

*Wellness Ridge  
Community Development District*

*Agenda*

*March 22, 2023*

# AGENDA

# *Wellness Ridge*

## *Community Development District*

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

March 15, 2023

Board of Supervisors  
Wellness Ridge Community  
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Wellness Ridge Community Development District will be held **Wednesday, March 22, 2023 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 22, 2023 Minutes
4. Financing Matters
  - A. Consideration of Revised Engineer's Report
  - B. Consideration of Supplemental Assessment Methodology Report
  - C. Consideration of Resolution 2023-06 Bond Delegation Resolution
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Ratification of Funding Requests #5 - #6
6. Other Business
  - A. Discussion of Pending Plat Conveyances
  - B. Status of Permit Transfers
7. Supervisor's Requests
8. Adjournment

The Engineer's Report and Supplemental Assessment Methodology Report included are drafts that will be revised and recirculated prior to the meeting.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
John Powell, District Engineer

Enclosures

# MINUTES

MINUTES OF MEETING  
WELLNESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, February 22, 2023 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin <i>by phone</i>	Vice Chairman
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 25, 2023 Board of Supervisors Meeting and Acceptance of the Minutes of the January 25, 2023 Audit Committee Meeting**

*\*Mr. Bonin joined the meeting by telephone during this item.*

Mr. Flint presented the minutes of the January 25, 2023 Board of Supervisors meeting and continued meeting. He asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the January 25, 2023 Board meeting were approved as presented and the January 25, 2023 Audit Committee meeting minutes were accepted.

**FOURTH ORDER OF BUSINESS**

**Consideration of Uniform Collection Agreement with Lake County Tax Collector**

Mr. Flint: Annually you enter into agreements with the Tax Collector and Property Appraiser to allow the use of the tax bill for your debt and O&M assessments. You have already approved the agreement with the Property Appraiser and this is the Tax Collector agreement.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the uniform collection agreement with the Lake County tax collector was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04 Approving the Conveyance of Real Property and Improvements**

Mr. Flint: Resolution 2023-04 ratifies the conveyance of real property and improvements.

Mr. Lazarovich: We want to open public comments because we had to revise this to approving not ratifying, we don't have signatures yet. This is our standard conveyance resolution, transferring real property and infrastructure improvements from the developer to the District.

Mr. Morgan: This is just for the 1A ponds.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor Resolution 2023-04 Ratifying the Conveyance of Real Property and Improvements was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05 Authorizing Use of Electronic Documents and Signatures**

Mr. Flint: Resolution 2023-05 allows the District to use electronic documents and signatures; we use DocuSign.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2023-05 Authorizing Use of Electronic Documents and Signatures was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance  
Proposal with Frank Polly Sod & Landscape  
for Phase 1A**

Mr. Flint: The landscape maintenance proposal from Frank Polly Sod & Landscape for Phase 1A, which should cover the areas referenced in the conveyance resolution.

Mr. Forbes joined the meeting during this item.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor the proposal from Frank Polly Sod & Landscape in the amount of \$4,970.50 per month was approved subject to incorporation of a small area next to L3.10 and District Counsel preparing the standard agreement to be effective March 1, 2023.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from January 1, 2023 through January 31, 2023 in the amount of \$12,986.41.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

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

**iii. Ratification of Funding Request #4**

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Funding Request No. 4 in the amount of \$5,969.73 was ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

There being none, the next item followed.



**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the meeting adjourned at 10:39 a.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A

**ENGINEER'S REPORT**

**PREPARED FOR:**

**BOARD OF SUPERVISORS  
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER:**

**VANASSE HANGEN BRUSTLIN, Inc.  
(VHB)**

**June 8, 2022  
REVISED – July 27, 2022  
REVISED – March 15, 2023**

## WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

### ENGINEER'S REPORT

#### 1. INTRODUCTION AND PURPOSE

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP for the Wellness Ridge Community Development District ("District").

This Report is submitted based upon our professional opinion and is based on the best available information, and our best knowledge and belief as of the date of this Report.

The Wellness Ridge development within the District (the "Project") is being developed by Lennar Homes, LLC ("Master Developer").

The District has been established for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary to support the orderly development of the District.

#### 2. GENERAL SITE DESCRIPTION

The Project is a 574.01 acre development located within the City of Clermont in Lake County, Florida. The Project is located within Section 22, Township 23, Range 26 East and abuts Schofield Road on the west and Five Mile Road (clay road) to the east. The Project boundary is the same as the District boundary. **Exhibits 1 and 2** attached hereto shows the boundaries and legal descriptions of the District.

