20,897	19,729
Liabilities, excluding long-term liabilities	11,989	2,689
Total liabilities	11,989	2,689
Net Position		
Unrestricted	8,908	17,040
Total net position	$ 8,908	$ 17,040

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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,

	2025	2024
Revenues:		
Program revenues		
Operating grants and contributions	$ 27,290	$ 35,434
Total revenues	27,290	35,434
Expenses:		
General government	35,422	29,857
Total expenses	35,422	29,857
Change in net position	(8,132)	5,577
Net position - beginning	17,040	11,463
Net position - ending	$ 8,908	$ 17,040

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $35,422. The costs of the District's activities were funded by Developer contributions. The increase in current fiscal year expenses is primarily the result of an increase in professional services.

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, 2025.

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, 2025

	Governmental Activities
ASSETS	
Cash	$ 16,798
Due from Developer	4,099
Total assets	20,897
LIABILITIES	
Accounts payable	5,519
Unearned revenue	6,470
Total liabilities	11,989
NET POSITION	
Unrestricted	8,908
Total net position	$ 8,908

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, 2025

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	$ 35,422	$ 27,290	$ (8,132)
Total governmental activities	35,422	27,290	(8,132)
Change in net position			(8,132)
Net position - beginning			17,040
Net position - ending			$ 8,908

See notes to the financial statements

FOUNDER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Fund	Total
		Governmental
	General	Funds
ASSETS		
Cash	$ 16,798	$ 16,798
Due from Developer	4,099	4,099
Total assets	$ 20,897	$ 20,897
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$ 5,519	$ 5,519
Unearned revenue	6,470	6,470
Total liabilities	11,989	11,989
Fund balances:		
Unassigned	8,908	8,908
Total fund balances	8,908	8,908
Total liabilities and fund balances	$ 20,897	$ 20,897

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, 2025

	Major Fund	Total
	General	Governmental Funds
REVENUES		
Developer contributions	$ 27,290	$ 27,290
Total revenues	27,290	27,290
EXPENDITURES		
Current:		
General government	35,422	35,422
Total expenditures	35,422	35,422
Excess (deficiency) of revenues over (under) expenditures	(8,132)	(8,132)
Fund balances - beginning	17,040	17,040
Fund balances - ending	$ 8,908	$ 8,908

See notes to the 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, 2025, 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 are 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.

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 nonspendable 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 is 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 $27,290, which includes a receivable of $4,099 as of September 30, 2025.

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, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	$ 42,780	$ 27,290	$ (15,490)
Total revenues	42,780	27,290	(15,490)
EXPENDITURES			
Current:			
General government	42,780	35,422	7,358
Total expenditures	42,780	35,422	7,358
Excess (deficiency) of revenues over (under) expenditures	$ -	(8,132)	$ (8,132)
Fund balance - beginning		17,040	
Fund balance - ending		$ 8,908	

See notes to required supplementary information

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, 2025.

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, 2025
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.	0
Employee compensation	$0
Independent contractor compensation	$35,422
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

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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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, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 20, 2026.

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.

April 20, 2026

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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, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the 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, 2025.

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.

April 20, 2026

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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, 2025, and have issued our report thereon dated April 20, 2026.

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 April 20, 2026, 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.

April 20, 2026

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, 2024.

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, 2025.

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, 2025.

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, 2025. 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 V

RESOLUTION 2026-03

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 2027 AND AMENDING RESOLUTION 2026-01 TO SET THE PUBLIC HEARING THEREON FOR AUGUST 27, 2026 AT 11:00 AM 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 2027; and

WHEREAS, the Board of Supervisors considered said proposed budget and approved resolution **2026-01** approving the budget for the District and set the hearing thereon for **June 30, 3036 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 **August 27, 2026 at 11:00 AM 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 **2026-01** is hereby amended to change the date of the public hearing on the adoption of the proposed Fiscal Year 2027 operating budget to:

Date: **August 27, 2026**
Hour: **11:00 AM**
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 2027 are hereby ratified.

Adopted this 27th **day of August, 2026**.

ATTEST:

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:______________________________
Its:______________________________

SECTION VI

SECTION A

RESOLUTION 2026-04
[FY 2027 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, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Founders Ridge Community Development District (**"District"**) prior to June 15, 2026, 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, 2027."

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 2027, 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 2027 or within 60 days following the end of the FY 2027 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 27TH DAY OF AUGUST 2026.

