

RIDGE AT APOPKA

**COMMUNITY DEVELOPMENT
DISTRICT**

July 26, 2022

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

Ridge at Apopka Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 19, 2022

Board of Supervisors
Ridge at Apopka Community Development District

Dear Board Members:

The Board of Supervisors of the Ridge at Apopka Community Development District will hold Public Hearings and a Regular Meeting on July 26, 2022 at 2:30 P.M., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2022-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Operation and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2022-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Update: Stormwater Management Needs Analysis
6. Ratification of Tierra, Inc., Addendum to Agreement [Construction Materials Testing Proposal]

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- 7. Acceptance of Unaudited Financial Statements as of June 30, 2022
- 8. Approval of May 24, 2022 Special Meeting Minutes
- 9. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *VHB*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 30, 2022 at 2:30 PM

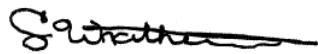
- QUORUM CHECK

CRAIG PERRY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
ERNESTO MITSUMASU	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
KEVIN WALSH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
THOMAS J PAGNOTTA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
DEAN PERRY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

3A

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

The Ridge at Apopka Community Development - CU80125110
2300 Glades Rd, Ste 410W
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Bill To:

The Ridge at Apopka Community Development - CU80125110
2300 Glades Rd, Ste 410W
Boca Raton, FL, 33431-8556

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 01, 2022.

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



Rose Williams

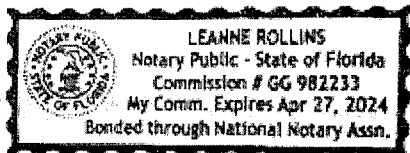
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 6 day of July, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Client Name: 7241773-1
 Advertiser: Insertion Number:
 Section/Page/Zone: Main News/A009/JLA
 Description: B&W
 Size: 3 x 21
 Color Type: B&W

Orlando Sentinel
 Publication Date: 07/01/2022

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CenterWell
 Senior Primary Care

As of June 30, 2022, CenterWell Metro West WILL CLOSE. Future care will be provided at CenterWell West Orange located at 7649 West Colonial Drive, Suite 115, Orlando, FL 32818. Come visit us at the above address or schedule an appointment by calling (407) 707-6053. If your decision is not to move with your physician, you can obtain your medical records at the address and phone number mentioned above.

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADDRESSING SEVERABILITY, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the East Park Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 25, 2022
TIME: 5:30 p.m.
LOCATION: Valencia College - Lake Nona, 12350 Narcoossee Road Room 1-148, Orlando, Florida 32832

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OAM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the OAM Assessments, and the properties to be improved and benefited from the OAM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OAM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OAM Assessments, which are subject to change at any time.

Neighborhood	Total Units	Product Type	Proposed OAM Assessment (including collection costs / early payment discounts)
N-1	133	50' SF	\$491.74
N-2	23	Lux Townhome	\$474.61
N-2	55500	Commercial	\$0.27
N-3	186	Vila	\$368.53
N-4	69	Lux Townhome	\$424.61
N-5	295	50' SF	\$491.74
N-6 & N-7	128	70' SF	\$693.90
VCI	16941.43	Commercial	\$0.27
VCI	326218	Commercial	\$0.27
VCI	30000	Commercial	\$0.27

The proposed OAM Assessments as stated include collection costs and/or early payment discounts, which Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2)(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for OAM Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(2)(4), Florida Statutes, is met. Note that the OAM Assessments do not include any debt service assessments previously levied by the District and to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on the benefited property, and may directly collect the assessments imposed on the non-benefited property by ending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later seeking to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearing and meeting may be obtained at the offices of the District Manager, located at c/o Wraibell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (Phone: 877-276-0889) ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least thirty (30) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appear at any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
 Gabriel Mons

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADDRESSING SEVERABILITY, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Ridge at Apopka Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 26, 2022
TIME: 2:30 PM
LOCATION: office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400 Orlando, Florida 32801

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OAM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the OAM Assessments, and the properties to be improved and benefited from the OAM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OAM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OAM Assessments, which are subject to change at any time.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Fiscal Year 2022/2023 Annual OAM Assessment*	Maximum Rate Annual OAM Assessment**
Commercial	275,000	0.50	402.39	\$22.58
Office	75,000	0.50	40.39	\$2.68
Industrial	1,500,000	0.20	16.15	21.06
SF 60	171	1.20	96.35	128.43
SF 55	61	1.10	68.85	115.90
Buildout 30-35	202	0.65	52.50	68.48
TH 25	76	0.50	40.39	52.68
TH 20	95	0.40	32.31	42.14
MZ	678	0.40	32.31	42.14
Unplatted Acres Parcel 1, 3 and B	147.66	0.04	244.09	318.59
Unplatted Acres Parcel 2	79.20	0.56	264.86	345.47
Unplatted Acres Parcel 4	58.20	0.85	276.51	360.79
Unplatted Acres Parcel 5	78.20	0.63	209.78	269.96
Unplatted Acres Parcel 6	48.11	2.08	84.18	109.89

* Proposed Fiscal Year 2022/2023 Annual OAM Assessment if collected directly by District's Manager - may also include County collection costs and early payment discounts in future fiscal years.
 ** Proposed "maximum rate" of Annual OAM Assessment if collected on the Orange County tax roll - includes collection costs and early payment discounts.

The proposed OAM Assessments may also include collection costs and/or early payment discounts, which Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2)(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for OAM Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(2)(4), Florida Statutes, is met. Note that the OAM Assessments do not include any debt service assessments previously levied by the District and to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to directly collect the assessments imposed by ending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later seeking to collect those or other assessments in a different manner at a future time.

Additional Provisions

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Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appear at any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
 Gabriel Mons

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Ridge at Apopka Community Development District ("District") prior to June 15, 2022, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services together, "Severability" set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

- PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- DECLINE ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the District's Office, c/o Wraibell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefited lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.
- SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:
DATE: July 26, 2022
TIME: 2:30 PM
LOCATION: office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400 Orlando, Florida 32801
- TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Apopka, Florida at least 60 days prior to the hearing set above.
- POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the public hearing set as set forth in Section 3, and shall remain on the website for at least 45 days.
- PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Orange County, Florida, and the public hearings shall be provided by publication and by mail in the manner prescribed in Florida law.
- SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2022.