The existing zoning of the property is PUD. This type of land use allows for the single-family residential development as a permitted use. **Exhibit 3** attached shows the surrounding land uses.

#### 3. PROPOSED CIP

The CIP is intended to provide public infrastructure improvements for the lands within the District, which lands are planned for up to 1,850 attached and detached residential homes. The proposed site plan for the Project is attached as **Exhibit 4** to this report. The following Table shows the planned land uses within each assessment area within the District, which is subject to change:

**TABLE 1 – LAND USE AND AREA**

Parcel	Land Use	Gross Acres
Assessment Area 1	Residential	137.98
Assessment Area 2	Residential	436.03
<b>Total</b>		<b>574.01</b>

The CIP functions as a system of improvements benefitting all lands within the District. While the exact configuration and location of the Project is not yet final, the information set forth herein with respect to the Project is probable based on existing plans.

The CIP is anticipated to serve the following lot types, although such lot types are subject to change:

**TABLE 2 RESIDENTIAL DEVELOPMENT PROGRAM**

Area	SF 60'	SF 50'	SF 41'	SF 40'	SF 32'	TH 25'	TH 22'	TOTAL
Assessment Area 1	20	204	0	105	90	48	75	542
Assessment Area 2	88	480	156	111	156	50	267	1308
<b>TOTAL</b>	<b>108</b>	<b>684</b>	<b>156</b>	<b>216</b>	<b>246</b>	<b>98</b>	<b>342</b>	<b>1850</b>

In general, the CIP includes the following in association with developable land within the District.

- Stormwater management systems
- Internal Roadway improvements
- Water, Sewer/wastewater, and reclaimed water improvements
- Wastewater lift stations
- Hardscape, Landscape and Irrigation
- Traffic Signals (offsite)
- Recreation Amenities
- Offsite roadway improvements (Wellness Way Segment B, Hancock Road Segment D South)
- Offsite utility improvements along Hancock Road and Wellness Way)
- Undergrounding of Electrical Utility lines

More specifically, the CIP infrastructure includes:

**Stormwater Management System:**

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures, dry ponds and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project is landlocked. The stormwater system will be designed consistent with the criteria established by the St. Johns River Water Management District and the City for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No earthwork on privately owned lands or lots is included in the CIP. Accordingly, the District will not fund any costs of transporting fill to, or any grading of, lots.

**Internal Roadway Improvements:**

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane undivided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with City standards.

All internal roadways may be financed by the District, and will be transferred to the City for ownership, operation and maintenance of the curb, asphalt, and storm sewer system (gutters and underground piping). The District will maintain improvements outside of the curb (sidewalks, landscape, hardscape).

There are no anticipated impact fee credits associated with the construction of any of the internal roadways.

**Water and Sewer/Wastewater/Lift Station and Reclaimed Utilities:**

As part of the CIP, the District intends to construct and/or acquire water, sewer/wastewater and reclaimed water infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made along Hancock Road and Wellness Way.

Sewer and wastewater improvements for the Project will include onsite 8-12" diameter gravity collection systems, and onsite lift stations.

Reclaimed water improvements for the Project will include connections to reclaimed water mains along Hancock Road and Wellness Way.

See attached **Exhibit 5A**.

It is anticipated the system will be transferred by the District to the City of Clermont for ownership, operation and maintenance.

**Hardscape, Landscape, and Irrigation:**

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The irrigation system will consist of reclaimed water mains. Moreover, hardscaping will consist of entry features and signage.

The City has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District.

**Traffic Signal**

The CIP includes the construction of a traffic signal along Wellness Way. This traffic signal may be financed by the District, and will be transferred to the County for ownership, operation and maintenance.

**Recreational Amenities:**

In conjunction with the construction of the CIP, the District intends to construct recreational amenity facilities, including but not limited to, a clubhouse, pool, picnic covered and outdoor seating areas, bike paths and racks, open air pavilion, viewing benches, dog park, playground, community garden and walking paths. The District may or may not also finance additional amenities, parks and other common areas for the benefit of the District. These improvements will be funded, owned and maintained by the District, or alternatively may be funded by the developer and turned over to a homeowners' association for ownership, operation and maintenance. All such improvements are considered common elements for the benefit of the District landowners.