ATTEST:

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Founders Ridge

Community Development District

Proposed Budget

FY 2027

Table of Contents

Founders Ridge

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Developer Contributions	$ 44,093	$ 23,640	$ 12,608	$ 36,248	$ 44,740
Interest	$ -	$ 111	$ 63	$ 174	$ -
Total Revenues	**$ 44,093**	**$ 23,751**	**$ 12,672**	**$ 36,423**	**$ 44,740**
Expenditures					
General & Administrative					
Supervisors Fees	$ 4,000	$ -	$ -	$ -	$ 4,000
FICA Expense	$ 306	$ -	$ -	$ -	$ 306
Engineering	$ 2,000	$ -	$ 667	$ 667	$ 2,000
Attorney	$ 6,000	$ 4,232	$ 1,768	$ 6,000	$ 6,000
Annual Audit	$ 3,500	$ 3,400	$ -	$ 3,400	$ 3,500
Management Fees	$ 15,000	$ 10,000	$ 5,000	$ 15,000	$ 15,000
Information Technology	$ 1,260	$ 840	$ 420	$ 1,260	$ 1,260
Website Maintenance	$ 263	$ 175	$ 88	$ 263	$ 263
Telephone	$ 200	$ -	$ 67	$ 67	$ 200
Postage	$ 1,000	$ 12	$ 200	$ 212	$ 1,000
Insurance	$ 6,470	$ 6,470	$ -	$ 6,470	$ 7,117
Printing & Binding	$ 1,000	$ 2	$ 200	$ 202	$ 1,000
Legal Advertising	$ 2,000	$ 503	$ 1,497	$ 2,000	$ 2,000
Other Current Charges	$ 600	$ 578	$ 22	$ 600	$ 600
Office Supplies	$ 319	$ 1	$ 106	$ 107	$ 319
Dues, Licenses, & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Expenditures	**$ 44,093**	**$ 26,388**	**$ 10,034**	**$ 36,423**	**$ 44,740**
Excess Revenues/(Expenditures)	$ -	$ (2,638)	$ 2,638	$ -	$ -

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 VIII

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 FUNDING AGREEMENT

This Fiscal Year 2026/2027 Funding Agreement ("**Agreement**") is made and entered into this __ day of _________________, 2026, 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, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027 Budget"**); and

WHEREAS, this Fiscal Year 2026/2027 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 2026/2027 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 2026/2027 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 2026/2027 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 2026/2027 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:

____
Secretary/Assistant Secretary

Founders Ridge Community Development District

____
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 2026/2027 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 2026/2027 BUDGET

SECTION IX

SECTION A

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

October 1, 2026 – September 30, 2027

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 15th and final budget was adopted by September 30th each year.
Measurement: Proposed budget was approved by the Board before June 15th and final budget was adopted by September 30th 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, 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 X

SECTION C

SECTION 1

Founders Ridge

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Founders Ridge

Community Development District

Combined Balance Sheet

May 31, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	10,272
Due from Developer	$	1,381
Total Assets	**$**	**11,653**
Liabilities:		
Accounts Payable	$	5,382
Total Liabilites	**$**	**5,382**
Fund Balance:		
Unassigned	$	6,270
Total Fund Balances	**$**	**6,270**
Total Liabilities & Fund Balance	$	11,653

Founders Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Developer Contributions	$ 44,093	$ 23,640	$ 23,640	$ -
Interest	$ -	$ -	$ 111	$ 111
Total Revenues	**$ 44,093**	**$ 23,640**	**$ 23,751**	**$ 111**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 4,000	$ 2,667	$ -	$ 2,667
FICA Expenditures	$ 306	$ 204	$ -	$ 204
Engineering	$ 2,000	$ 1,333	$ -	$ 1,333
Attorney	$ 6,000	$ 4,000	$ 4,232	$ (232)
Annual Audit	$ 3,500	$ 3,500	$ 3,400	$ 100
Management Fees	$ 15,000	$ 10,000	$ 10,000	$ -
Information Technology	$ 1,260	$ 840	$ 840	$ -
Website Maintenance	$ 263	$ 175	$ 175	$ (0)
Telephone	$ 200	$ 133	$ -	$ 133
Postage	$ 1,000	$ 667	$ 12	$ 655
Insurance	$ 6,470	$ 6,470	$ 6,470	$ -
Printing & Binding	$ 1,000	$ 667	$ 2	$ 665
Legal Advertising	$ 2,000	$ 1,333	$ 503	$ 830
Other Current Charges	$ 600	$ 400	$ 578	$ (178)
Office Supplies	$ 319	$ 213	$ 1	$ 212
Dues, Licenses, & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Expenditures	**$ 44,093**	**$ 32,777**	**$ 26,388**	**$ 6,389**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (2,638)	
Fund Balance - Beginning	$ -		$ 8,908	
Fund Balance - Ending	$ -		$ 6,270	