ATTEST:
 By: *Carla D'Amico*
 Secretary

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT
 By: *Carla D'Amico*
 District Manager

Orlando Sentinel

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State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
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for publication in Chapter 50, Florida Statutes.



Rose Williams

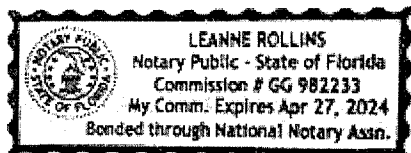
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 14 day of July, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Orlando Sentinel

Publication Date: 07/08/2022

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Client Name:

Advertiser:

Section/Page/Zone: Main News/A008/FLA

Description:

The Ridge at Apopka Community Development...

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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Description of Assessments
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Neighborhood	Total Units	Product Type	Proposed OSM Assessment (including collection costs & early payment discounts)
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N-2	23	Lux Townhome	\$424.61
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N-4	69	Lux Townhome	\$424.61
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N-6 & N-7	128	70' SF	\$693.90
VCI	16941.43	Commercial	\$0.27
VCI	336018	Commercial	\$0.27
VCI	30000	Commercial	\$0.27

The proposed OSM Assessments as stated include collection costs and/or early payment discounts which Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2)(b), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for OSM Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are approved to be increased or another criterion within Section 197.363(2)(b), Florida Statutes, is met. Note that the OSM Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 313 Campus Street, Celebration, Florida 34747, Ph. 407-566-1935 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gabriel Mesa
District Manager

10 THINGS YOU MIGHT NOT KNOW ABOUT NEARLY EVERYTHING

FACT #341: A bald eagle's brain is as big as a human's.

FACT #84: A cardigan worn by a man is sometimes called a mendigren.

FACT #178: Gorophobia is the fear of knots.

FACT #238: Actress Marilyn Monroe colored her hair using a shade of blond called dirty pillow slip.

SHOP NOW at tribub.com/10things or call (866) 545-3534

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meeting
The Board of Supervisors ("Board") for the Ridge at Apopka Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 26, 2022
TIME: 2:30 PM
LOCATION: Office of GrayRobinson, P.A., 301 East Pine Street Suite 1400 Orlando, Florida 32801

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OSM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OSM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments
The District imposes OSM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the OSM Assessments, and the properties to be imposed and benefited from the OSM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OSM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OSM Assessments, which are subject to change at the hearing.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Fiscal Year 2022/2023 Annual OSM Assessment*	Maximum Rate Annual OSM Assessment**
Commercial	375,000	0.27	\$40.39	\$22.68
Office	75,000	0.20	40.39	52.58
Industrial	1,500,000	0.20	16.15	21.06
SF 60	171	1.20	96.93	126.43
SF 55	41	1.10	83.85	115.90
Blowdown 30-35	202	0.63	52.50	69.48
TH 25	76	0.50	40.39	52.69
TH 20	65	0.40	32.31	42.14
M	678	0.40	32.31	42.14
Unplatted Acres Parcel 1, 3 and 8	147.66	6.04	244.69	318.39
Unplatted Acres Parcel 2	79.20	6.56	264.86	345.47
Unplatted Acres Parcel 4	5.30	2.25	27.61	36.79
Unplatted Acres Parcel 5	2.67	2.67	369.78	474.96
Unplatted Acres Parcel 9	40.54	2.02	84.18	109.07

* Proposed Fiscal Year 2022/2023 Annual OSM Assessment if collected directly by Districts Manager - may also include County collection costs and early payment discounts in future fiscal years.

** Proposed "maximum rate" of Annual OSM Assessment if collected on the Orange County tax roll - includes collection costs and early payment discounts.

The proposed OSM Assessments may also include collection costs and/or early payment discounts, which Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2)(b), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for OSM Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(2)(b), Florida Statutes, is met. Note that the OSM Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to directly collect the assessments imposed by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o WAT&E Hunt and Associates, LLC, 2300 Gades Road, Suite 4100, Boca Raton, Florida 33431 (Phone: 877-276-0893) ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2022-12
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Ridge at Apopka Community Development District ("District") prior to June 15, 2022, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services together, as described in the Proposed Budget by levying special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as described in the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

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

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

- PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports of (any of) the District Engineer, all of which are on file and available for public inspection at the District's Office, c/o WAT&E Hunt and Associates, LLC, 2300 Gades Road, Suite 4100, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefited lots and tracts, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll indicated therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Auction Method as set forth in Chapter 197, Florida Statutes.
- SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, time, and location:
DATE: July 26, 2022
TIME: 2:30 PM
LOCATION: Office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400 Orlando, Florida 32801
- TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Apopka, Florida at least 60 days prior to the hearing set above.
- POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.
- PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Orange County. Additionally, notice of the public hearings shall be provided by publication and by mail in the manner prescribed in Florida law.
- SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2022.

ATTEST: RYDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT
Cynthia Wintahl, Secretary By: Gabriel Mesa, Vice Chair



RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Ridge at Apopka Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ridge at Apopka Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 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 paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 26TH DAY OF JULY, 2022.

ATTEST:

**RIDGE AT APOPKA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**RIDGE AT AOPKA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2022	3
Amortization Schedule - Series 2022	4 - 5
Assessment Summary	6

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 100,799
Landowner contribution	91,432	39,323	61,898	101,221	-
Total revenues	<u>91,432</u>	<u>39,323</u>	<u>61,898</u>	<u>101,221</u>	<u>100,799</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,406	21,594	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	667	-	416	416	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	10,389	-	10,389	5,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	296	204	500	500
Website hosting & maintenance	1,680	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>91,432</u>	<u>40,121</u>	<u>54,949</u>	<u>95,070</u>	<u>100,790</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(798)	6,949	6,151	9
Fund balance - beginning (unaudited)	-	(6,151)	(6,949)	(6,151)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (6,949)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9</u>

* These items will be realized when bonds are issued

***These items will be realized when the CDD takes ownership of the related assets.

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	5,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$100,790</u></u>