### **Street Lights / Undergrounding of Electrical Utility Lines**

Street lights are not included within the CIP, but instead may be leased through an agreement with the Sumter Electric Cooperative (SECO), in which case the District would fund the street lights through an annual operations and maintenance assessment.

The CIP does however include the differential cost of undergrounding electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by SECO. The District can fund the improvements and then transfer the improvement to SECO for operation and maintenance.

### **Off-Site Roadway Improvements**

Offsite roadway improvements include construction of the two outside lanes of the future four lane roadways for Wellness Way – Segment B and Hancock Road – Segment D South. These improvements will consist of roadway and turn lane improvements.

There may be impact fee credits associated with the construction of the offsite roadway improvements.

### **Off-Site Utility Improvements**

Offsite water improvements include 1,900 LF of 12-inch watermain along Schofield Road, 5,600 LF of 16-inch watermain along Wellness Way, and 19,500 LF of 20-inch watermain along Hancock Road and to the City water treatment plant.

Offsite wastewater improvements include a master triplex lift station and force main improvements including a total of 5,600 LF of 16-inch force main along Hancock Road, south of Five Mile Road and 13,700 LF of 20-inch force main along Hancock Road from Five Mile Road north to the City wastewater treatment plant.

See attached **Exhibit 5B**.

Please note the City of Clermont requires the offsite water main to be oversized to a 20-inch and the force main to be oversized to a 20-inch. The pipe material cost for the oversize will be reimbursed by the City of Clermont on separate agreement with the Master Developer. The oversize pipe cost is not included in the cost opinion below.

The District will fund and acquire these improvements and convey the improvements to the City of Clermont for ownership, operation and maintenance.

### **Professional Services**

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.



The following table shows who will finance and operate the various improvements of the CIP.

**TABLE 3 RESIDENTIAL IMPROVEMENTS**

Improvement	Financing Entity	Operations Entity
<b>Residential Development</b>		
Stormwater Improvements	CDD	CDD
Roadways	CDD	City/CDD*
Water & Wastewater Utilities	CDD	City
Lift Station (3 total)	CDD	City
Hardscape, Landscape & Irrigation	CDD	CDD
Traffic Signal (Wellness Way/Phase 1A)	CDD	County
Recreational Amenities	CDD	CDD
Street Lights	N/A	N/A
Offsite Roadway	N/A	County
Offsite Utility	CDD	City
Undergrounding of Electric	CDD	CDD

\* Refer to maintenance responsibilities noted above.

#### 4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

**TABLE 4 – RESIDENTIAL IMPROVEMENTS - PERMITS**

PERMIT	STATUS
City of Clermont – Comprehensive Plan and Annexation	Approved
City of Clermont – Zoning and PD Agreement	Approved
City of Clermont – Preliminary Site Plan (PSP)	Approved
City of Clermont – Site Development Plans (Phase 1A)	Approved
City of Clermont – Site Development Plans (Future Phases)	To Be Submitted
City of Clermont – Site Development Plans – Offsite Utility	Approved
Lake County – Offsite Utility	Approved
SJRWMD – Environmental Resource Permit	Approved
FEMA LOMR	To be Submitted
FDEP/ACOE Environmental Determination/Permit	Approved
FDEP Water Construction (Phase 1A)	Approved
FDEP Water Construction (Future Phases)	To Be Submitted
FDEP Wastewater Construction (Phase 1A)	Approved
FDEP Wastewater Construction (Future Phases)	To Be Submitted

## 5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5 below presents, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5 are reasonable and consistent with market pricing for the Residential Development CIP.

