

*Ridgecrest
Community Development District*

Meeting Agenda

April 9, 2025

AGENDA

Ridgecrest

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 2, 2025

Board of Supervisors Meeting Ridgecrest Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Ridgecrest Community Development District** will be held on **Wednesday, April 9, 2025 at 2:15 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Join Link: <https://us06web.zoom.us/j/84056186757>

Call-In Information: 1-646-876-9923

Meeting ID: 840 5618 6757

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Member Karen Ritchie (Seat #4) (*Elected/Appointed at the November 4, 2024 Board Meeting*)
 - B. Appointment to Fill Vacant Board Seat #1
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-38 Electing Officers
4. Approval of Minutes of the January 8, 2025 Board of Supervisors Meeting
5. Consideration of Resolution 2025-39 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 9, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
6. Consideration of Agreement for Professional Engineering Services with Hunter Engineering, Inc.
7. Ratification of Notice of Special Assessments
8. Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser
9. Ratification of 2025 Contract Agreement with Polk County Property Appraiser
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Requests #2 through #4
 - ii. Presentation of Funding Request #5
 - iii. Balance Sheet & Income Statement
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

SECTION III

SECTION D

RESOLUTION 2025-38

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE RIDGECREST COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Ridgecrest Community Development District (hereinafter the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Lake Wales, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE RIDGECREST COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of April 2025.

ATTEST:

**RIDGECREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

**MINUTES OF MEETING
RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ridgecrest Community Development District was held Wednesday, **January 8, 2025** at 2:15 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairman
Timothy Todd	Assistant Secretary
Cody Hatmaker	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Chris Loy	District Counsel, Kilinski Van Wyk
Tula Haff	Center State
Bryan Hunter <i>by Zoom</i>	Interim District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:47 p.m. and called roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members Cody Hatmaker (Seat #3) & Karen Ritchie (Seat #4) (Elected/Appointed at November 4, 2024 Board Meeting)

Ms. Burns administered the oath of office to Cody Hatmaker. Karen Ritchie was not in attendance. Ms. Gentry reviewed the Sunshine Law, Public Records Law, and Ethics Law with Mr. Hatmaker.

Mr. Elliott stated he would like to resign from the Board.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Accepting Brent Elliott's Resignation, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 4, 2024 Organizational Meeting & November 4, 2024 Landowners' Meeting

Ms. Burns presented the minutes from the November 4, 2024 Organizational meeting and the November 4, 2024 Landowners' meeting. She asked for any questions, comments, or corrections to those minutes. The Board had no changes to minutes.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, the Minutes of the November 4, 2024 Organizational Meeting & November 4, 2024 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns stated this public hearing is for the imposition of special assessments and has been advertised in the paper and mailed notices sent to all property owners within the community. She asked for a motion to open the public hearing.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Engineer's Report

Mr. Hunter gave a brief summary of the Engineer's Report. Ms. Gentry asked Mr. Hunter to confirm that he previously stated that the cost estimates in the Engineer's Report are reasonable and proper, is that correct? Mr. Hunter stated that is correct. Ms. Gentry asked if he has any reason to believe that the capital improvement plan cannot be carried out by the District. Mr. Hunter noted he does not have any reason to believe that.

On MOTION by Mr. Carson, seconded by Mr. Hatmaker, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Master Assessment Methodology

Ms. Burns reviewed the Master Assessment Methodology. Table 1 is the development program with two product types. The townhome with a total of 202 units and ERU assigned of 0.75 & a single family product type with 818 units for a total of 1,020 residential units within the community. The ERUs for the single-family home is designated as one. Table 2 shows the cost estimate from the Engineer's Report. Table 3 is the estimated bond sizing for a total of \$73,335,000. Table 4 outlines the improvement cost for the construction of each of those product types. Table 5 is the par debt per unit. This would be the most amount of debt they would issue on each of those product types. The townhome would be \$56,732, the single family would be \$75,642. Table 6 shows the net and gross annual debt assessment per unit. The gross annual debt assessment when collected on the Polk County tax bill takes into account the collection fees and early payment discounts for the townhome, again the highest that would be is \$4,671 and the single-family lot would be \$6,228. Table 7 shows the preliminary assessment roll. Ridgecrest of Lake Wales, LLC is the single property owner within the community and owns all 311.36 acres. The net and annual gross debt assessments are allocated by acre. A legal description of the property is also included.