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	-	\$ -	\$ -	\$ -	\$ 876,064
Total revenues	-	-	-	-	876,064
EXPENDITURES					
Debt service					
Principal	-	-	-	-	185,000
Interest	-	-	-	-	644,288
Total debt service	-	-	-	-	829,288
Other fees & charges					
Costs of issuance	-	-	212,693	212,693	-
Underwriter's discount	-	-	258,700	258,700	-
Total other fees & charges	-	-	471,393	471,393	-
Total expenditures	-	-	471,393	471,393	829,288
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(471,393)	(471,393)	46,776
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	1,644,980	1,644,980	-
Total other financing sources/(uses)	-	-	1,644,980	1,644,980	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	1,173,587	1,173,587	46,776
Beginning fund balance (unaudited)	-	-	-	-	1,173,587
Ending fund balance (projected)	\$ -	\$ -	\$1,173,587	\$ 1,173,587	1,220,363
Use of fund balance:					
Debt service reserve account balance (required)					(875,484)
Principal and Interest expense - November 1, 2023					(341,791)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 3,088</u>

Note: Series 2022 Bonds have their interest capitalized until 11/1/2022

**RIDGE AT AOPKA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			298,103.21	298,103.21	12,935,000.00
05/01/23	185,000.00	4.750%	346,184.38	531,184.38	12,750,000.00
11/01/23			341,790.63	341,790.63	12,750,000.00
05/01/24	195,000.00	4.750%	341,790.63	536,790.63	12,555,000.00
11/01/24			337,159.38	337,159.38	12,555,000.00
05/01/25	205,000.00	4.750%	337,159.38	542,159.38	12,350,000.00
11/01/25			332,290.63	332,290.63	12,350,000.00
05/01/26	215,000.00	4.750%	332,290.63	547,290.63	12,135,000.00
11/01/26			327,184.38	327,184.38	12,135,000.00
05/01/27	225,000.00	4.750%	327,184.38	552,184.38	11,910,000.00
11/01/27			321,840.63	321,840.63	11,910,000.00
05/01/28	235,000.00	5.000%	321,840.63	556,840.63	11,675,000.00
11/01/28			315,965.63	315,965.63	11,675,000.00
05/01/29	245,000.00	5.000%	315,965.63	560,965.63	11,430,000.00
11/01/29			309,840.63	309,840.63	11,430,000.00
05/01/30	260,000.00	5.000%	309,840.63	569,840.63	11,170,000.00
11/01/30			303,340.63	303,340.63	11,170,000.00
05/01/31	275,000.00	5.000%	303,340.63	578,340.63	10,895,000.00
11/01/31			296,465.63	296,465.63	10,895,000.00
05/01/32	285,000.00	5.000%	296,465.63	581,465.63	10,610,000.00
11/01/32			289,340.63	289,340.63	10,610,000.00
05/01/33	305,000.00	5.375%	289,340.63	594,340.63	10,305,000.00
11/01/33			281,143.75	281,143.75	10,305,000.00
05/01/34	320,000.00	5.375%	281,143.75	601,143.75	9,985,000.00
11/01/34			272,543.75	272,543.75	9,985,000.00
05/01/35	335,000.00	5.375%	272,543.75	607,543.75	9,650,000.00
11/01/35			263,540.63	263,540.63	9,650,000.00
05/01/36	355,000.00	5.375%	263,540.63	618,540.63	9,295,000.00
11/01/36			254,000.00	254,000.00	9,295,000.00
05/01/37	375,000.00	5.375%	254,000.00	629,000.00	8,920,000.00
11/01/37			243,921.88	243,921.88	8,920,000.00
05/01/38	395,000.00	5.375%	243,921.88	638,921.88	8,525,000.00
11/01/38			233,306.25	233,306.25	8,525,000.00
05/01/39	415,000.00	5.375%	233,306.25	648,306.25	8,110,000.00
11/01/39			222,153.13	222,153.13	8,110,000.00
05/01/40	440,000.00	5.375%	222,153.13	662,153.13	7,670,000.00
11/01/40			210,328.13	210,328.13	7,670,000.00
05/01/41	465,000.00	5.375%	210,328.13	675,328.13	7,205,000.00
11/01/41			197,831.25	197,831.25	7,205,000.00
05/01/42	490,000.00	5.375%	197,831.25	687,831.25	6,715,000.00
11/01/42			184,662.50	184,662.50	6,715,000.00
05/01/43	520,000.00	5.500%	184,662.50	704,662.50	6,195,000.00
11/01/43			170,362.50	170,362.50	6,195,000.00
05/01/44	545,000.00	5.500%	170,362.50	715,362.50	5,650,000.00
11/01/44			155,375.00	155,375.00	5,650,000.00
05/01/45	580,000.00	5.500%	155,375.00	735,375.00	5,070,000.00
11/01/45			139,425.00	139,425.00	5,070,000.00
05/01/46	610,000.00	5.500%	139,425.00	749,425.00	4,460,000.00
11/01/46			122,650.00	122,650.00	4,460,000.00

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	645,000.00	5.500%	122,650.00	767,650.00	3,815,000.00
11/01/47			104,912.50	104,912.50	3,815,000.00
05/01/48	680,000.00	5.500%	104,912.50	784,912.50	3,135,000.00
11/01/48			86,212.50	86,212.50	3,135,000.00
05/01/49	720,000.00	5.500%	86,212.50	806,212.50	2,415,000.00
11/01/49			66,412.50	66,412.50	2,415,000.00
05/01/50	760,000.00	5.500%	66,412.50	826,412.50	1,655,000.00
11/01/50			45,512.50	45,512.50	1,655,000.00
05/01/51	805,000.00	5.500%	45,512.50	850,512.50	850,000.00
11/01/51			23,375.00	23,375.00	850,000.00
05/01/52	850,000.00	5.500%	23,375.00	873,375.00	-
Total	12,935,000.00		13,550,062.73	26,485,062.73	

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll

Land Use Type	Parcel	Units/Sq Ft	FY 2023 O&M Assessment per Unit/1,000 Sq Ft	FY 2023 DS Assessment per Unit/1,000 Sq Ft	FY 2023 Total Assessment per Unit/1,000 Sq Ft	FY 2022 Total Assessment per Unit/1,000 Sq Ft
Commercial	Parcel 1	100,000	\$ 40.39	\$ 195.00	\$ 235.39	n/a
SF 60	Parcel 2	89	96.93	800.75	897.68	n/a
SF 55	Parcel 2	69	88.85	734.02	822.87	n/a
Bungalow 30-35	Parcel 2	60	52.50	433.74	486.24	n/a
TH 20	Parcel 2	95	32.31	266.92	299.23	n/a
MF	Parcel 3.1	300	32.31	338.47	370.78	n/a
Office	Parcel 3.2	75,000	40.39	195.00	235.39	n/a
Commercial	Parcel 3.3	25,000	40.39	195.00	235.39	n/a
SF 60	Parcel 4	67	96.93	1,220.62	1,317.55	n/a
Bungalow 30-35	Parcel 4	125	52.50	661.17	713.67	n/a
TH 25	Parcel 4	76	40.39	508.59	548.98	n/a
Industrial	Parcel 5	1,500,000	16.16	113.20	129.36	n/a
MF	Parcel 6	378	32.31	338.47	370.78	n/a
Commercial	Parcel 6.1	150,000	40.39	195.00	235.39	n/a
SF 60	Parcel 9	15	96.93	913.27	1,010.20	n/a
SF 55	Parcel 9	12	88.85	837.16	926.01	n/a
Bungalow 30-35	Parcel 9	17	52.50	494.69	547.19	n/a

RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

4A

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

The Ridge at Apopka Community Development - CU80125110
2300 Glades Rd, Ste 410W
Boca Raton, FL, 33431-8556

Bill To:

The Ridge at Apopka Community Development - CU80125110
2300 Glades Rd, Ste 410W
Boca Raton, FL, 33431-8556

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 01, 2022.

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



Rose Williams

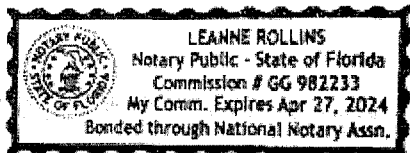
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 6 day of July, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Client Name: 7241773-1
 Advertiser: Insertion Number:
 Section/Page/Zone: Main News/A009/JLA
 Description: 3 x 21
 B&W
 Color Type:

Orlando Sentinel
 Publication Date: 07/01/2022

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FAMILY FIRST FIRM
 ASSESSORS BY YOUR SIDE

NURSING HOME ASSET PROTECTION EXPERTS

DON'T OVERPAY! CALL TODAY!

407-574-8125

CenterWell
 Senior Primary Care

As of June 30, 2022, CenterWell Metro West WILL CLOSE. Future care will be provided at CenterWell West Orange located at 7649 West Colonial Drive, Suite 115, Orlando, FL 32818. Come visit us at the above address or schedule an appointment by calling (407) 707-6053. If your decision is not to move with your physician, you can obtain your medical records at the address and phone number mentioned above.

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADDRESSING SEVERABILITY, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the East Park Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 25, 2022
TIME: 5:30 p.m.
LOCATION: Valencia College - Lake Nona, 12350 Narcoossee Road Room 1-148, Orlando, Florida 32832

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OAM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the OAM Assessments, and the properties to be improved and benefited from the OAM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OAM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OAM Assessments, which are subject to change at any time.

Neighborhood	Total Units	Product Type	Proposed OAM Assessment (including collection costs / early payment discounts)
N-1	133	50' SF	\$491.74
N-2	23	Lux Townhome	\$474.61
N-2	55500	Commercial	\$0.27
N-3	186	Vila	\$368.53
N-4	69	Lux Townhome	\$424.61
N-5	295	50' SF	\$491.74
N-6 & N-7	128	70' SF	\$693.90
VCI	16941.43	Commercial	\$0.27
VCI	3262189	Commercial	\$0.27
VCI	30000	Commercial	\$0.27

The proposed OAM Assessments as stated include collection costs and/or early payment discounts, which Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2)(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for OAM Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(2)(4), Florida Statutes, is met. Note that the OAM Assessments do not include any debt service assessments previously levied by the District and to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on benefited property by ending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later seeking to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearing and meeting may be obtained at the offices of the District Manager, located at c/o Wraibell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (Phone: 877-276-0889) ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least thirty (30) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appear at any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
 Gabriel Mons

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADDRESSING SEVERABILITY, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Ridge at Apopka Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 26, 2022
TIME: 2:30 PM
LOCATION: office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400 Orlando, Florida 32801

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OAM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the OAM Assessments, and the properties to be improved and benefited from the OAM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OAM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OAM Assessments, which are subject to change at any time.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Fiscal Year 2022/2023 Annual OAM Assessment*	Maximum Rate Annual OAM Assessment**
Commercial	275,000	0.50	440.29	\$22.58
Office	75,000	0.50	40.39	\$2.68
Industrial	1,500,000	0.20	16.15	21.06
SF 60	171	1.20	96.35	128.43
SF 55	61	1.10	68.85	115.90
Buildout 30-35	202	0.65	52.50	68.48
TH 25	76	0.50	40.39	52.68
TH 20	95	0.40	32.31	42.14
MZ	678	0.40	32.31	42.14
Unplatted Acres Parcel 1, 3 and B	147.66	0.04	244.09	318.59
Unplatted Acres Parcel 2	79.20	0.56	264.86	345.47
Unplatted Acres Parcel 4	58.20	0.85	276.51	360.79
Unplatted Acres Parcel 5	78.20	0.63	309.78	404.96
Unplatted Acres Parcel 6	48.51	2.08	84.18	109.89

* Proposed Fiscal Year 2022/2023 Annual OAM Assessment if collected directly by District's Manager - may also include County collection costs and early payment discounts in future fiscal years.
 ** Proposed "maximum rate" of Annual OAM Assessment if collected on the Orange County tax roll - includes collection costs and early payment discounts.

The proposed OAM Assessments may also include collection costs and/or early payment discounts, which Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2)(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for OAM Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(2)(4), Florida Statutes, is met. Note that the OAM Assessments do not include any debt service assessments previously levied by the District and to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to directly collect the assessments imposed by ending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later seeking to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearing and meeting may be obtained at the offices of the District Manager, located at c/o Wraibell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (Phone: 877-276-0889) ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least thirty (30) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appear at any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
 Gabriel Mons

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Ridge at Apopka Community Development District ("District") prior to June 15, 2022, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services together, "Severability" set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

- PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- DECLINE ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the District's Office, c/o Wraibell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefited lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.
- SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:
DATE: July 26, 2022
TIME: 2:30 PM
LOCATION: office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400 Orlando, Florida 32801
- TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Apopka, Florida at least 60 days prior to the hearing set above.
- POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the public hearing set as set forth in Section 3, and shall remain on the website for at least 45 days.
- PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Orange County, Florida, and the public hearings shall be provided by publication and by mail in the manner prescribed in Florida law.
- SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2022.