Founders Ridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ 8,209	$ 2,849	$ 4,777	$ 1,379	$ 1,379	$ 2,111	$ -	$ 2,935	$ -	$ -	$ -	$ -	$ 23,640
Interest	$ -	$ -	$ 0	$ 16	$ 23	$ 24	$ 24	$ 24	$ -	$ -	$ -	$ -	$ 111
Total Revenues	**$ 8,209**	**$ 2,849**	**$ 4,777**	**$ 1,395**	**$ 1,402**	**$ 2,135**	**$ 24**	**$ 2,959**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,751**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ 734	$ -	$ 3,498	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,232
Annual Audit	$ -	$ -	$ 3,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,400
Management Fees	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ 10,000
Information Technology	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ -	$ 840
Website Maintenance	$ 22	$ 22	$ 22	$ 22	$ 22	$ 22	$ 22	$ 22	$ -	$ -	$ -	$ -	$ 175
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 1	$ 2	$ -	$ 2	$ 2	$ -	$ -	$ 4	$ -	$ -	$ -	$ -	$ 12
Insurance	$ 6,470	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,470
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 2	$ -	$ -	$ -	$ -	$ -	$ 2
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ 267	$ -	$ 237	$ -	$ -	$ -	$ -	$ 503
Other Current Charges	$ 54	$ 53	$ 56	$ 44	$ 49	$ 223	$ 49	$ 49	$ -	$ -	$ -	$ -	$ 578
Office Supplies	$ 0	$ 0	$ -	$ 0	$ 0	$ -	$ -	$ 0	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses, & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Expenditures	**$ 8,078**	**$ 1,433**	**$ 4,833**	**$ 2,158**	**$ 1,428**	**$ 5,365**	**$ 1,428**	**$ 1,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,388**
Excess Revenues (Expenditures)	$ 132	$ 1,416	$ (56)	$ (762)	$ (26)	$ (3,230)	$ (1,404)	$ 1,292	$ -	$ -	$ -	$ -	$ (2,638)

SECTION 2

Founders Ridge
Community Development District

Funding Request #31
March 12, 2026

Bill to: Founders Ridge Development, LLC

	Payee	General Fund FY2026
1	**Governmental Management Services** Inv#236- Management Fees- March 2026	$ 1,376.92
	Total:	**$ 1,376.92**

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 #: 236
Invoice Date: 3/1/26
Due Date: 3/1/26
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

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

Founders Ridge
Community Development District

Funding Request #32
March 24, 2026

Bill to: Founders Ridge Development, LLC

	Payee	General Fund FY2026
1	**Kutak Rock LLP** Inv#3715333- General Counsel- December 2025 & January 2026	$ 734.00
	Total:	**$ 734.00**

Please make check payable to:

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

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

March 12, 2026

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. 3715333
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. 3715333
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

12/03/25	T. Mackie	0.20	71.00	Provide response to auditor request
12/04/25	J. Gillis	0.40	74.00	Coordinate response to auditor letter
12/22/25	T. Mackie	0.20	71.00	Review correspondence from District manager
01/05/26	T. Mackie	0.90	333.00	Review FY 25 audit and conference with district manager regarding same
01/27/26	T. Mackie	0.30	111.00	Conference with Sealy, Flint and Zebro
01/30/26	T. Mackie	0.20	74.00	Review correspondence from Zebro

TOTAL HOURS 2.20

TOTAL FOR SERVICES RENDERED $734.00

TOTAL CURRENT AMOUNT DUE $734.00

Founders Ridge
Community Development District

Funding Request #33
May 7, 2026

Bill to: Founders Ridge Development, LLC

	Payee	General Fund FY2026
1	**City of Minneola** Inv#03242026- Meeting Room Rental/BOS Meeting 03/31 & 06/30/26	$ 175.00
2	**Governmental Management Services** Inv#237- Management Fees- April 2026	$ 1,379.02
	Total:	**$ 1,554.02**

Please make check payable to:

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Founders Ridge CDD **DATE:** 3/24/2026

PAYABLE TO: City of Minneola

AMOUNT REQUESTED: $175.00

REQUESTED BY: S. Vanderbilt

ACCOUNT #

DESCRIPTION OF NEED: Meeting room rental fee for 3/31 & 6/30 meetings

APPROVED BY: George S. Flint

SIGNATURE: [signature]

CITY OF MINNEOLA

Recreation Department

FACILITY RENTAL

SCHEDULE OF FEES

Date applied: 3-20-26

Date of Event: 3-31 + 6/30/26

Name / Organization: Founders Ridge CDD

Fee Schedule:

Description	Cost	Amount Due
Gymnasium Rental	$240.00 – *4-hour minimum* (Minneola Resident)	
Gymnasium Rental	$300.00 – *4-hour minimum* (Non-Resident)	
Council Chambers	$240.00 – *4-hour minimum* (Minneola Resident)	
Council Chambers	$300.00 – *4-hour minimum* (Non-Resident)	
Meeting Room	$25.00 per Hour (Minneola Resident)	$175.00
	$40.00 per Hour (Non-Resident)	
Kitchen	$100.00 per Event	
Staff	*Staff fees are determined at the time of reservation, calculated at cost, and may vary based on several factors.*	
Security Officer*	$27.81 per Hour	
**For Events Including Alcohol*	$10.00 Administrative Service Fee	

Total Amount Due $175.00

Deposit Paid: ($200) / ($400 for Event w/ Alcohol)

Date Paid: ______ Ck No.: ______ Amount: ______

Fees Paid:

Date Paid: ______ Ck No.: ______ Amount: ______

Deposit Refunded by City of Minneola: Amount: ______ Date: ______

CITY OF MINNEOLA

Recreation Department

FACILITY RENTAL

APPLICATION FOR USE OF FACILITIES

Date Applied: 3-20-26 Event Date: 3/31 & 6/30/26

Facility to be Used: ☐ Gym ☑ Meeting Room ☐ Council Chamber ☐ Kitchen

Will Alcohol be Served at the Function? ☐ Yes ☑ No

Begin Time: 10:30 am End Time: 2pm

Purpose for Facility Use: 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 x101

Person in Charge of Event: George Flint Phone: 407-841-5524 x103

Expected Attendance: 10

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]

Signature

3/23/26

Date

Stacie M. Vanderbilt

Printed Name

THIS AGREEMENT WAIVES LEGAL RIGHTS
PLEASE CONSULT AN ATTORNEY IF YOU HAVE ANY QUESTIONS

In consideration of the allowance of my use of the City of Minneola's recreational facility known as Meeting Room (hereinafter referred to as the "Facility") or participation in the City of Minneola's ______________ program (hereinafter referred to as the "Program") or both, and for other good and valuable consideration, receipt of which is hereby acknowledged, I both for myself, my party, and for my heirs, executors, personal representatives, administrators, and assigns, release and forever discharge the City of Minneola, and it's officials, employees, agents, representatives, successors and assigns of all liabilities, claims, actions, damages, costs or expenses, including attorney's fees, which I may have against them arising out of or in any way connected with my use of the Facility or participation in the Program, including but not limited to, travel and transportation to or from any event or activity connected therewith, and including personal or bodily injuries, wrongful death or property damage which may be suffered by me or others before, during, or after my use of the Facility or participation in the Program. In further consideration of the acceptance of my application for use of the Facility or inclusion in the Program, and for other good and valuable consideration, receipt is hereby acknowledged, I , both for myself, my party or group, my heirs, executors, personal representatives, administrators, and assigns, agree to indemnify and hold harmless the City of Minneola, it's officials, employees, agents, representatives, successors and assigns for all liabilities, claims, actions, damages, costs or expenses, including attorney's fees, assessed against them arising out of or in any way connected with my use of the Facility or participation in the Program, including travel and transportation to or from any event or activity connected therewith and the operation of any equipment necessary for participation in the event or activity, and including personal or bodily injuries, wrongful death or property damage which may be suffered by me or others before, during or after my use of the Facility or participation in the Program. I understand that this release, waiver, and indemnification includes, but is not limited to, any claims based on gross negligence, negligence, action or inaction on any of the above parties, and includes, but is not limited to, personal injury, bodily injury, wrongful death and property damage. I further understand that this release waiver and indemnification is intended to be as broad and inclusive as permitted by the laws of the State of Florida.

THE UNDERSIGNED HAS READ AND VOLUNTARILY SIGNS THIS RELEASE, WAIVER AND INDEMNIFICATION OF LIABILITY, and further agrees that no oral representations, statements or inducements, apart from foregoing written agreement, have been made.

[signature]
Signature of Participant

219 E. Livingston Street,
Street Address

Stacie N. Vanderbilt
Print Name

Orlando, FL 32801
City, State, & ZIP

____
Phone Number

CITY OF MINNEOLA

Recreation Department

FACILITY RENTAL

RULES AND REGULATIONS

Please read and return the last page, signed, with the completed application and deposit.

RENTAL FEES

All fee balances are due two (2) weeks prior to the event. Failure to remit full payment 2 weeks (14 days) prior to the event will result in cancellation of the rental agreement. The security deposit will not be refunded unless City is notified 14 days prior to event cancellation.