**TABLE 5 – OPINION OF PROBABLE COST**

Improvement	Total Estimated Cost	Assessment Area #1	Assessment Area #2
<b>CIP</b>			
Stormwater Improvements	\$ 18,300,000.00	\$ 5,000,000.00	\$ 13,300,000.00
Roadways	\$ 17,100,000.00	\$ 6,200,000.00	\$ 10,900,000.00
Water, Sewer & Wastewater Utilities	\$ 12,000,000.00	\$ 1,700,000.00	\$ 10,300,000.00
Lift Stations	\$ 4,600,000.00	\$ 3,600,000.00	\$ 1,000,000.00
Hardscape, Landscape & Irrigation	\$ 7,900,000.00	\$ 2,800,000.00	\$ 5,100,000.00
Traffic Signal	\$ 750,000.00	\$ 750,000.00	\$ -
Recreational Amenities	\$ 10,000,000.00	\$ 500,000.00	\$ 9,500,000.00
Offsite Roadway*	\$ -	\$ -	\$ -
Offsite Utility**	\$ 10,300,000.00	\$ 10,300,000.00	\$ -
Undergrounding of Electric	\$ 2,600,000.00	\$ 500,000.00	\$ 2,100,000.00
<b>subtotal</b>	<b>\$ 83,550,000.00</b>	<b>\$ 31,350,000.00</b>	<b>\$ 52,200,000.00</b>
<b>Other</b>			
Soft Costs (10%)	\$ 8,355,000.00	\$ 3,135,000.00	\$ 5,220,000.00
Contingency (15%)	\$ 12,532,500.00	\$ 4,702,500.00	\$ 7,830,000.00
<b>TOTAL</b>	<b>\$ 104,437,500.00</b>	<b>\$ 39,187,500.00</b>	<b>\$ 65,250,000.00</b>

### Cost Opinion Notes:

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

## 6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in Lake County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals;

- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- All of the assessable property within the District will receive a special benefit from the Residential Improvements that is at least equal to such costs; and

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public, including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the CIP as presented herein is based on the Preliminary Site Plan (PSP) as last submitted to City of Clermont in March of 2021 and is subject to market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, wastewater, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Vanasse Hangen Brustlin, Inc.

John Prowell, P.E.  
FL License No. 59469  
Date: March 15, 2023

## EXHIBITS



0 3000 6000



Location Map  
Wellness Ridge CDD  
City of Clermont, Florida

**Exhibit 1**

June 10, 2022

## LEGAL DESCRIPTION: OVERALL PROPERTY

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 3909.85 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 89°00'54" East along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1290.91 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Southeast Quarter of aforesaid Section 22; thence run South 00°27'16" West continuing along the aforesaid West right of way line of Five Mile Road for a distance of 2681.30 feet to a point on the South line of the Southeast Quarter aforesaid Section 22; thence departing said West right of way line run North 89°12'03" West along said South line for a distance of 2612.50 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2587.54 feet to a point 60.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 60.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 22 for a distance of 2175.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 250.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 93.25 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 18°02'44" West, and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 63°02'44" West for a distance of 69.42 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1671.84 feet, with a chord bearing of North 76°51'21" West, and a chord distance of 798.16 feet; thence run Northwesterly through a central angle of 27°37'14" along the arc of said curve for a distance of 805.94 feet to a point of compound curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°51'50" West, and a chord distance of 35.03 feet; thence run Southwesterly through a central angle of 88°56'24" along the arc of said curve for a distance of 38.81 feet to a cusp of a curve, being a point on the aforesaid parallel line; thence run North 00°23'38" East along said parallel line for a distance of 143.33 feet to a point on the South line of the Northwest Quarter of said Section 22; thence run North 00°23'17" East along a line 60.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 22 for a distance of 26.69 feet to the cusp of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 45°05'22" East, and a chord distance of 35.65 feet; thence run Southeasterly through a central angle of 90°57'18" along the arc of said curve for a distance of 39.69 feet to a point of reverse curvature of a curve; concave Southwesterly having a radius of 1791.84 feet, with a chord bearing of South 76°48'22" East, and a chord distance of 852.44 feet; thence run Southeasterly through a central angle of 27°31'17" along the arc of said curve for a distance of 860.69 feet to a point of tangency; thence run South 63°02'44" East for a distance of 68.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 69°42'59" East, and a chord distance of 36.71 feet; thence run Northeasterly through a central angle of 94°28'35" along the arc of said curve for a distance of 41.22 feet to a point of compound curvature of a curve; concave Westerly having a radius of 370.00 feet, with a chord bearing of North 05°49'07" East, and a chord distance of 212.15 feet; thence run Northerly through a central angle of 33°19'08" along the arc of said curve for a distance of 215.16 feet to a point of reverse curvature of a

(Cont.)

curve; concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 23°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a non tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.  
Less and except therefrom:

Those parcels described in Official Records Book 849, Page 2162:

Parcel 122 (fee simple) :

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 2832.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 123 (fee simple):

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 118.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 124 (fee simple):

The Northerly 250.00 feet of the Southerly 50.00 feet of the Easterly 30.00 feet of the Westerly 83.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 845, Page 567:

Parcel 129 (fee simple) :

The Westerly 35.00 feet of the Easterly 523.26 feet of the Northerly 50.00 feet of the Southerly 80.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 851, Page 1455:

Parcel 130 (fee simple):

The Northerly 50.00 feet of the Southerly 900.00 feet of the Westerly 35.00 feet of the Easterly 93.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, Page 997, all in the Public Records of Lake County, Florida.