ATTEST:

By: *Carol Wraibell*
 Secretary

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT
 By: *Gabriel Mons*
 District Manager

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

The Ridge at Apopka Community Development - CU80125110
2300 Glades Rd, Ste 410W
Boca Raton, FL, 33431-8556

Bill To:

The Ridge at Apopka Community Development - CU80125110
2300 Glades Rd, Ste 410W
Boca Raton, FL, 33431-8556

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 08, 2022.

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



Rose Williams

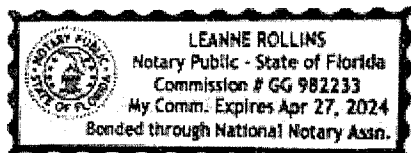
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 14 day of July, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Ridge At Apopka Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Ridge At Apopka Community Development District.
4. I do hereby certify that on June 25, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Ridge At Apopka Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 25th day of June, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is [] personally known to me or [] has provided _____ as identification, and who did ___ / did not take an oath.

NOTARY PUBLIC



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023



Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

EXHIBIT A

Ridge at Apopka
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

Via First Class U.S. Mail

June 25, 2022

AG EHC II (LEN) MULTISTATE 1 LLC
C/O ESSENTIAL HOUSING ASSET MGMT LLC
8585 E HARTFORD DR STE 118
SCOTTSDALE, AZ 85255

Parcel ID: 17-21-28-0000-00-030, 17-21-28-0000-00-031, 18-21-28-0000-00-103

RE: Ridge at Apopka Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

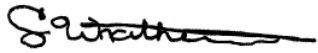
Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Ridge at Apopka Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on **July, 26 2022, at 2:30 p.m.**, and at **GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will

need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Fiscal Year 2022/2023 Annual O&M Assessment*	“Maximum Rate” Annual O&M Assessment**
Commercial	275,000	0.50	\$40.39	\$52.68
Office	75,000	0.50	40.39	52.68
Industrial	1,500,000	0.20	16.15	21.06
SF 60	171	1.20	96.93	126.43
SF 55	81	1.10	88.85	115.90
Bungalow 30-35	202	0.65	52.50	68.48
TH 25	76	0.50	40.39	52.68
TH 20	95	0.40	32.31	42.14
MF	678	0.40	32.31	42.14
Unplatted Acres Parcel 1, 3 and 6	147.66	6.04	244.09	318.38
Unplatted Acres Parcel 2	79.20	6.56	264.86	345.47
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Ridge at Apopka
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

Via First Class U.S. Mail

June 25, 2022

APOPKA CENTERLINE DEVELOPMENT LLC
15481 SW 12TH ST STE 309
SUNRISE, FL 33326

Parcel ID: 17-21-28-0000-00-007, 17-21-28-0000-00-012, 18-21-28-0000-00-013, 18-21-28-0000-00-014

RE: Ridge at Apopka Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

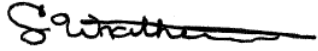
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June 25, 2022

DRP FL 5 LLC
C/O DW PARTNERS LP
590 MADISON AVE FL 13
NEW YORK, NY 10022

Parcel ID: 17-21-28-0000-00-006, 17-21-28-0000-00-017, 17-21-28-0000-00-018, 17-21-28-0000-00-023

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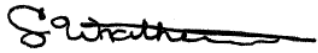
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June 25, 2022

KS APOPKA CENTERLINE DEVELOPMENT LLC
15481 SW 12TH ST STE 309
SUNRISE, FL 33326

Parcel ID: 17-21-28-0000-00-003

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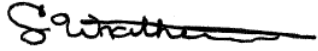
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189 S ORANGE AVE STE 1170
ORLANDO, FL 32801

Parcel ID: 17-21-28-0000-00-032

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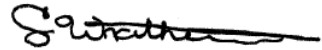
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RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2022-16

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT AOPKA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridge at Apopka Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the

assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.
 - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii.** In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%)

per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 26th day of July, 2022.

ATTEST:

**RIDGE AT APOPKA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Direct Collect Property)

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Direct Collect Property)

RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

5

**Ridge at Apopka Community
Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

May 27, 2022

Orange County Public Works Department
3258 Clarcon Rd
Apopka, FL 32703

Re: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

Dear Public Works Director:

The Ridge at Apopka Community Development District Board of Supervisors ("District") is hereby advising you that it currently has no applicable facilities or programs subject to the needs analysis under sections 403.9301 and 403.9302 and, accordingly, will not be submitting a report for the current reporting period deadline in June 2022. The new law requiring special districts that either own or operate stormwater management systems to create a 20-year needs analysis ("Needs Analysis") of such system(s), with the first analysis due to Orange County by June 30, 2022. Pursuant to its establishing ordinance and Section 190.012(1)(f), Florida Statutes, the District does not and/or will not own and/or operate a stormwater management system prior to the June 30, 2022, submission deadline.

The District acknowledges and agrees that, upon transfer of a stormwater system from the construction to operation phase, the District will perpetually operate, maintain and fund the stormwater system and intends to fund such operational and maintenance activities through the annual levy of maintenance special assessments as authorized under Section 190.021(3), *Florida Statutes*. Moreover, the District agrees that, upon transfer of a stormwater system, the District will create and submit a Needs Analysis of such system(s).

Should you require additional communications regarding this matter, please contact Ernesto J. Torres, torrese@whhassociates.com or at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

cc: Chairperson, Board of Supervisors
District Engineer
District Counsel

RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

6

TIERRA

May 23, 2022

RockHarbor Investments, LLC

Attn: Kevin Walsh, PE (kevin@rockharborinvestments.com)

RE: Construction Materials Testing Proposal
The Ridge at Apopka Community
City of Apopka, Florida
Agreement No.: 51-22-192

Dear Mr. Walsh:

Tierra, Inc. appreciates the opportunity to submit the attached agreement to provide construction materials testing services for the aforementioned project.

It is proposed to accomplish the work on a unit price basis in accordance with the attached Schedule of Services and Fees and that the work be performed pursuant to the Tierra, Inc. General Conditions. We have developed the estimated Scope of Services based on the plans titled "The Ridge PD – Phase 1", dated April 2022. The estimated total for materials testing and inspection is \$35,410.00. Copies of the Tierra Schedule of Services and Fees and General Conditions are enclosed herewith and incorporated into this agreement.

We look forward to working with you on this project. Should you have any questions or if anything requires clarification, please do not hesitate to give us a call.

