

*Ridgecrest
Community Development District*

Meeting Agenda

August 13, 2025

AGENDA

Ridgecrest

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 6, 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, August 13, 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/82461630755>

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

Meeting ID: 824 6163 0755

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. Acceptance of Letter of Resignation from Timothy Todd (Seat #5)
 - C. Appointments to Fill Vacant Board Seat #1 (*tabled from April 9, 2025 Board Meeting*) & Vacant Board Seat #5
 - D. Administration of Oaths to Newly Appointed Supervisors
 - E. Consideration of Resolution 2025-40 Electing Officers
4. Approval of Minutes of the April 9, 2025 Board of Supervisors Meeting
5. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-41 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreement
6. Consideration of Resolution 2025-42 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
7. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
8. Consideration of Uniform Collection Agreement with Polk County Tax Collector
9. Staff Reports

- A. Attorney
- B. Engineer
- C. District Manager's Report
 - i. Ratification of Funding Request #6
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment

SECTION III

SECTION B

July 15, 2025

I wish to resign from Astonia, Woodland Ranch Estates, and Ridgecrest CDDs.

Thank you,

Timothy Todd

SECTION E

RESOLUTION 2025-40

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 13th day of August 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, April 9, 2025** at 2:16 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson
Timothy Todd
Cody Hatmaker

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Monica Virgen
Katie O'Rourke
Chris Loy

District Manager, GMS
District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:16 p.m. and called roll. Three 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 or joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths 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

No appointment was made for the vacant seat. This item was tabled to a future meeting agenda.

C. Administration of Oath to Newly Appointed Supervisor

D. Consideration of Resolution 2025-38 Electing Officers

Ms. Burns asked if the Board would like to make Mr. Todd the Chair, Halsey the Vice Chair and the other two Supervisors Assistant Secretaries along with George Flint and she would be Secretary.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Resolution 2025-38 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the January 8, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes of the January 8, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Minutes of the January 8, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

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

Ms. Burns stated the public hearing will be August 13, 2025 at 2:15 p.m. at this location. This is developer funded. No cost is anticipated. It will only be billed as incurred. She noted the full admin budget is shown in case the project does go forward; everything is accounted for.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Resolution 2025-39 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing for August 13, 2025 at 2:15 p.m. on the Adoption of the Fiscal Year 2025/2026 Budget, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement for Professional Engineering Services with Hunter Engineering, Inc.

Ms. Burns noted Brian Hunter was named the District Engineer at the prior meeting and asked for a motion to approve that agreement.

On MOTION by Mr. Todd, seconded by Mr. Carson with all in favor, the Agreement for Professional Engineering Services with Hunter Engineering, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Notice of Special Assessments

Ms. Burns stated this is the master lean on the property from the assessment hearing that was held at the prior meeting. This has already been approved and recorded so just looking for a motion to ratify.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Notice of Special Assessments, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal for the property appraiser. They do not anticipate using the property appraiser tax collector to collect assessments for the upcoming year but that agreement is left in place so that they are ready when the District is ready to do so. She asked for a motion to ratify.

NINTH ORDER OF BUSINESS

Ratification of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal for the property appraiser. They do not anticipate using the property appraiser tax collector to collect assessments for the upcoming year but that agreement is left in place so that they are ready when the District is ready to do so. She asked for a motion to ratify.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser and the 2025 Contract Agreement with Polk County Property Appraiser, were ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy reminded the Board of the 4-hour ethics training requirement.

B. Engineer

Mr. Hunter had nothing today.

C. District Manager's Report

- i. Ratification of Funding Requests #2 through #4**
- ii. Presentation of Funding Request #5**

Ms. Burns asked for ratification of funding requests #2 through #5. These have already been approved and need to be ratified by the Board.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Ratifying Funding Requests #2 through #4 and Approving Funding Request #5, was approved.

- iii. Balance Sheet & Income Statement**

Ms. Burns stated financial statements were included in the package for review and offered to take any questions. No action is necessary from the Board.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH 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. Todd, seconded by Mr. Carson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2025-41

THE ANNUAL APPROPRIATION RESOLUTION OF RIDGECREST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridgecrest Community Development District (“**District**”) was established on August 6, 2024, by the City Commission in and for the City of Lake Wales, Florida; and

WHEREAS, the District Manager submitted to the Board of Supervisors (“**Board**”) of Ridgecrest Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year ending September 30, 2026 (“**Fiscal Year 2025/2026**”) 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, 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 RIDGECREST 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

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025.