Ms. Gentry asked Ms. Burns in her professional opinion, do the lands subject to the assessments receive special benefits from the Districts capital improvement plan? Ms. Burns answered yes, they do. Ms. Gentry asked in Ms. Burns's professional opinion, are the master assessments reasonably apportioned among the lands subject to the special assessments. Ms. Burns stated yes, they are. Ms. Gentry asked in her professional opinion, is it reasonable, proper and just to assess the cost of the capital improvement plan as a system of improvements against the lands in the District in accordance with the methodology? Ms. Burns stated yes, it is. Ms. Gentry asked is it in Ms. Burns opinion that the special benefits the lands will receive as set forth in the final assessment roll be equal to or in excess of the maximal master assessments there on when allocated as set forth in the methodology. Ms. Burns stated yes. Ms. Gentry asked is it her opinion that it is in the best interest of the District that the master assessments get paid and collected in accordance with the methodology and the assessment resolution. Ms. Burns stated yes.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, the Master Assessment Methodology, was approved.

iii. Consideration of Resolution 2025-33 Levying Special Assessments

Ms. Gentry noted today they are setting the maximum lien on the property; it doesn't actually put assessments on the property. That doesn't happen until there is a bond issuance to finance. This looks at the improvements you want to construct, estimated cost of those as maximum costs within the public record. Resolution 2025-33 is a resolution of the Board of Supervisors of the Ridgecrest CDD authorizing District projects for construction and or acquisition of infrastructure improvements equalizing, improving, confirming and levying special assessments on property specially benefited by such projects to pay the cost thereof. Providing for the payment and collection of such special assessments by the methods provided for by chapters 170, 190 and 197 Florida Statutes. Confirming the Districts intention to issue special assessment bonds, making provisions for transfers of real property to government bodies, providing for the recording of an assessment notice, and providing for severability conflicts and effective date. She reviewed the relevant sections. She offered to answer any questions from the Board.

Ms. Burns asked if any members of the public would like to make comment on this. Hearing no comments, Ms. Burns asked for a motion to approve.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Resolution 2025-33, Levying Special Assessments, was approved.
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Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns stated this public hearing has been advertised in the newspaper. She asked for a motion to open.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-34 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Burns stated this will allow the property appraiser and tax collector's office to facilitate the process to collect assessments on the county tax bill when the District is ready to do so. There were no public comments. She asked for a motion to approve Resolution 2025-34.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Resolution 2025-34 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

Ms. Burns asked for a motion to close this public hearing.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated this public hearing has also been advertised in the paper and asked for a motion to open.

On MOTION by Mr. Carson, seconded by Mr. Todd with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-35 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns noted this budget will be developer funded so it will only be billed as costs are incurred. The Board is able to make any changes to this at this time should they have any. If not, do we have any public comments? Hearing none. She asked for a motion to approve Resolution 2025-35.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Resolution 2025-35 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Closing the Public Hearing, was approved.

D. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns stated this public hearing has been advertised in the paper and asked for a motion to open.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-36 Adopting Rules of Procedure for the District

Ms. Burns noted these rules have not changed since they were presented to the Board at the prior meeting. She asked for any public comments on these rules or any questions or comments from the Board. Hearing no comments, she asked for a motion to approve the resolution.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Resolution 2025-36 Adopting Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close this public hearing.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Review and Ranking of Proposals for District Engineering Services and Selection of District Engineer

A. Hunter Engineering, Inc.

B. Graef Engineering

Ms. Burns stated two proposals were received based on the ad that was placed, one from Hunter Engineering and the other from Graef Engineering. Mr. Todd reviewed the rankings which showed Hunter Engineering with a total of 95 points and Graef Engineering with a total of 85 points. Ms. Burns asked for a motion to accept Mr. Todd's rankings and send a notice of intent to award to Hunter Engineering.

On MOTION by Mr. Carson, seconded by Mr. Todd with all in favor, Accepting the Ranking Provided by Tim Todd Ranking Hunter Engineering #1 and Authorizing staff to send a Notice of Intent to Award, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-37
Authorizing the Publication of Legal
Advertisements and Public Notices on a
Publicly Accessible Website in Polk
County**

Ms. Burns stated this will allow the District to utilize Polk County's website to place some notices rather than in the newspaper which will save the District some funds. There will be a resolution approving that and then publish a notice in the newspaper directing people to the new county website.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Resolution 2025-37 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry updated the Board on the validation date of February 4th which will be conducted via Microsoft Teams.

B. Engineer

Mr. Hunter had nothing further to report. He offered to take any questions.

C. District Manager's Report

Ms. Burns had nothing to report.

D. Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, the meeting was adjourned at 3:09 PM.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-39

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGECREST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Ridgecrest Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	Wednesday, July 9, 2025
HOUR:	2:15 PM
LOCATION:	Holiday Inn—Winter Haven 200 Cypress Gardens Blvd. Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lake Wales and Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 9th DAY OF APRIL 2025.