Respectfully Submitted,
TIERRA, INC.




Emily Begovich, E.I.



Jeffrey Begovich, P.E.
Principal Engineer

Attachments: Estimated Scope of Services and Budgetary Estimate
General Conditions

Project Authorization

AUTHORIZED BY:	INVOICE TO:
Name: Ernesto Mitsumasu	Company: Ridge at Apopka Community Development District
Title: Chariman	Name: Stephanie Shackmann
Signature: 	Address: 2300 Glades Road Suite 410W Boca Raton, FL 33431
Date: 6/6/22	Phone: (561) 571-0010 ext 303 Fax: (561) 571-0013

Project Data

1. Project Name: Bronson's Ridge
2. Project Location: City of Apopka, Orange County, Florida
3. Your Job No.: N/A Purchase Order No.: N/A
4. Project Manager: Kevin Walsh Office No.: N/A
 Cell No.: (321) 231-4468
 Fax No.: N/A
 Email: kevin@rockharborinvestments.com
5. Invoicing Address: Invoices need to be sent to Kevin Walsh kevin@rockharborinvestments.com and Ernesto Mitsumasu emitsumasu@centerlineca.com for approval.
 Attn: Stephanie Shackmann Telephone: Same as above
6. Site Contact: Kevin Walsh Telephone No.: (321) 231-4468
7. Remarks: _____

ESTIMATED SCOPE OF SERVICES AND BUDGETARY FEES

SOIL AND ROCK TESTING	QUANTITY	UNIT RATE	COST
I. Laboratory Compaction Characteristics (each) ASTM D1557 (Modified) or ASTM D698 (Standard)	6	\$85.00	\$510.00
II. Field Density Tests (each) Fill embankment soil (1 test per 300LF per 1 ft lift) - Est. 54 tests Pipe backfill/structure backfill (1 test per 300 LF or between structures, 1 per structure, per 1 ft lift) - Est. 128 sanitary tests & 244 storm tests Utilities Water/Reuse backfill (1 per 300 LF per lift) - Est. 66 tests Stabilized subgrade, including curb (1 per 300 LF) - Est. 124 tests Limerock base course - Est. 54 tests	670	\$27.00	\$18,090.00
III. Limerock Bearing Ratio (LBR) 1 per 300 LF per Orange County Specification	44	\$225.00	\$9,900.00
SOIL AND ROCK TESTING			\$28,500.00

ROAD AND PAVING MATERIALS TESTING

I. Extraction / Gradation of Bituminous Paving Mixtures ASTM D2172 (per test)	6	\$125.00	\$750.00
II. Thickness and Density Verification Bituminous Mixtures ASTM D2726 (per test) Does not include friction course	44	\$25.00	\$1,100.00
ROAD AND PAVING MATERIALS TESTING			\$1,850.00

TECHNICAL / PROFESSIONAL SERVICES

I. Engineering Technician (per hour) Includes field sampling and base inspection	80	\$42.00	\$3,360.00
II. Project Manager (per hour) Includes report preparation, analysis, and review	20	\$85.00	\$1,700.00
TECHNICAL / PROFESSIONAL SERVICES			\$5,060.00

SUMMARY OF COSTS

SOIL AND ROCK TESTING	\$28,500.00
ROAD AND PAVING MATERIALS TESTING	\$1,850.00
TECHNICAL / PROFESSIONAL SERVICES	\$5,060.00

MATERIALS TESTING BUDGETARY ESTIMATE	\$35,410.00
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NOTES

1. Overtime rates will be applicable for services performed outside 7:00 AM and 5:00 PM, Monday through Friday, and on Saturdays, Sundays, and work days exceeding 8 hours. Overtime rates will be billed at 1.5 times the normal rates except for Sundays and holidays where the rate will be 2 times the normal rate.
2. Scheduling or cancellation of field testing and observation services is required no less than 24 hours prior to the time of the requested service. Services cancelled without advance notice (at least 2 hours prior to the scheduled work) will be assessed a minimum 2 hour charge.
3. Service and fees not listed on this schedule may be quoted on request.
4. This agreement does not include testing pipe backfill soils in "Green Areas", underdrain inspections, or full time asphalt monitoring.
5. Stand-by time during re-compaction, for late arrival concrete, etc. and concrete monitoring on a full-time basis will be invoiced at the Engineering Technician's hourly rate.
6. This agreement includes compaction (density) testing of roadway embankment fill at a frequency of 1 test per 300 LF per 1 foot of fill placed.
7. Contractor is responsible for providing necessary Maintenance of Traffic (MOT).
8. This agreement is based on the plans titled "The Ridge PD – Phase 1", which includes testing along the following roads:

S. Binion Road
Boy Scout Road
Ocoee Apopka Road
Marden Road
Bronson Ridge Road

No testing on mass fill for residential/commercial lots is included.

TIERRA GENERAL CONDITIONS

1. SCOPE OF WORK - Work means the specific geotechnical, analytical, testing or other service to be performed by Tierra as set forth in Tierra's proposal, Client's acceptance of the scope of work and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by Tierra. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of Tierra's work. Tierra shall have no duty or obligation to any third party greater than that set forth in Tierra's proposal, Client's acceptance of Tierra's proposal and these General Conditions. The ordering of work from Tierra, or the reliance on any of Tierra's work, shall represent acceptance of the terms of Tierra's proposal and these General Conditions, regardless of the terms of any subsequently issued document.

2. RIGHT OF ENTRY - The client will provide right-of-entry for Tierra and all necessary equipment in order to complete the work. While Tierra will take all reasonable precautions to minimize any damage to the property, it is understood by Client that in the normal course of work some damage may occur; the correction of which is not part of this agreement.

3. DAMAGE TO EXISTING MAN-MADE OBJECTS - The Client will provide the location of all underground utilities or obstructions to Tierra who, in the prosecution of their work, will take all reasonable precautions to avoid damage or injury to any such subterranean structure or utility. The Owner agrees to hold Tierra harmless for any damages to subterranean structures or utilities which are not called to Tierra's attention and correctly shown on the plans furnished and will reimburse Tierra for any expenses in connection with any claims or suits including reasonable attorney fees.

4. IN-PLACE MATERIALS TESTING - Tierra will not be responsible for repair or damage to portions of structures designated for in-place materials testing. Repairs can be made for aesthetic reasons if requested in advance of the work to be performed. The cost for labor and materials would be charged.