Gymnasium:

Minneola Resident	$240.00 for first 4 hrs. (minimum)	$60.00 each additional hour
Non – Resident	$300.00 for first 4 hrs. (minimum)	$75.00 each additional hour

Meeting Room:

Minneola Resident	$25.00 per hour
Non – Resident	$40.00 per hour

Kitchen:

$100.00 flat fee per event

Council Chambers:

Minneola Resident	$240.00 for first 4 hrs. (minimum)	$60.00 each additional hour
Non – Resident	$300.00 for first 4 hrs. (minimum)	$75.00 each additional hour

***NOTE:** Council Chamber may only be rented under special circumstances with written approval from the City Manager.*

Sales Tax: 3% on all rentals.

Other Facility Fees

Security Officer*: $ 27.81/per hour

$10.00 (flat rate) administrative service fee. – This is only an estimate. Staff will advise you of actual cost once the reservation is made and security services are scheduled.

*Mandatory for any alcohol function. Please see "Functions Serving Alcohol" section for more details.

Note:

Renter is responsible for set-up & break down. Please allow enough time to accomplish this when determining hours of rental.

Tables & Chairs are available for use.
(Approximately 40 tables and 200 chairs)

RENTAL HOURS:

Monday through Saturday, closed on Sundays. Certain dates, times, and holidays are not available. Please check with the Recreation Coordinator for availability.

Rental Hours are 8:00 am to 10:00 p.m. This includes set up and clean up time.

Any time past the hour you have paid for will be deducted from your deposit.

MAXIMUM OCCUPANCY CAPACITY, not to exceed the following:

Gymnasium:	300 individuals
Meeting Room:	30 individuals

SECURITY / DAMAGE DEPOSIT:

This deposit is due at the time of booking.

Gymnasium:	$200.00
Gymnasium (with alcohol):	$400.00
Meeting Room:	$50.00

Refund of deposit is dependent upon an inspection of facility by City Staff after the event to ensure that facility has been cleaned, is damage free and restored to prior-rental condition.

Deposit refunds will be issued within 3 weeks of event.

CANCELLATIONS AND RESCHEDULING

All rental reservations for which City staff has received all required documents and information, including, but not limited to, deposits, insurance, and applications, pursuant to the policies contained herein shall not be rescheduled or canceled by City staff barring an emergency not within City's reasonable control.

However, if the renter is not present for or does not cancel a scheduled meeting with 24-hour notice, the security deposit will be forfeited to the city and a new deposit will be required before another room rental is allowed.

FUNCTIONS SERVING ALCOHOL:

All Alcohol Functions will require a security officer present at the event. The officer will be provided and scheduled by the city. This expense is to be paid by Renter and the cost will be included in the rental fee. Alcohol events shall be approved by the City Manager or designee.

Allow yourself time to gain this approval prior to booking the facility for an event.

No alcohol will be allowed during youth-oriented events such as youth birthday parties, Sweet 16, quinceañera, etc.

Host Liquor Liability Insurance

The City Manager or Designee reserves the right to require Liability/Host Liquor Liability Insurance for any non-alcohol function at a city facility. However, Liability/Host Liquor Liability Insurance listing the City of Minneola as an additional insured party shall be required for any and all alcohol functions at a City facility, and if such insurance is required, renters shall provide the Certificate of Insurance to City at least forty- eight (48) hours prior to the event.

Alcohol Function Requirements

Liability/Host Liquor Liability Insurance in the amount of $1,000,000.00 is required.

NO alcohol allowed outside of building.

NO glass containers allowed outside of building.

DECORATING:

Table Availability: 72" (6 ft.) long x 29" (approx. 2 ½ ft.) wide (rectangular)

Tablecloths are required - not provided by city.

Decorations are allowed on the tables and floor only.

Only floating candles are allowed.

Helium balloons are not allowed.

No rice or sand allowed.

No confetti allowed inside or outside the building.

No tape or labels allowed on furniture or appliances.

Smoke or fog machines are not permitted.

Hay is not allowed.

Bubbles and birdseed outside the building are permitted. NO Rice allowed.

No glass containers or bottles allowed outside of building.

No furnishings may be used or moved without permission of the City of Minneola.

All rental equipment brought must be removed from the premises immediately following the event unless other arrangements have been made with Recreation Director or City Manager.

KITCHEN FACILITIES:

The following equipment is available in the kitchen:

- Gas Stove/Oven
- Ice Machine
- Refrigerator
- Microwave
- Freezer
- Microwave must be cleaned after use
- All kitchen surfaces/appliances must be cleaned after use
- Garbage Cans
- Coffee Urns should be used for serving.
- City kitchen facilities do not have kitchen utensils, cooking pots, serving pieces, dishes, silverware, or glassware

OPENING AND CLOSING FACILITY:

Staff fees are determined at the time of reservation, calculated at cost, and may vary based on several factors.