ATTEST:

**RIDGECREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

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 2

**RIDGECREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this ____ day of _____ 2025,
by and between:

RIDGECREST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Lake Wales, Florida ("**District**"), and

RIDGECREST OF LAKE WALES, LLC, a Florida limited liability company and a landowner in the District ("**Developer**") with an address of 4900 Dundee Road, Winter Haven, Florida 33884.

RECITALS

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

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

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

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

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

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025/2026 Budget, or utilizing such other revenue sources as may be available to it; and

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

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

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

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

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

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2025/2026 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2025/2026 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2025/2026 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth

in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

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

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

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

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

8. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

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

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

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

**RIDGECREST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

RIDGECREST OF LAKE WALES, LLC

By: _____
Its: _____

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

Exhibit A
Property Description

A parcel of land lying in the Northwest, Southwest, and Southeast Quarters (1/4) of Section 11, Township 30 South, Range 27 East AND the Northeast and Northwest Quarters (1/4) of Section 14, Township 30 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

Commencing at the East Quarter (1/4) corner of Section 14, Township 30 South, Range 27 East, Polk County, Florida; thence S89°45'03"W along the South line of the Northeast Quarter (1/4) of Section 14, a distance of 2,654.55 feet to a point marking the center of Section 14; thence S89°30'42"W along the South line of the Northwest Quarter (1/4) of Section 14, a distance of 85.00 feet to a point; thence N00°12'04"W, a distance of 55.00 feet to a point in 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, S89°30'42"W, a distance of 37.27 feet to a point; thence, along the said line, S00°29'18"E, a distance of 5.00 feet to a point; thence, continuing along said line, S89°30'42"W, a distance of 150.00 feet to a point; thence, continuing along said line, N00°29'18"W, a distance of 20.00 feet to a point; thence, along the northerly right-of-way line, S89°30'42"W, a distance of 200.00 feet to a point; thence, along said line, S00°29'18"E, a distance of 20.00 feet to a point; thence, along said line, 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 ORB 9651, Page 1314; thence, along the easterly line of aforementioned instrument, 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 instrument, S89°30'38"W, a distance of 907.16 feet to a point marking the intersection of the northerly line of aforementioned instrument and the Easterly right-of-way line of United States Highway 27, a variable width public right-of-way; thence, along said Easterly right-of-way, N22°22'55"W, a distance of 1,448.28 feet to a point; thence, continuing along said right-of-way line, N16°40'17"W, a distance of 201.00 feet to a point; thence, continuing along said right-of-way line, N22°22'55"W, a distance of 99.98 feet to a point; thence, departing said aforementioned right-of-way line, N90°00'00"E, a distance of 219.69 feet to a point; thence N00°00'00"E, a distance of 330.00 feet to a point of curve to the left 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 Northwesterly along the arc a distance of 39.27 feet to a point; thence N90°00'00"W, a distance of 293.07 feet to the point of curve of a non-tangent curve to the left, Southeast, having a radius of 35.00 feet, a central angle of 115°14'39", and a chord length of 59.12 feet which bears S32°22'40"W; thence Southwesterly along the arc of said curve, a distance of 70.40 feet to a point and returning to aforementioned Easterly right-of-way line of U.S. Highway 27; thence along said line, non-tangent to said curve, N25°14'40"W, a distance of 18.44 feet to a point; thence, continuing along the Easterly right-of-way line previously mentioned, N22°22'55"W, a distance of 155.96 feet to a point of curve of a non-tangent curve to the left, Northeast, having a radius of 50.00 feet, a central angle of 67°37'05", and a chord length of 55.64 feet which bears S56°11'28"E; thence Southeasterly, departing said Easterly right-of-way line, along the arc of said curve, a distance of 59.01 feet to a point; thence N90°00'00"E, a distance of 345.74 feet to a point of curve to the left 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 a distance of 39.27 feet; thence N00°00'00"E, a distance of 540.00 feet to a point; thence N90°00'00"W, a distance of 607.19 feet to a point in 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, N00°38'22"W, a distance of 12.57 feet to a point; thence N02°51'00"E, a distance of 82.15 feet to a point; thence N00°30'23"E, a distance of 100.02 feet to a point; thence