Containing 25,003,704 square feet or 574.01 acres, more or less.

**Exhibit 2**  
**July 27, 2022**



LEGAL DESCRIPTION: ASSESSMENT AREA #1

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida,  
being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2935.42 feet; thence departing said North line run South 01°10'37" West for a distance of 72.34 feet to the point of curvature of a curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of South 08°31'05" East and a chord distance of 144.83 feet; thence run Southerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point on a non tangent line; thence run South 51°58'40" West for a distance of 88.74 feet; thence run South 48°03'28" West for a distance of 55.59 feet; thence run South 45°02'17" West for a distance of 55.59 feet; thence run South 42°01'07" West for a distance of 55.59 feet; thence run South 39°00'05" West for a distance of 55.51 feet; thence run South 35°59'09" West for a distance of 55.53 feet; thence run South 32°49'09" West for a distance of 61.08 feet; thence run South 30°29'27" West for a distance of 24.66 feet; thence run South 28°15'59" West for a distance of 57.25 feet; thence run South 25°12'07" West for a distance of 55.59 feet; thence run South 22°10'57" West for a distance of 55.59 feet; thence run South 19°09'55" West for a distance of 55.51 feet; thence run South 16°08'59" West for a distance of 55.53 feet; thence run South 12°28'30" West for a distance of 79.77 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of South 89°53'19" West and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run South 01°55'12" East for a distance of 195.02 feet to a point on a non tangent curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of South 57°00'13" East and a chord distance of 1021.13 feet; thence run Southeasterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of South 32°11'36" East and a chord distance of 592.66 feet; thence run Southeasterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of South 20°31'44" East and a chord distance of 408.23 feet; thence run Southeasterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 160.92 feet; thence run South 89°32'44" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of South 45°30'45" East and a chord distance of 35.95 feet; thence run Southeasterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run South 02°04'51" West for a distance of 60.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°27'57" West and a chord distance of 34.74 feet; thence run Southwesterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point of tangency; thence run South 00°27'16" West for a distance of 5.02 feet; thence run North 89°32'44" West for a distance of 60.00 feet to a point on a non tangent curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 46°10'19" West and a chord distance of 36.34 feet; thence run Northwesterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point of compound curvature of a curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of South 86°42'31" West and a chord distance of 85.52 feet; thence run Westerly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 09°54'50" West and a chord distance of 7.56 feet; thence run Southerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point of tangency; thence run South 00°27'16" West for a distance of 33.41 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of South 06°24'24" West and a chord distance of 219.22 feet; thence run Southerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run South 12°21'33" West for a distance of 496.83 feet to the point of curvature of a curve, concave Easterly having a radius of 1343.00 feet, with a chord bearing of South 08°15'16" West and a chord distance of 192.26 feet; thence run Southerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of compound curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 08°31'58" East and a chord distance of 10.10 feet; thence run Southerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point on a non tangent curve, concave Northerly having a radius of 2170.00 feet, with a chord bearing of South 88°43'22" East and a chord distance of 62.32 feet; thence run Easterly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point of tangency; thence run South 89°32'44" East for a distance of 25.37 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 47°45'19" East and a chord distance of 33.91 feet; thence run Northeasterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of compound curvature of a curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of North 05°16'41" East and a chord distance of 9.51 feet; thence run Northwesterly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point on a non tangent line; thence run South 84°30'02" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 42°01'23" East and a chord distance of 36.88 feet; thence run Southeasterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 60.00 feet; thence run North 89°32'44" West for a distance of 4.44 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 45°27'16" West and a chord distance of 35.36 feet; thence run Southwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 00°27'16" West for a distance of 85.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 44°32'44" East and a chord distance of 35.36 feet; thence run Southeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 89°32'44" East for a distance of 1446.45 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°27'16" West along said West right of way line for a distance of 120.00 feet; thence departing said West right of way line run North 89°32'44" West for a distance of 1638.10 feet to the point of curvature of a curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of North 84°48'10" West and a chord distance of 363.81 feet; thence run Westerly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point on a non tangent line; thence run South 09°56'25" West for a distance of 87.26 feet; thence run South 25°12'49" West for a distance