Staff will meet you at opening time and be available during function Staff will lock up at conclusion of event

Staff may be reached by pager or cell phone. Please ask staff member for this information.

CHAPERONES:

Chaperones are required for all youth functions. One chaperone will be required for every 25 youths attending. Submission of the chaperone list is required two weeks prior to the event when rental fees are due.

Function must be completed including clean up no later than 10:00 p.m.

Serving / drinking alcoholic beverages during any youth chaperoned events is prohibited.

All minors are required to stay inside the building. Chaperones are charged with the responsibility to ensure that minors are not in parking lots or outside of the building.

A security officer may be required depending on type / size of event. This will be determined by the Recreation Director or City Manager.

CLEAN UP:

Must be completed by function end time.

All unwanted food must be removed by function end; all decoration items must be removed unless special arrangements have been made.

Any unwanted decorations or food must be placed in trash cans City staff will assist taking filled trash bags to dumpster.

User and/or caterer should clean up kitchen and main room including food spills Accidental major spill should be reported to the staff member on duty.

Bathrooms/Restrooms used must be left clean, trash cans emptied, and water faucets should be checked for turn-off.

Complete carelessness, disregard or abuse of facility will result in a forfeit of the security deposit and additional fees will be billed.

ALL FEES, INCLUDING FINAL PAYMENT AND OTHER REQUESTED INFORMATION ARE DUE 2 WEEKS PRIOR TO THE EVENT OR THE EVENT WILL BE CANCELLED.

☑ **I have received the Facilities and Recreation Department Rental Information and understand what is expected when renting the use of a facility from the City of Minneola.**

Signature	Printed Name	Date
[signature]	Stacie M. Vanderbilt	3/23/26

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

Invoice

Invoice #: 237
Invoice Date: 4/1/26
Due Date: 4/1/26
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
Copies		2.10	2.10

Total	$1,379.02
Payments/Credits	$0.00
Balance Due	$1,379.02

Founders Ridge
Community Development District

Funding Request #34
May 28, 2026

Bill to: Founders Ridge Development, LLC

	Payee	General Fund FY2026
1	**Governmental Management Services** Inv#238- Management Fees- May 2026	$ 1,381.02
	Total:	**$ 1,381.02**

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 #:	238
Invoice Date:	5/1/26
Due Date:	5/1/26
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		0.30	0.30
Postage		3.80	3.80

Total	$1,381.02
Payments/Credits	$0.00
Balance Due	$1,381.02

Founders Ridge
Community Development District

Funding Request #35
June 11, 2026

Bill to: Founders Ridge Development, LLC

	Payee		General Fund FY2026
1	**Kutak Rock LLP**		
	Inv#3758778- General Counsel- February 2026 & March 2026	$	1,244.00
	Inv#3758780- General Counsel- February 2026 & March 2026	$	2,254.00
2	**Orlando Sentinel**		
	Invoice# OSA34660 - Legal Advertising	$	266.71
	Invoice# OSA58594 - Legal Advertising	$	236.62
		Total: $	**4,001.33**

Please make check payable to:

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

KUTAK ROCK LLP

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

Federal ID 47-0597598

June 3, 2026

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. 3758778
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. 3758778
8023-1

Re: Founders Ridge CDD - General Counsel

For Professional Legal Services Rendered

02/20/26	T. Mackie	0.20	74.00	Conference with Zebro
03/09/26	D. Wilbourn	0.30	60.00	Update and revise funding agreements
03/21/26	T. Mackie	0.30	111.00	Conference regarding board meeting
03/24/26	T. Mackie	0.50	185.00	Review draft agenda and provide comments
03/25/26	T. Mackie	0.20	74.00	Review correspondence from Vanderbilt
03/30/26	T. Mackie	0.90	333.00	Review agenda package and prepare for Board meeting
03/31/26	T. Mackie	1.10	407.00	Prepare for and attend Board meeting by phone; follow-up from meeting

TOTAL HOURS 3.50

RECEIVED
JUN 9 ...
By ____

TOTAL FOR SERVICES RENDERED	$1,244.00
TOTAL CURRENT AMOUNT DUE	$1,244.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

June 3, 2026

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. 3758780
Client Matter No. 8023-3
Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Founders Ridge CDD
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