5. SAMPLE RETENTION - Tierra will retain all soil and rock samples obtained for geotechnical explorations for 30 days. Samples subjected to Construction Materials and Laboratory testing are disposed of subsequent to testing. Further storage or transfer of samples can be made at Client's expense upon written authorization.

6. DEFINITION OF RESPONSIBILITY (OBSERVATION SERVICES) - The presence of our field representative will be for the purpose of providing observation and field testing. Our work does not include supervision or direction of the actual work of the contractor, his employees or agents. The contractor for this project should be so advised.

6.1 The Contractor should also be informed that neither the presence of our field representative or the observation and testing by our firm shall excuse him in any way for defects discovered in his work. It is understood that Tierra will not be responsible for the Contractor's job or site safety on his project. That will be the sole responsibility of the contractor.

7. STANDARD OF CARE - Service performed by Tierra under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

7.1 Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by Tierra and that the data, interpretations and recommendations of Tierra are based solely on the information available to it. Tierra shall not be responsible for the interpretation by others of information developed.

8. ORAL AGREEMENTS - No oral agreement, guarantee, promise, representation or warranty shall be binding.

9. OWNERSHIP OF DOCUMENTS - All reports, boring logs, field data and notes, laboratory test data, calculations, estimates and other documents prepared by Tierra, as instruments of service, shall remain the property of Tierra until final payment is received.

TIERRA GENERAL CONDITIONS

10. BASIS OF PAYMENT - Payment is due within 30 days of date of invoice. Payments not made when due shall bear interest at eighteen (18) percent annum or at the maximum rate allowed by law from the date of the invoice until same is paid.

10.1 If the Client fails to make any payment due to Tierra for service and/or expenses within 60 days of date of invoice, Tierra may, after giving seven days' written notice to Client, suspend services until all outstanding amounts have been paid to Tierra in full. Further, Tierra may, in addition to withholding services, or singularly, withhold reports, plans and other documents not paid in full by the Client. In the event that final payment for completed work is not made, Tierra shall request that all copyrighted documents which were submitted to client be returned and all information used in project plans be removed from project documents.

10.2 In the event it is necessary to take legal action to effect collection, whether or not litigation is commenced, the Client agrees to reimburse Tierra for expenses in connection with any claims or suits, including reasonable attorney's fees.

10.3 This contract shall be governed by the laws of the State of Florida.

11.0 CONSTRUCTION REVIEW - Tierra cannot accept responsibility for any design work unless the work includes services for construction review to determine whether or not the work performed is in substantial compliance with Tierra's conclusions and recommendations.

12.0 INDEMNIFICATION - Tierra agrees to hold harmless and indemnify Client from and against liability arising out of Tierra's negligent performance of the work. Client agrees to indemnify and hold Tierra harmless from all liability including all costs, attorney's fees and expenses of defense for any claims by any other person or corporation which may arise out of the performance or breach of this contract for which Tierra was not solely negligent.

13.0 LIMITATION OF LIABILITY - The Client/Owner agrees to limit Tierra's liability for negligent professional acts, errors or omissions, such that the total aggregate liability of Tierra shall not exceed \$25,000 or the total fee for the services rendered on this project; whichever is greater. The Owner further agrees to require the contractor and his subcontractors a similar limitation of liability suffered by the contractor or the subcontractors arising from Tierra' negligent professional acts, errors or omissions.

13.1 If Client prefers to have higher limits on professional liability, Tierra agrees to increase the limits up to a maximum of \$1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to pay an additional consideration of 5 percent of our total fee. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

14.0 INSURANCE - Tierra represents and warrants that it and its agents, staff and consultants employed by it are protected by Worker's Compensation Insurance and Employer's Liability Insurance in conformance with applicable state laws. Tierra has such coverage under public liability and property damage insurance policies that Tierra deems to be adequate. A Certificate of Insurance can be supplied evidencing such coverage upon request.

14.1 Within the limits and conditions of such insurance, Tierra agrees to indemnify and save client harmless from and against any loss, damage or liability arising from any negligent acts by Tierra, its agents, staff and consultants employed by it. Tierra shall not be responsible for any loss, damage or liability beyond the amounts, limits and considerations of such insurance. Tierra shall not be responsible for any loss, damage or liability arising from any acts by clients, its agents, staff and other consultants employed by it.

14.2 Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, Tierra will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

15.0 TERMINATION - This agreement may be terminated by either party upon seven days written notice in the event of substantial failure by the other party to perform in accordance with the terms thereof. Such termination shall not be effective if the substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Tierra shall be paid for services performed to the termination notice date plus reasonable termination expenses.

15.1 In the event of termination or suspension for more than three months, prior to completion of all reports contemplated by this Agreement, Tierra may complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs for Tierra in completing such analyses, records and reports.

TIERRA GENERAL CONDITIONS

16.0 CLIENT'S OBLIGATION TO NOTIFY TIERRA - Client represents and warrants that it has advised Tierra of any known or suspected hazardous materials or conditions, utility lines and pollutants at any site at which Tierra is to do work hereunder, and unless Tierra has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to defend, indemnify and save Tierra harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to Tierra's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to Tierra by Client.

17.0 HAZARDOUS MATERIALS - This agreement shall not be interpreted as requiring Tierra to assume the status of an owner, operator, generator, store, transporter, treatment or disposal facility as those terms appear within RCRA or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants.

18.0 DESIGN PROFESSIONALS LIMITATION OF LIABILITY – IN ACCORDANCE WITH FLORIDA STATUTE 558.0035, A DESIGN PROFESSIONAL EMPLOYED BY TIERRA, INC. OR AGENT IS NOT INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE OCCURING DURING THE COURSE AND SCOPE OF A PROFESSIONAL SERVICES CONTRACT.

ADDENDUM TO AGREEMENT (“AGREEMENT”) BETWEEN THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND TIERRA, INC. (“CONTRACTOR”)

The following provisions govern the Agreement referenced above:

1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Addendum.
2. Contractor shall use reasonable care in performing the services, and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District’s officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney’s fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
3. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
 - c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

4. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
5. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
6. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.


IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT WRATHELL,

**HUNT AND ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA
RATON, FLORIDA 33431 (561) 571-0010
WRATHELLC@WHHASSOCIATES.COM.**


7. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

8. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

TIERRA, INC.