ATTEST:

**RIDGECREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Ridgecrest
Community Development District

Proposed Budget
FY2026



Table of Contents

1 General Fund

2-4 General Fund Narrative

Ridgecrest
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Developer Contributions	\$ 134,959	\$ 42,989	\$ 51,160	\$ 94,149	\$ 386,311
Total Revenues	\$ 134,959	\$ 42,989	\$ 51,160	\$ 94,149	\$ 386,311
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 12,000	\$ -	\$ 7,000	\$ 7,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 536	\$ 536	\$ 918
Engineering	\$ 15,000	\$ 300	\$ 7,500	\$ 7,800	\$ 15,000
Attorney	\$ 25,000	\$ -	\$ 12,500	\$ 12,500	\$ 25,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 10,000	\$ 23,333	\$ 33,333	\$ 40,000
Information Technology	\$ 1,800	\$ 450	\$ 1,050	\$ 1,500	\$ 1,854
Website Maintenance	\$ 2,950	\$ 1,750	\$ 1,721	\$ 3,471	\$ 3,039
Postage & Delivery	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Insurance	\$ 5,000	\$ 4,534	\$ -	\$ 4,534	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Legal Advertising	\$ 15,000	\$ 13,234	\$ 7,500	\$ 20,734	\$ 15,000
Other Current Charges	\$ 5,000	\$ 794	\$ 1,000	\$ 1,910	\$ 5,000
Office Supplies	\$ 625	\$ -	\$ 156	\$ 156	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative Expenditures	\$ 134,959	\$ 31,237	\$ 62,796	\$ 94,149	\$ 136,311
<u>Field Expenditures</u>					
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Expenditures	\$ 134,959	\$ 31,237	\$ 62,796	\$ 94,149	\$ 386,311
Excess Revenues/(Expenditures)	\$ -	\$ 11,752	\$ (11,636)	\$ -	\$ -

Ridgecrest

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Hunter Engineering Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Ridgecrest

Community Development District

General Fund Narrative

Management Fees

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

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and agenda items for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Ridgecrest
Community Development District
General Fund Narrative

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

SECTION VI

PROFESSIONAL ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT (“**Agreement**”) is made and entered into this 9th day of April 2025, by and between:

RIDGECREST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Lake Wales, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 E Livingston St, Orlando, FL 32801 (the “**District**”); and

HUNTER ENGINEERING, INC., a Florida corporation, with a business address of 4900 Dundee Road, Winter Haven, FL 33884 (the “**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, codified as Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, the District received two (2) responsive proposals to its Request for Qualifications for Engineering Services; and

WHEREAS, the District Board of Supervisors (the “**Board**”) determined Engineer to be the most qualified firm to provide professional engineering services for the District; and

WHEREAS, pursuant to the District’s Rules of Procedure, Board desires to enter into an agreement with Engineer to provide professional engineering services for the District; and

WHEREAS, the District intends to employ Engineer to perform engineering services, including but not limited to construction administration, surveying, planning, landscaping, inspection, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, upon authorization, Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. SCOPE OF SERVICES.

- a. Engineer will provide general engineering services, including the following, subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board in writing:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.
 - ii. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring and contract administration associated with District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - iii. Any other items requested by the Board.
- b. Engineer shall, when authorized by the Board by written work authorization, provide general services related to construction of any District projects and shall provide such recommendations for such services as deemed appropriate in his or her professional experience, including, but not limited to:
 - i. Periodic visits to the site, part-time or full-time construction management of District projects, as may be recommended by Engineer and authorized by the District.
 - ii. Processing of contractor's pay estimates.
 - iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, direct purchase orders, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - iv. Final inspection and requested certificates for construction including the final certificate of construction.
 - v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - vi. Any other activity related to construction as authorized by the Board.
- c. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

2. REPRESENTATIONS. Engineer hereby represents to the District that:

- a. It has the experience and skill to perform the services required to be performed by this Agreement.

- b. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements.
- c. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District.
- d. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. Engineer shall request such work authorizations in its professional capacity as Engineer when it is deemed desirable or necessary and the District is relying on Engineer to make such recommendations when Engineer deems professional engineering services appropriate for the facts and circumstances of any project. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized, in substantially the form attached hereto as **Exhibit A (“Work Authorization”)**. Authorization of services or projects under the contract shall be at the sole option of the District but with advice and recommendations by Engineer.

4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- a. **Lump Sum Amount** - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one year following the completion of the work contemplated by the lump sum Work Authorization.
- b. **Hourly Personnel Rates** - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires

to use the hourly compensation rates outlined in **Exhibit B** attached hereto. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- a. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over an authorized project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- b. Expense of reproduction, postage and handling of drawings and specifications.

6. TERM OF CONTRACT. It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated pursuant the terms herein.

7. SPECIAL SERVICES. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis with no markup.

8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder (or such longer period to the extent required by Florida’s public records retention laws). The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

9. OWNERSHIP OF DOCUMENTS.

- a. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (“**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- b. Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District’s sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer’s services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. Engineer agrees not to recreate any Work Product

contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

- c. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

10. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

12. INSURANCE. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000

Professional Liability for
Errors and Omissions

Bodily Injury / Property Damage
\$3,000,000

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, Engineer shall, without interruption, and at the District’s option, maintain the insurance during the term of this Agreement and for at least five years after the termination of this Agreement.