(Cont.) Exhibit 2A  
July 27, 2022



to a point on a non tangent line; thence run South 09°56'25" West for a distance of 87.26 feet; thence run South 25°12'49" West for a distance of 73.34 feet; thence run South 25°12'49" West for a distance of 275.14 feet; thence run South 25°35'31" West for a distance of 56.27 feet; thence run South 18°58'47" West for a distance of 56.27 feet; thence run South 18°07'12" West for a distance of 56.19 feet; thence run South 14°17'47" West for a distance of 56.19 feet; thence run South 10°35'59" West for a distance of 56.18 feet; thence run South 07°32'24" West for a distance of 56.17 feet; thence run South 04°16'15" West for a distance of 74.88 feet to a point on a non tangent curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of South 50°31'08" West and a chord distance of 63.94 feet; thence run Southwesterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 139.12 feet; thence run South 00°47'57" West for a distance of 393.58 feet to a point on the North line of Parcel 122 as recorded in Official Records Book 849, Page 2162 of the Public Records of Lake County, Florida; thence run the following three courses along the perimeter line of said Parcel 122: North 89°12'03" West for a distance of 17.48 feet; thence run South 00°23'38" West for a distance of 50.00 feet; thence run South 89°12'03" East for a distance of 17.13 feet; thence departing said perimeter line, run South 00°47'57" West for a distance of 30.00 feet to a point on the South line of the Southeast Quarter of aforesaid Section 22; thence run North 89°12'03" West along said South line for a distance of 166.38 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2587.54 feet to a point 60.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 60.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 22 for a distance of 2175.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 250.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 93.25 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 18°02'44" West, and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 63°02'44" West for a distance of 69.42 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1671.84 feet, with a chord bearing of North 76°51'21" West, and a chord distance of 798.16 feet; thence run Northwesterly through a central angle of 27°37'14" along the arc of said curve for a distance of 805.94 feet to a point of compound curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°51'50" West, and a chord distance of 35.03 feet; thence run Southwesterly through a central angle of 88°56'24" along the arc of said curve for a distance of 38.81 feet to a cusp of a curve, being a point on the aforesaid parallel line; thence run North 00°23'38" East along said parallel line for a distance of 143.33 feet to a point on the South line of the Northwest Quarter of said Section 22; thence run North 00°23'17" East along a line 60.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 22 for a distance of 26.69 feet to the cusp of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 45°05'22" East, and a chord distance of 35.65 feet; thence run Southeasterly through a central angle of 90°57'18" along the arc of said curve for a distance of 39.69 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 1791.84 feet, with a chord bearing of South 76°48'22" East, and a chord distance of 852.44 feet; thence run Southeasterly through a central angle of 27°31'17" along the arc of said curve for a distance of 860.69 feet to a point of tangency; thence run South 63°02'44" East for a distance of 68.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 69°42'59" East, and a chord distance of 36.71 feet; thence run Northeasterly through a central angle of 94°28'35" along the arc of said curve for a distance of 41.22 feet to a point of compound curvature of a curve, concave Westerly having a radius of 370.00 feet, with a chord bearing of North 05°49'07" East, and a chord distance of 212.15 feet; thence run Northerly through a central angle of 33°15'08" along the arc of said curve for a distance of 215.16 feet to a point of reverse curvature of a curve, concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 73°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a non tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.

Less and except therefrom:

Parcel 123 (fee simple):

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 118.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 124 (fee simple):

The Northerly 250.00 feet of the Southerly 50.00 feet of the Easterly 30.00 feet of the Westerly 83.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Containing 16,463,762 square feet or 377.96 acres, more or less.