N01°12'45"W, a distance of 200.01 feet to a point; thence N00°30'23"E, a distance of 100.02 feet to a point; thence N00°38'22"W, a distance of 200.00 feet to a point; thence N01°47'07"W, a distance of 100.02 feet to a point; thence N02°55'48"W, a distance of 100.08 feet to a point; thence N00°38'22"W, a distance of 700.00 feet to a point; thence N00°03'59"W, a distance of 100.00 feet to a point; thence N01°12'45"W, a distance of 100.00 feet to a point; thence N00°03'59"W, a distance of 100.00 feet to a point; thence N00°38'22"W, a distance of 100.00 feet to a point; thence N00°47'44"W, a distance of 99.80 feet to a point; thence N01°36'28"W, a distance of 100.04 feet to a point; thence N00°27'45"W, a distance of 100.00 feet to a point; thence N00°06'38"E, a distance of 100.00 feet to a point; thence N00°27'45"W, a distance of 100.00 feet to a point; thence N01°02'07"W, a distance of 100.02 feet to a point; thence N00°27'45"W, a distance of 82.37 feet to a point; thence, departing said Easterly right-of-way line of Miami Street, N89°45'24"E, a distance of 2,616.52 feet to a point marking the intersection of the Southerly right-of-way line of Russel 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, S00°10'04"E, a distance of 635.69 feet to a point; thence, along said line, N89°41'01"E, a distance of 15.00 feet to a point; thence, continuing along said right-of-way line, S00°20'21"E, a distance of 1,015.00 feet to a point; thence, departing the Westerly right-of-way of First Street, N89°41'01"E, a distance of 15.00 feet to a point being on the East line of the Southwest Quarter (1/4) of Section 11, Township 30 South, Range 27 East, Polk County, Florida; thence, along said line, S00°20'21"E, a distance of 883.28 feet to a point; thence, departing the aforementioned Easterly line, S89°52'31"E, a distance of 11.81 feet, to a point; thence N77°33'45"E, a distance of 101.90 feet to a point; thence S75°47'51"E, a distance of 115.22 feet to a point; thence S63°47'25"E, a distance of 102.05 feet to a point; thence S36°41'16"E, a distance of 59.83 feet to a point; thence N89°40'45"E, a distance of 314.14 feet to a point; thence S00°19'47"E, a distance of 666.53 feet to a point; thence S89°40'40"W, a distance of 331.88 feet to a point; thence 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 line, N89°42'52"E, a distance of 331.85 feet to a point; thence, departing said line, S00°11'54"E, a distance of 140.32 feet to a point; thence S59°48'12"W, a distance of 47.25 feet to a point; thence S72°30'58"W, a distance of 30.36 feet to a point; thence S85°25'03"W, a distance of 67.27 feet to a point; thence S88°53'00"W, a distance of 100.40 feet to a point; thence N87°07'11"W, a distance of 100.02 feet to a point; thence N72°54'20"W, a distance of 100.84 feet to a point; thence N65°06'44"W, a distance of 43.18 feet to a point; thence N68°16'21"W, a distance of 56.52 feet to a point; thence N59°32'52"W, a distance of 100.32 feet to a point; thence N37°53'18"W, a distance of 66.75 feet to a point in the South line of the North Half (1/2) of the Northwest Quarter (1/4) of Section 14 previously mentioned; thence, along said Southerly line, S89°42'52"W, a distance of 96.52 feet to a point; thence, departing said Southerly line, 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.

EXHIBIT B: Fiscal Year 2025/2026 Budget

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

RESOLUTION 2025-42

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGECREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**RIDGECREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
RIDGECREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Ridgecrest Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Holiday Inn-Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, on the 2nd Wednesday of every month at 2:15 PM unless otherwise indicated as follows:

**October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business 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 Office.