The District, its officers, supervisors, agents, professional staff, employees and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. 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 without written notice to the District per the terms of the applicable policy. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer 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, Engineer 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.

13. CONTINGENT FEE. Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

14. AUDIT. Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to the Agreement. Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or four years after completion of all work under the Agreement.

15. INDEMNIFICATION. Engineer agrees to indemnify, defend, and hold the District and the District’s officers and employees wholly harmless from liabilities, damages, losses, and costs of any kind, including, but not limited to, reasonable attorney’s fees, which may come against the District and the District’s officers, supervisors, professional staff, representatives and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done relating to this Agreement. Only to the extent a limitation on liability is required

by Section 725.06 of the *Florida Statutes* or other applicable law, liability under this section will not exceed the sum of Three Million Dollars and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents.

16. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

17. SOVEREIGN IMMUNITY. Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of District's limitations on liability pursuant to Section 768.28, *Florida Statutes*, or any other statute or law.

18. PUBLIC RECORDS. Engineer agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Engineer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Engineer must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that 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 completion of the Agreement if Engineer does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of Engineer or keep and maintain public records required by the District to perform the service. If Engineer transfers all public records to the District upon completion of this Agreement, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Engineer keeps and maintains public records upon completion of the Agreement, Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524 OR BY EMAIL AT JBURNS@GMSCFL.COM, OR BY REGULAR MAIL AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 E. LIVINGSTON ST., ORLANDO, FL 32801.

19. EMPLOYMENT VERIFICATION. Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

20. E-VERIFY. Engineer shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Engineer 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 Engineer has knowingly violated Section 448.091, *Florida Statutes*. If Engineer anticipates entering into agreements with a subcontractor for the Work, Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify Engineer. Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Engineer represents that no public employer has terminated a contract with Engineer under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. CONFLICTS OF INTEREST. Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

22. SUBCONTRACTORS. Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer shall be deemed to have made all of the representations and warranties of Engineer set forth herein and shall be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of

this Agreement. Engineer shall be responsible for all acts or omissions of any subcontractors.

23. INDEPENDENT CONTRACTOR. The District and Engineer agree and acknowledge that Engineer shall serve as an independent contractor of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement. Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

24. ASSIGNMENT. Neither the District nor Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

25. THIRD PARTIES. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

26. CONTROLLING LAW. Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for any action arising under this Agreement shall be in the State Courts located in Pasco County, Florida.

27. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as Engineer receives notification of the intent of the District to terminate the contract, Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

28. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all judicial levels.

29. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto and formally approved by the Board.

30. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

31. NOTICES. All notices, requests, consents and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent via electronic mail with read receipt to the Parties, as follows:

A. If to the District: Ridgecrest Community Development District
c/o Governmental Management Services - Central
Florida, LLC
219 East Livingston Street,
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Engineer: Hunter Engineering, Inc.
4900 Dundee Road,
Winter Haven, FL 33884
Attn: Bryan Hunter, P.E.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Engineer may deliver Notice on behalf of the District and Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

32. COUNTERPARTS. This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and Engineer in the spaces provided below.

34. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Engineer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Engineer agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

35. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Engineer represents that in entering into this Agreement, neither it nor any of its

officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Engineer shall immediately notify District. If Engineer is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year first above written.

**RIDGECREST COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson / Vice Chairperson,
Board of Supervisors

HUNTER ENGINEERING, INC.

By: _____
Its: _____

Exhibit A: Form of Work Authorization
Exhibit B: Hourly Fee Schedule

EXHIBIT A
Form of Work Authorization

Ridgecrest Community Development District
Lake Wales, Florida

Subject: **Work Authorization Number ____**
Ridgecrest Community Development District

Dear Chairperson, Board of Supervisors:

Hunter Engineering, Inc. (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for Ridgecrest Community Development District (the “**District**”). We will provide these services pursuant to our current agreement dated _____, 2025 (“**Engineering Agreement**”) as follows:

I. Scope of Work

The District will engage Engineer to: [description of scope of work; or attach scope exhibit]

II. Fees

The District will [compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement, not to exceed \$ _____. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.] OR [will compensate Engineer in a flat fee amount of \$ _____, inclusive of all effort, expenses, and costs to complete the work described herein].

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Ridgecrest
Community Development District

By: _____
Authorized Representative

Date: _____

Sincerely,

Hunter Engineering, Inc.