**Exhibit 2A**  
**July 27, 2022**

LEGAL DESCRIPTION: ASSESSMENT AREA #2

NORTH PARCEL

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida,  
being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2985.44 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 974.43 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 88°00'54" East along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1290.91 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Southeast Quarter of aforesaid Section 22; thence run South 00°27'16" West continuing along the aforesaid West right of way line of Five Mile Road for a distance of 1261.38 feet to a point herein after known as POINT A for the purposes of this description; thence departing said West right of way line run North 89°32'44" West for a distance of 1446.45 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 44°32'44" West and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 00°27'16" East for a distance of 85.00 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 45°27'16" East and a chord distance of 35.36 feet; thence run Northeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 89°32'44" East for a distance of 4.44 feet; thence run North 00°27'16" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 42°01'23" West and a chord distance of 36.88 feet; thence run Northwesterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run North 84°30'02" West for a distance of 60.00 feet to a point on a non tangent curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of South 05°16'41" West and a chord distance of 9.51 feet; thence run Southerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of South 47°45'19" West and a chord distance of 33.91 feet; thence run Southwesterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of tangency; thence run North 89°32'44" West for a distance of 25.37 feet to the point of curvature of a curve, concave Southerly having a radius of 2170.00 feet, with a chord bearing of North 88°43'22" West and a chord distance of 62.32 feet; thence run Westerly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 08°31'58" West and a chord distance of 10.10 feet; thence run Northerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point of compound curvature of a curve, concave Easterly having a radius of 1343.00 feet, with a chord bearing of North 08°15'16" East and a chord distance of 192.26 feet; thence run Northerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of tangency; thence run North 12°21'33" East for a distance of 496.83 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of North 06°24'24" East and a chord distance of 219.22 feet; thence run Northerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run North 00°27'16" East for a distance of 33.41 feet to a point of curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 09°54'50" East and a chord distance of 7.56 feet; thence run Northerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point on a non tangent curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of North 86°42'31" East and a chord distance of 85.52 feet; thence run Easterly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point of compound curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of South 46°10'19" East and a chord distance of 36.34 feet; thence run Southeasterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point on a non tangent line; thence run South 89°32'44" East for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 5.02 feet to a point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 44°27'57" East and a chord distance of 34.74 feet; thence run Northeasterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point on a non tangent line; thence run North 02°04'51" East for a distance of 60.12 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of North 45°30'45" West and a chord distance of 35.95 feet; thence run Northwesterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 160.92 feet to a point of curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of North 20°31'44" West and a chord distance of 408.23 feet; thence run Northwesterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of North 32°11'36" West and a chord distance of 592.66 feet; thence run Northwesterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of North 57°00'13" West and a chord distance of 1021.13 feet; thence run Northwesterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point on a non tangent line; thence run North 01°55'12" West for a distance of 195.02 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of North 89°53'19" East and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run North 12°28'30" East for a distance of 79.77 feet; thence run North 16°08'59" East for a distance of 55.53 feet; thence run North 19°09'55" East for a distance of 55.51 feet; thence run North 22°10'57" East for a distance of 55.59 feet; thence run North 25°12'07" East for a distance of 55.59 feet; thence run North 28°15'59" East for a distance of 57.25 feet; thence run North 30°29'27" East for a distance of 24.66 feet; thence run North 32°49'09" East for a distance of 61.08 feet; thence run North 35°59'09" East for a distance of 55.53 feet; thence run North 39°00'05" East for a distance of 55.51 feet; thence run North 42°01'07" East for a distance of 55.59 feet; thence run North 45°02'17" East for a distance of 55.59 feet; thence run North 48°03'28" East for a distance of 55.59 feet; thence run North 51°58'40" East for a

(Cont.)

Exhibit 2B  
July 27, 2022

distance of 88.74 feet to a point on a non tangent curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of North 08°31'05" West and a chord distance of 144.83 feet; thence run Northerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point of tangency; thence run North 01°10'37" East for a distance of 72.34 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM: that parcel described in Official Records Book 851, Page 1455: Parcel 130 (fee simple): The Northerly 50.00 feet of the Southerly 900.00 feet of the Westerly 35.00 feet of the Easterly 93.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Containing 5,611,100 square feet or 128.81 acres, more or less.