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

District Manager

SECTION VII

SECTION A

Ridgecrest Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ridgecrest Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ridgecrest Community Development District

SECTION B

Ridgecrest Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ridgecrest Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ridgecrest Community Development District

SECTION VIII

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 13th day of, August 2025
by and between Ridgecrest Community Development District (“District”),
whose address is 219 E Livingston Street Orlando, FL 32801
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Ridgecrest CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Ridgecrest CDD improvements and related systems, facilities and services pursuant to Ordinance 2024-17 a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Ridgecrest CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the “Assessments” for Ridgecrest CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the “Assessments,” levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Ridgecrest Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2025 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By the 15th of September of each calendar year, the Chair of the
Ridgecrest Community Development District

of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment (“Assessment”) roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District’s “Assessment” and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified “Assessment” roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Ridgecrest Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment ("Assessment") or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is affected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

a. As to Tax Collector: Address Joe G. Tedder
P.O. Box 1189
Bartow, FL 33831-1189

b.	As to District:	Address	Ridgecrest CDD 219 E. Livingston Street Orlando, FL 32801
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IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST: **POLK COUNTY TAX COLLECTOR**

By: Joe G. Tedder
Joe G. Tedder, Tax Collector Printed Name
Date: _____

ATTEST:

_____ By: _____
Printed Name

ATTEST:

_____ By: _____
Printed Name

As authorized for execution by the District Chairman of Ridgecrest CDD
at its August 13, 2025 regular meeting.

SECTION IX

SECTION C

SECTION 1

Ridgecrest
Community Development District

Funding Request #6
May 7, 2025

Bill to: Center State Development

Payee		General Fund
		FY2025
1	Hunter Engineering	
	Invoice # 22457- Engineering Service - March 2025	\$ 125.00
		\$ 125.00
Total:		\$ 125.00

Please make check payable to:

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

SECTION 2

Ridgecrest
Community Development District

Unaudited Financial Reporting
June 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Capital Projects Fund</u>
4	<u>Month to Month</u>

Ridgecrest
Community Development District
Combined Balance Sheet
June 30, 2025

		General Fund	
Assets:			
<u>Cash:</u>			
Operating Account		\$	11,543
Total Assets		\$	11,543
Liabilities:			
Accounts Payable		\$	-
Total Liabilites		\$	-
Fund Balance:			
Unassigned		\$	11,543
Total Fund Balances		\$	11,543
Total Liabilities & Fund Balance		\$	11,543

Ridgecrest
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 134,959	\$ 43,414	\$ 43,414	\$ -
Total Revenues	\$ 134,959	\$ 43,414	\$ 43,414	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
FICA Expense	\$ 918	\$ 689	\$ -	\$ 689
Engineering	\$ 15,000	\$ 11,250	\$ 425	\$ 10,825
Attorney	\$ 25,000	\$ 18,750	\$ -	\$ 18,750
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 20,000
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 900
Website Maintenance	\$ 2,950	\$ 2,213	\$ 1,750	\$ 463
Postage & Delivery	\$ 1,000	\$ 750	\$ -	\$ 750
Insurance	\$ 5,000	\$ 5,000	\$ 4,534	\$ 466
Copies	\$ 1,000	\$ 750	\$ -	\$ 750
Legal Advertising	\$ 15,000	\$ 15,000	\$ 13,234	\$ 1,766
Other Current Charges	\$ 5,000	\$ 3,750	\$ 304	\$ 3,446
Office Supplies	\$ 625	\$ 469	\$ -	\$ 469
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,959	\$ 99,145	\$ 30,872	\$ 68,272
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 12,542	
Fund Balance - Beginning	\$ -		\$ (998)	
Fund Balance - Ending	\$ -		\$ 11,543	

Ridgecrest
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 600	\$ (600)
Total Expenditures	\$ -	\$ -	\$ 600	\$ (600)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (600)	
<u>Other Financing Sources/(Uses):</u>				
Developer Advances	\$ -	\$ -	\$ 600	\$ 600
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 600	\$ 600
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

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	\$ 300	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	43,414
Total Revenues	\$ 21,750	\$ -	\$ 6,967	\$ 10,789	\$ 3,483	\$ 300	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	43,414
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Employee FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	425
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	\$ 110	\$ (676)	\$ 38	\$ 38	\$ -	\$ -	\$ -	304
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 1,930	\$ 8,707	\$ 14,272	\$ 5,799	\$ 529	\$ 235	\$ (676)	\$ 38	\$ 38	\$ -	\$ -	\$ -	30,872
Excess (Deficiency) of Revenues over Expenditures	\$ 19,820	\$ (8,707)	\$ (7,306)	\$ 4,990	\$ 2,955	\$ 65	\$ 676	\$ 87	\$ (38)	\$ -	\$ -	\$ -	12,542

SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary
Ridgecrest CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Ridgecrest Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **0** voters within the Ridgecrest Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888