By: _____
Authorized Representative

Date: _____

EXHIBIT B
Hourly Fee Schedule



SCHEDULE OF FEES

HOURLY RATE SCHEDULE BY CLASSIFICATION

1. Principal and Project Engineer	\$300.00
2. Project Manager	\$175.00
3. CADD Designer	\$125.00

DIRECT EXPENSES

1. 24"x36" Prints	\$ 2.50 per sheet
2. 30"x42" Prints	\$ 3.75 per sheet
3. Black & white Copies	\$ 0.14 per copy
4. Federal Express	Based on Cost + 10%
5. Mileage	\$ 0.56 per mile
6. Color Ink Jet Prints	
8.5"x11"	\$ 0.20 each
11"x17"	\$ 0.40 each
24"x36"	\$25.00 each
30"x42"	\$50.00 each

All direct expenses such as application fees, printing and copy costs, travel expenses, or subcontracted services such as soil borings, environmental consulting or traffic studies, if provided through Hunter Engineering, Inc., shall be paid for by the client at cost plus 10%. Payment terms are to be net 15 days. One and one half (1.5%) percent interest per month will be applied to unpaid balances. Cost accrued as a result of collecting delinquent balances, such as attorney fees, will be paid by the client. All taxes are the responsibility of the client in addition to fees charged by Hunter Engineering, Inc. All fees are subject to change without notice.

SECTION VII

This instrument was prepared by:

Lauren Gentry, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**RIDGECREST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MASTER SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD
(Master Debt Assessments)**

PLEASE TAKE NOTICE that the Board of Supervisors of the Ridgecrest Community Development District (“**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, previously adopted Resolutions No. 2025-32 and 2025-33 (together, “**Master Assessment Resolutions**”). The Master Assessment Resolutions levy and impose one or more non-ad valorem, debt service special assessment lien(s) (“**Master Assessments**”), which are levied on the property described in **Exhibit A** (“**Master Assessment Area**”) and are intended to secure the District’s repayment of debt service on future special assessment bonds (“**Master Bonds**”). Such Master Bonds are intended to finance all or a portion of the District’s capital improvement plan, which is defined in the Master Assessment Resolutions and described in the District’s *Ridgecrest Community Development District Engineer’s Report of Capital Improvements*, dated October 9, 2024, as may be amended or supplemented from time to time (“**Master Engineer’s Report**”). The Master Assessments are further described in the *Master Assessment Methodology for Ridgecrest Community Development District*, dated October 9, 2024 (“**Master Assessment Report**”).

A copy of the Master Engineer’s Report, Master Assessment Report and Master Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Manager by mail at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston St. Orlando, Florida 32801, or by phone at (407) 841-5524.

The Master Assessments were legally and validly determined and levied in accordance with all applicable requirements of Florida law and constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Master Assessments, the Master Assessment Resolutions require that certain “True-Up Payments” be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective even if the District undergoes merger, boundary amendment, or name change. Further, this notice shall constitute a lien of record under Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE RIDGECREST COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE ASSESSMENT AREA. THESE TAXES AND**

ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice shall be effective as of the 8th day of January 2025 and shall be recorded in the Public Records of Polk County, Florida.

WITNESSES

By: [Signature]
Name: Cody Horniker
Address: 4900 Dundee Rd
Winter Haven, FL 33884

By: [Signature]
Name: Sean O'Connor
Address: 4900 Dundee Rd
Winter Haven, FL 33884

RIDGECREST COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: Halsey Carson
Title: Vice Chairperson

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of March 2025, by Halsey Carson, as Vice Chairperson of the **Ridgecrest Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)


Name: KAREN E. RITCHIE
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



EXHIBIT A

Legal Description of Master Assessment Area (District Boundaries)