RECEIVED
JUN 9
By______

Invoice No. 3758780
8023-3

Re: Boundary Amendment

For Professional Legal Services Rendered

02/25/26	T. Mackie	2.30	851.00	Conference with landowner representatives regarding boundary amendment and prepare documents pertaining to same
02/25/26	D. Wilbourn	1.00	200.00	Prepare boundary amendment approving resolution; prepare draft petition for boundary amendment
03/25/26	T. Mackie	0.80	296.00	Review correspondence from Blake and conference regarding same
03/26/26	T. Mackie	0.50	185.00	Conference with Blake and revise Petition; conference with Vanderbilt
03/26/26	D. Wilbourn	1.00	200.00	Update and revise boundary amendment petition
03/30/26	T. Mackie	0.30	111.00	Review correspondence from Zebro
03/31/26	T. Mackie	0.30	111.00	Conference with Wilbourn regarding petition preparation and survey
03/31/26	D. Wilbourn	1.50	300.00	Prepare boundary amendment petition; research boundary discrepancy

TOTAL HOURS 7.70

TOTAL FOR SERVICES RENDERED	$2,254.00
TOTAL CURRENT AMOUNT DUE	$2,254.00

Orlando Sentinel MEDIA GROUP

RETURN SERVICE REQUESTED

ADVERTISING INVOICE

PO Box 8023
Willoughby, OH 44096-8023

BILL TO NAME/ADVERTISER NAME			
105896 / GMS-CF LLC 105896 GMS-CF LLC			
INVOICE DATE	**INVOICE NO.**	**TOTAL DUE**	**DUE DATE**
3/30/2026	OSA34660	$ 266.71	4/30/2026

GMS-CF LLC
ATTN: Stacie Vanderbilt
219 E. Livingston Street
Orlando, FL 32801

Prefer to pay online or by phone? We offer convenient options to fit your needs. See below for details.

Send Payment To:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096-8023

RECEIVED
JUN 8 2026
By__________

PLEASE DETACH AND RETURN THE UPPER PORTION WITH YOUR PAYMENT.
Contact us about online payment options ssccollections-fl@medianewsgroup.com . 860-241-3050

Orlando Sentinel MEDIA GROUP

Remit to	**Orlando Sentinel** **PO Box 8023** **Willoughby, OH 44096-8023** **Tax Id: 36-3779720**		
Bill To	105896 GMS-CF LLC	Advertiser	105896 GMS-CF LLC
Invoice No.	OSA34660	Invoice Date	3/30/2026
Campaign No.	47729	Description	FR_033126_BOS_AC
Campaign Start Date	3/24/2026	Campaign End Date	3/25/2026
P.O. Number		Sales Rep(s)	Walters, Dustin

PAYMENT DUE

Currency	**US Dollar**		
Campaign Net Amount	**266.71**	**Invoice Net Amount**	**266.71**
Billing Installment	**1 of 1**		
Pre-Paid Amount	**0.00**		
Payment Amount Due	**$ 266.71**	**Payment Due Date**	**4/30/2026**

Billing WE 03/29/2026

CLASSIFIED LINES

Product	Start	End	Description	Ad Size(s)	Qty	Rate	Amount
Orlando Sentinel Classified	3/24/2026	3/24/2026	Other Legal	1 Columns x 5.042 Inches	1.000	264.71	264.71
OSC Public Notices	3/24/2026	3/24/2026	Legal Online		1.000	0.00	0.00
Affidavit	3/24/2026	3/24/2026	Affidavit		1.000	2.00	2.00

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

Sold To:
GMS-CF LLC - 105896
219 E. Livingston Street
Orlando, FL 32801

Bill To:
GMS-CF LLC - 105896
219 E. Livingston Street
Orlando, FL 32801

State Of Florida
County Of Orange

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

The matter of FR_033126_BOS_AC Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 24 Mar 2026.

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

Rose Williams

Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on 24 Mar 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

LeAnne Rollins

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission [illegible] 300022
Expires 4/27/202[illegible]

Name of Notary, Typed, Printed, or Stamped

47729

RECEIVED
JUN 8 2025
By

NOTICE OF BOARD OF SUPERVISORS AND AUDIT COMMITTEE MEETINGS FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Founders Ridge Community Development District will be held on Tuesday, March 31, 2026 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. Immediately following the adjournment of the Board of Supervisors meeting will be a meeting of the Audit Committee of the Founders Ridge Community Development District.
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
47729 3/24/2026

47729

Orlando Sentinel MEDIA GROUP

ADVERTISING INVOICE

PO Box 8023
Willoughby, OH 44096-8023

RETURN SERVICE REQUESTED

BILL TO NAME/ADVERTISER NAME			
105896 / GMS-CF LLC 105896 GMS-CF LLC			
INVOICE DATE	**INVOICE NO.**	**TOTAL DUE**	**DUE DATE**
5/11/2026	OSA58594	$ 236.62	6/30/2026

GMS-CF LLC
ATTN: Stacie Vanderbilt
219 E. Livingston Street
Orlando, FL 32801

Prefer to pay online or by phone? We offer convenient options to fit your needs. See below for details.