By: Jeffrey Begovich, P.E.
Its: Vice President
Date: 6/7/22

**RIDGE AT APOPKA COMMUNITY DEVELOPMENT
DISTRICT**


By: Ernesto Mitsumasu
Its: Chairman
Date: 6/6/22

RIDGE AT APOPKA

COMMUNITY DEVELOPMENT DISTRICT

7

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 21,032	\$ -	\$ -	\$ 21,032
Due from Landowner	7,250	-	-	7,250
Due from general fund	-	1,226	985	2,211
Total assets	<u>\$ 28,282</u>	<u>\$ 1,226</u>	<u>\$ 985</u>	<u>\$ 30,493</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 16,071	\$ 1,226	\$ 985	\$ 18,282
Due to Landowner	-	5,008	985	5,993
Due to debt service fund	1,226	-	-	1,226
Due to capital projects fund	985	-	-	985
Landowner advance	10,000	-	-	10,000
Total liabilities	<u>28,282</u>	<u>6,234</u>	<u>1,970</u>	<u>36,486</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	7,250	-	-	7,250
Total deferred inflows of resources	<u>7,250</u>	<u>-</u>	<u>-</u>	<u>7,250</u>
Fund balances:				
Restricted for:				
Debt service	-	(5,008)	-	(5,008)
Capital projects	-	-	(985)	(985)
Unassigned	(7,250)	-	-	(7,250)
Total fund balances	<u>(7,250)</u>	<u>(5,008)</u>	<u>(985)</u>	<u>(13,243)</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 28,282</u>	 <u>\$ 1,226</u>	 <u>\$ 985</u>	 <u>\$ 30,493</u>

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 8,821	\$ 55,093	\$ 91,432	60%
Total revenues	<u>8,821</u>	<u>55,093</u>	<u>91,432</u>	60%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	2,763	6,823	25,000	27%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	667	0%
Telephone	16	150	200	75%
Postage	-	-	500	0%
Printing & binding	42	375	500	75%
Legal advertising	220	10,608	6,500	163%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	346	500	69%
Website hosting & maintenance	-	1,680	1,680	100%
Website ADA compliance	210	210	210	100%
Total professional & administrative	<u>7,251</u>	<u>56,192</u>	<u>91,432</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	1,570	(1,099)	-	
Fund balances - beginning	(8,820)	(6,151)	-	
Fund balances - ending	<u>\$ (7,250)</u>	<u>\$ (7,250)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	-	<u>5,008</u>
Total debt service	<u>-</u>	<u>5,008</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,008)
 Fund balances - beginning	 (5,008)	 -
Fund balances - ending	<u><u>\$ (5,008)</u></u>	<u><u>\$ (5,008)</u></u>

**RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Capital outlay	-	985
Total expenditures	<u>-</u>	<u>985</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(985)
Fund balances - beginning	(985)	-
Fund balances - ending	<u>\$ (985)</u>	<u>\$ (985)</u>

RIDGE AT APOPKA

COMMUNITY DEVELOPMENT DISTRICT

8

DRAFT

**MINUTES OF MEETING
RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Ridge at Apopka Community Development District held a Special Meeting on May 24, 2022 at 2:30 P.M., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801

Present at the meeting were:

Ernesto Mitsumasu (via telephone)	Chair
Craig Perry	Vice Chair
Kevin Walsh	Assistant Secretary
Dean Perry	Assistant Secretary
Thomas Pagnotta (via telephone)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Ashley Ligas	District Counsel
Katie Ibarra	KE Law Group
John Prowell	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:38 p.m. Supervisors Craig Perry, Walsh and Dean Perry were present, in person. Supervisors Mitsumasu and Pagnotta were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-12, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public

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Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Wrathell stated an updated agenda, including Resolution 2022-12 and the proposed Fiscal Year 2023 budget, was emailed to the Board, and replaces those in the agenda package. Resolution 2022-12 was modified to declare Operations and Maintenance Assessments and mirror changes to the assessment roll reflected in the proposed Fiscal Year 2023 budget. He reviewed the proposed Fiscal Year 2023 Budget line items.

Mr. Wrathell presented the revised Resolution 2022-12 and read the title.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2022-12, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for July 26, 2022 at 2:30 p.m., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801; Addressing Publication; Addressing Severability; and Providing for an Effective Date, was adopted.

It was noted Mailed Notices will be sent to all three parties.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-13. The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: Last Tuesday of each month

TIME: 2:30 PM

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2022-13, Designating Dates, Times and Locations for Regular

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Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-14, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Proving an Effective Date

Mr. Wrathell presented Resolution 2022-14.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2022-14, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Proving an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Bond and Project Update

Mr. Wrathell reported the following:

- Counsel is working on partial assignments and other professional agreements to present, once the bonds close, in order to process requisitions out of the bond construction account.
- The Closing Memorandum was included in the agenda package.
- The bond closing date is May 26, 2022.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Designating Dates, Times and Locations for

Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

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148

Mr. Wrathell presented Resolution 2022-08. The following will be inserted into the Fiscal Year 2022 Meeting Schedule:

DATES: Last Tuesday of each month

TIME: 2:30 PM

LOCATION: GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801

On MOTION by Mr. Dean Perry and seconded by Mr. Craig Perry, with all in favor, Resolution 2022-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Update: Stormwater Management Needs Analysis

Mr. Wrathall stated that a letter will be submitted to the County by the June 30, 2022 due date acknowledging that the CDD will not own or operate any stormwater facilities as of June 30, 2022 but will comply with the requirement once it owns such facilities.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2022

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2022.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of February 16, 2022 Special Meeting Minutes

Mr. Wrathell presented the February 16, 2022 Special Meeting Minutes.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the February 16, 2022 Special Meeting Minutes, were approved.

149
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182

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Ms. Ligas reiterated that the bond closing is on May 26, 2022; she is collecting signatures for the assignment documents.

B. District Engineer: *VHB*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be held on June 28, 2022.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Craig Perry and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

183
184
185
186
187
188
189

Secretary/Assistant Secretary

Chair/Vice Chair

RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

9C

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 28, 2022 CANCELED	Regular Meeting	2:30 PM
July 26, 2022	Regular Meeting	2:30 PM
August 30, 2022	Regular Meeting	2:30 PM
September 27, 2022	Regular Meeting	2:30 PM