Exhibit A

SKETCH OF DESCRIPTION RIDGECREST COMMUNITY DEVELOPMENT DISTRICT A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST & SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST		AREA ABOVE RESERVED FOR RECORDING INFORMATION																															
DESCRIPTION A PARCEL OF LAND LYING IN THE NORTHWEST, SOUTHWEST, AND SOUTHEAST QUARTER (1/4) OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST AND THE NORTHEAST AND NORTHWEST QUARTER (1/4) OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE LAST QUARTER (1/4) CORNER OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 14, RUN S89°45'03"W, A DISTANCE OF 2,654.55 FEET TO A POINT MARKING THE CENTER OF SECTION 14; THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 14, RUN S89°30'42"W, A DISTANCE OF 85.00 FEET; THENCE RUN N00°12'04"W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HUNT BROTHERS ROAD, BEING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND THE POINT OF BEGINNING ; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN S89°30'42"W, A DISTANCE OF 37.27 FEET; THENCE RUN S00°29'18"E, A DISTANCE OF 5.00 FEET; THENCE RUN S89°30'42"W, A DISTANCE OF 150.00 FEET; THENCE RUN N00°29'18"W, A DISTANCE OF 20.00 FEET; THENCE RUN S89°30'42"W, A DISTANCE OF 200.00 FEET; THENCE RUN S00°29'18"E, A DISTANCE OF 20.00 FEET; THENCE RUN S89°30'42"W, A DISTANCE OF 235.91 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER TO LANDS DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA KNOWN AS OFFICIAL RECORDS BOOK 0651, PAGE 1314; THENCE, ALONG THE EASTERLY LINE OF SAID LANDS, RUN N00°28'00"E, A DISTANCE OF 615.81 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, RUN S89°30'38"W, A DISTANCE OF 807.16 FEET TO A POINT MARKING THE INTERSECTION OF THE NORTHERLY LINE OF SAID LANDS AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, RUN N22°22'55"W, A DISTANCE OF 1,448.28 FEET; THENCE RUN N16°40'17"W, A DISTANCE OF 201.00 FEET; THENCE RUN N22°22'55"W, A DISTANCE OF 99.98 FEET; THENCE, DEPARTING SAID SAID RIGHT-OF-WAY LINE, RUN N90°00'00"E, A DISTANCE OF 219.69 FEET; THENCE RUN N00°00'00"E, A DISTANCE OF 330.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AND A CHORD LENGTH OF 35.36 FEET WHICH BEARS N45°00'00"W; THENCE, ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 39.27 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 293.07 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 115°4'39", AND A CHORD LENGTH OF 59.12 FEET WHICH BEARS S32°22'40"W; THENCE, ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 70.40 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE, ALONG SAID LINE, NON-TANGENT TO SAID CURVE, RUN N25°14'40"W, A DISTANCE OF 18.44 FEET; THENCE, CONTINUING ALONG THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE, RUN N22°22'55"W, A DISTANCE OF 155.96 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 67°37'05", AND A CHORD LENGTH OF 55.54 FEET WHICH BEARS S56°11'28"E; (SEE SHEET 2 OF 7)																																	
SURVEYOR'S NOTES 1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREIN FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND. 2. NO IMPROVEMENTS HAVE BEEN LOCATED. 3. NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 4. THIS DOCUMENT CONSISTS OF 7 PAGES NOT FULL OR COMPLETE WITHOUT ALL. 5. BEARINGS SHOWN HEREIN ARE BASED ON EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, WHICH BEARS NORTH 22°22'55" WEST, ASSUMED. 6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN. SHEET 1 OF 7 SHEET 2 OF 7 FOR CONTINUATION OF DESCRIPTION. SEE SHEET 3 THROUGH 5 OF 7 FOR SKETCH. SEE SHEETS 6 THROUGH 7 OF 7 FOR LINE & CURVE TABLES.																																	
SKETCH OF DESCRIPTION RIDGECREST COMMUNITY DEVELOPMENT DISTRICT A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST & SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA		 CERTIFICATION OF AUTHORIZATION NUMBER (BY) 0393 3091 MAJURE BOULEVARD, SUITE 200 ORLANDO, FLORIDA 32803 (407) 426-7978 WWW.AMERICANSURVEYINGANDMAPPING.COM																															
<table border="1"><thead><tr><th>JOB NO.</th><th>220250</th><th>DATE</th><th>REVISIONS</th><th>TECH</th></tr></thead><tbody><tr><td>SCALE</td><td>1"=500'</td><td></td><td></td><td></td></tr><tr><td>FIELD DATE</td><td></td><td></td><td></td><td></td></tr><tr><td>DRAWN BY</td><td>FSM</td><td></td><td></td><td></td></tr><tr><td>APPROVED BY</td><td></td><td></td><td></td><td></td></tr><tr><td>DRAWING FILE #</td><td>220250_RIDGECREST.DWG</td><td></td><td></td><td></td></tr></tbody></table>		JOB NO.	220250	DATE	REVISIONS	TECH	SCALE	1"=500'				FIELD DATE					DRAWN BY	FSM				APPROVED BY					DRAWING FILE #	220250_RIDGECREST.DWG				<p>I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p>E. GLENN TURNER, PSM #5643</p> <p>DATE: _____</p>	
JOB NO.	220250	DATE	REVISIONS	TECH																													
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SKETCH OF DESCRIPTION