Send Payment To:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096-8023

RECEIVED
JUN 8 2026
By

PLEASE DETACH AND RETURN THE UPPER PORTION WITH YOUR PAYMENT.
Contact us about online payment options ssccollections-fl@medianewsgroup.com . 860-241-3050

Remit to **Orlando Sentinel**
PO Box 8023
Willoughby, OH 44096-8023
Tax Id: 36-3779720

Orlando Sentinel MEDIA GROUP

Bill To	105896 GMS-CF LLC	Advertiser	105896 GMS-CF LLC
Invoice No.	OSA58594	Invoice Date	5/11/2026
Campaign No.	67914	Description	FR_AuditRFP
Campaign Start Date	5/4/2026	Campaign End Date	5/5/2026
P.O. Number		Sales Rep(s)	Walters, Dustin

PAYMENT DUE

Currency	**US Dollar**		
Campaign Net Amount	**236.62**	**Invoice Net Amount**	**236.62**
Billing Installment	**1 of 1**		
Pre-Paid Amount	**0.00**		
Payment Amount Due	**$ 236.62**	**Payment Due Date**	**6/30/2026**

Billing WE 05/10/2026

CLASSIFIED LINES

Product	Start	End	Description	Ad Size(s)	Qty	Rate	Amount
Orlando Sentinel Classified	5/4/2026	5/4/2026	Other Legal,	1 Columns x 4.469 Inches	1.000	234.62	234.62
OSC Public Notices	5/4/2026	5/4/2026	Legal Online,		1.000	0.00	0.00
Affidavit	5/4/2026	5/4/2026	Affidavit,		1.000	2.00	2.00

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

Sold To:
GMS-CF LLC - 105896
219 E. Livingston Street
Orlando, FL 32801

Bill To:
GMS-CF LLC - 105896
219 E. Livingston Street
Orlando, FL 32801

State Of Florida
County Of Orange

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

The matter of FR_AuditRFP Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 4 May 2026.

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

Rose Williams

Rose Williams

Signature of Affiant | Name of Affiant

Sworn to and subscribed before me on 4 May 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

RECEIVED
JUN 8 2026
By____________

LeAnne Rollins

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped

67914

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Founders Ridge Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Lake County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 East Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services – Founders Ridge Community Development District." Proposals must be received by Monday, June 1, 2026 at 2:00 P.M., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George Flint
Governmental Management Services – Central Florida, LLC
District Manager
67914 5/4/2026

67914

From: **GMS CF AP** invoices@gmscfl.com
Subject: Fwd: GMS-CF LLC 105896 Orlando Sentinel Invoices
Date: June 4, 2026 at 12:04 PM
To: Alexis Marion amarion@gmscfl.com

---------- Forwarded message ---------
From: **Stacie Vanderbilt** <svanderbilt@gmscfl.com>
Date: Thu, Jun 4, 2026 at 12:01 PM
Subject: Re: GMS-CF LLC 105896 Orlando Sentinel Invoices
To: GMS CF AP <invoices@gmscfl.com>

They are for Founders Ridge CDD. Attached are the associated affidavits for processing.

Thanks,
Stacie

Stacie Vanderbilt
219 E. Livingston Street
Orlando, FL 32801
407-841-5524
407-839-1526 - Fax
svanderbilt@gmscfl.com

On Jun 4, 2026, at 10:26 AM, GMS CF AP <invoices@gmscfl.com> wrote:

Are you aware of the districts for these?

Thank you,

---------- Forwarded message ---------
From: <ssccollections-FL@medianewsgroup.com>
Date: Wed, Jun 3, 2026 at 5:09 PM
Subject: GMS-CF LLC 105896 Orlando Sentinel Invoices
To: <invoices@gmscfl.com>

Hello,

Please see the attached invoices and provide a payment status update at your earliest convenience.

Warmest Regards,

Colleen Felter
Tribune Publishing
Credit Account Specialist
(844) 348-2445 Orlando and Sun Sentinel
(866) 589-7631 New York Daily News
ssccollections-fl@medianewsgroup.com (Orlando and Sun Sentinel)
ssccollections-ny@medianewsgroup.com (New York Daily News)

<OSA34660.pdf><OSA58594.pdf>

FR_033126_BOS_AC.pdf   FR_AuditRFP.pdf

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

June 23, 2026

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, 2026 is **0**.

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

Sincerely,

D. Alan Hays

D. Alan Hays
Lake County Supervisor of Elections

SECTION 4

NOTICE OF MEETINGS
FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2027

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.

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