RIDGECREST

COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

DESCRIPTION CONTINUED

AREA ABOVE RESERVED FOR RECORDING INFORMATION

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 59.01 FEET; THENCE RUN N90°00'00"E, A DISTANCE OF 345.74 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AND A CHORD LENGTH OF 35.36 FEET WHICH BEARS N45°00'00"E; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 39.27 FEET; THENCE RUN N00°00'00"E, A DISTANCE OF 540.00 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 607.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MIAMI STREET, A COUNTY MAINTAINED, VARIABLE WIDTH, PUBLIC RIGHT-OF-WAY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWENTY (20) COURSES, (1) RUN N00°38'22"W, A DISTANCE OF 12.57 FEET; (2) THENCE RUN N02°51'00"E, A DISTANCE OF 62.15 FEET; (3) THENCE RUN N00°30'23"E, A DISTANCE OF 100.02 FEET; (4) THENCE RUN N01°12'45"W, A DISTANCE OF 200.01 FEET; (5) THENCE RUN N00°30'23"E, A DISTANCE OF 100.02 FEET; (6) THENCE RUN N00°38'22"W, A DISTANCE OF 200.00 FEET; (7) THENCE RUN N01°47'07"W, A DISTANCE OF 100.02 FEET; (8) THENCE RUN N02°55'48"W, A DISTANCE OF 100.08 FEET; (9) THENCE RUN N00°38'22"W, A DISTANCE OF 700.00 FEET; (10) THENCE RUN N00°03'59"W, A DISTANCE OF 100.00 FEET; (11) THENCE RUN N01°12'45"W, A DISTANCE OF 100.00 FEET; (12) THENCE RUN N00°03'59"W, A DISTANCE OF 100.00 FEET; (13) THENCE RUN N00°38'22"W, A DISTANCE OF 100.00 FEET; (14) THENCE RUN N00°47'44"W, A DISTANCE OF 99.80 FEET; (15) THENCE RUN N01°36'28"W, A DISTANCE OF 100.04 FEET; (16) THENCE RUN N00°27'45"W, A DISTANCE OF 100.00 FEET; (17) THENCE RUN N00°06'38"E, A DISTANCE OF 100.00 FEET; (18) THENCE RUN N00°27'45"W, A DISTANCE OF 100.00 FEET; (19) THENCE RUN N01°02'07"W, A DISTANCE OF 100.02 FEET; (20) THENCE RUN N00°27'45"W, A DISTANCE OF 82.37 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF MIAMI STREET, RUN N89°45'24"E, A DISTANCE OF 2,816.52 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RUSSELL AVENUE, A SIXTY (60) FEET WIDE PUBLIC RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, RUN S00°10'04"E, A DISTANCE OF 635.69 FEET; THENCE RUN N89°41'01"E, A DISTANCE OF 15.00 FEET; THENCE RUN S00°20'21"E, A DISTANCE OF 1,015.00 FEET; THENCE, DEPARTING THE WESTERLY RIGHT-OF-WAY OF FIRST STREET, RUN N89°41'01"E, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTH-WEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, RUN S00°20'21"E, A DISTANCE OF 883.28 FEET; THENCE, DEPARTING SAID EAST LINE, RUN S89°52'31"E, A DISTANCE OF 11.81 FEET; THENCE RUN N77°33'45"E, A DISTANCE OF 101.90 FEET; THENCE RUN S75°47'51"E, A DISTANCE OF 115.22 FEET; THENCE RUN S63°47'25"E, A DISTANCE OF 102.05 FEET; THENCE RUN S36°41'16"E, A DISTANCE OF 59.83 FEET; THENCE RUN N89°40'45"E, A DISTANCE OF 314.14 FEET; THENCE RUN S00°19'47"E, A DISTANCE OF 666.53 FEET; THENCE RUN S89°40'40"W, A DISTANCE OF 331.88 FEET; THENCE RUN S00°11'59"E, A DISTANCE OF 1,331.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (1/2), OF THE NORTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, RUN N89°42'52"E, A DISTANCE OF 331.85 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN S00°11'54"E, A DISTANCE OF 140.32 FEET; THENCE RUN S59°48'12"W, A DISTANCE OF 47.25 FEET; THENCE RUN S77°30'58"W, A DISTANCE OF 30.36 FEET; THENCE RUN S85°25'03"W, A DISTANCE OF 67.27 FEET; THENCE RUN S88°53'00"W, A DISTANCE OF 100.40 FEET; THENCE RUN N87°07'11"W, A DISTANCE OF 100.02 FEET; THENCE RUN N72°54'20"W, A DISTANCE OF 100.84 FEET; THENCE RUN N65°06'44"W, A DISTANCE OF 43.18 FEET; THENCE RUN N68°16'21"W, A DISTANCE OF 56.52 FEET; THENCE RUN N59°32'52"W, A DISTANCE OF 100.32 FEET; THENCE RUN N37°53'18"W, A DISTANCE OF 66.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF AFOREMENTIONED SECTION 14; THENCE, ALONG SAID SOUTH LINE, RUN S89°42'52"W, A DISTANCE OF 96.52 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN S00°12'04"E, A DISTANCE OF 1,276.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,562,947 SQUARE FEET OR 311.362 ACRES, MORE OR LESS.

SHEET 2 OF 7 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 THROUGH 5 OF 7 FOR SKETCH.
SEE SHEETS 6 THROUGH 7 OF 7 FOR LINE & CURVE TABLES.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

ORR	OFFICIAL RECORDS BOOK	PNT	POINT OF NON-TANGENCY
PC	POINT OF CURVATURE	POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT		

ASM

AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER 1846393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7975
WWW.AMERICANSURVEYINGANDMAPPING.COM

SECTION VIII



POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

Revised 01/2025
ADA Compliant

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the Ridgecrest Community Development District hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee
 Print: Neil Combee
 Title: Polk County Property Appraiser
 Date: January 7, 2025

Signed by:
 Agency: Ridgecrest Community Development District
 Signature: Jill Burns
 Print: 0CDADF4CFD22489... Jill Burns
 Title: District Manager
 Date: 3/10/2025

Please email the signed agreement to pataxroll@polk-county.net.

SECTION IX

CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, March 18, 2025 by and between the Ridgecrest Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Ridgecrest Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Signed by:

Jill Burns

0CDADF4CFD22489...

Special District Representative

Jill Burns

Print name

District Manager

3/18/2025

Title

Date

Neil Combee

Polk County Property Appraiser

By:

Neil Combee

Neil Combee, Property Appraiser

SECTION X

SECTION C

SECTION 1

Ridgecrest
Community Development District

Funding Request #2
December 19, 2024

Bill to: Center State Development

Payee		General Fund FY2025	
1	Governmental Management Services		
	Invoice # 1 - Management fees - November 2024	\$	3,483.33
	Invoice # 2 - Management fees - December 2024	\$	3,483.33
		\$	6,966.66

Please make check payable to:

Ridgecrest Community Development District
219 E Livingston Street
Orlando, FL 32801

Ridgecrest
Community Development District

Funding Request #3
January 8, 2025

Bill to: Center State Development

Payee		General Fund FY2025	
1 Gannett Florida Local IQ			
Invoice #0006884908 - December 2024		\$	10,789.09
		\$	10,789.09
Total:		\$	10,789.09

Please make check payable to:

Ridgecrest Community Development District
219 E Livingston Street
Orlando, FL 32801

Ridgecrest

Community Development District

Funding Request #4
February 25, 2025

Bill to: Center State Development

Payee		General Fund FY2025	
1	Governmental Management Services Invoice # 3- Management fees - January 2025	\$	3,483.33
		\$	3,483.33
Total:		\$	3,483.33

Please make check payable to:

Ridgecrest Community Development District
219 E Livingston Street
Orlando, FL 32801

SECTION 2

Ridgecrest
Community Development District

Funding Request #5
March 27,2025

Bill to: Center State Development

Payee		General Fund FY2025	
1	Hunter Engineering Invoice # 22414- Engineering Service - January 2025	\$	300.00
		\$	300.00
Total:		\$	300.00

Please make check payable to:

Ridgecrest Community Development District
219 E Livingston Street
Orlando, FL 32801

SECTION 3

Ridgecrest
Community Development District

Unaudited Financial Reporting
February 28, 2025



Table of Contents

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

Ridgecrest
Community Development District
Combined Balance Sheet
February 28, 2025

General Fund	
Assets:	
Cash:	
Operating Account	\$ 11,054
Due from Developer	\$ 3,483
Total Assets	\$ 14,537
Liabilities:	
Accounts Payable	\$ 3,783
Total Liabilites	\$ 3,783
Fund Balance:	
Unassigned	\$ 10,754
Total Fund Balances	\$ 10,754
Total Liabilities & Fund Balance	\$ 14,537

Ridgecrest
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 134,959	\$ 42,989	\$ 42,989	\$ -
Total Revenues	\$ 134,959	\$ 42,989	\$ 42,989	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
FICA Expense	\$ 918	\$ 383	\$ -	\$ 383
Engineering	\$ 15,000	\$ 6,250	\$ 300	\$ 5,950
Attorney	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 10,000	\$ 6,667
Information Technology	\$ 1,800	\$ 750	\$ 450	\$ 300
Website Maintenance	\$ 2,950	\$ 1,229	\$ 1,750	\$ (521)
Postage & Delivery	\$ 1,000	\$ 417	\$ -	\$ 417
Insurance	\$ 5,000	\$ 5,000	\$ 4,534	\$ 466
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 15,000	\$ 6,250	\$ 13,234	\$ (6,984)
Other Current Charges	\$ 5,000	\$ 2,083	\$ 794	\$ 1,289
Office Supplies	\$ 625	\$ 260	\$ -	\$ 260
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,959	\$ 55,297	\$ 31,237	\$ 24,060
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 11,752	
Fund Balance - Beginning	\$ -		\$ (998)	
Fund Balance - Ending	\$ -		\$ 10,754	

Ridgecrest
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 21,750	\$ -	\$ 6,967	\$ 10,789	\$ 3,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,989
Total Revenues	\$ 21,750	\$ -	\$ 6,967	\$ 10,789	\$ 3,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,989
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Employee FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ -	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,000
Information Technology	\$ -	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Website Maintenance	\$ -	\$ -	\$ -	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ -	\$ 4,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,534
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 1,755	\$ 690	\$ 10,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,234
Other Current Charges	\$ -	\$ -	\$ -	\$ 265	\$ 529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	794
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 1,930	\$ 8,707	\$ 14,272	\$ 5,799	\$ 529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,237
Excess (Deficiency) of Revenues over Expenditures	\$ 19,820	\$ (8,707)	\$ (7,306)	\$ 4,990	\$ 2,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,752