#### SOUTH PARCEL

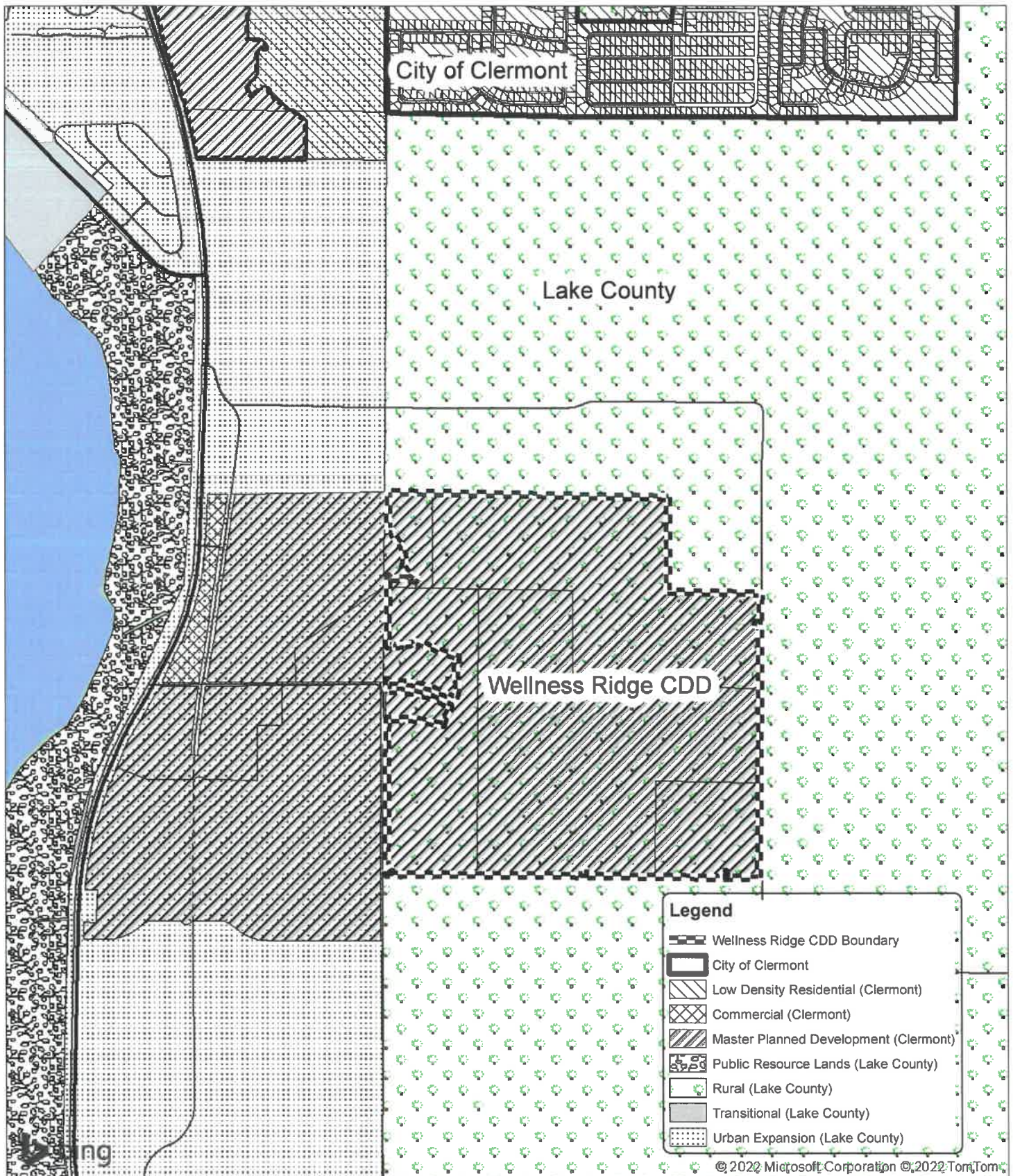
A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the aforementioned POINT A; thence run South 00°27'16" West along the aforesaid West right of way line of Five Mile Road for a distance of 120.00 feet to the POINT OF BEGINNING; thence continue South 00°27'16" West along said West right of way line for a distance of 1299.92 feet to a point on the South line of the Southeast Quarter of aforesaid Section 22; thence departing the aforesaid West right of way line run North 89°12'03" West along the South line of said Section 22 for a distance of 2446.12 feet; thence departing said South line run North 00°47'57" East for a distance of 30.00 feet to a point on the perimeter of Parcel 122 as recorded in Official Records Book 845, Page 567 of the Public Records of Lake County, Florida; thence run the following three courses along said perimeter: South 89°12'03" East for a distance of 17.85 feet; thence run North 00°25'00" East for a distance of 50.00 feet; thence run North 89°12'03" West for a distance of 17.52 feet; thence departing the perimeter of said Parcel 122 run North 00°47'57" East for a distance of 393.58 feet; thence run South 89°32'44" East for a distance of 139.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of North 50°31'08" East and a chord distance of 63.94 feet; thence run Northeasterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 04°16'15" East for a distance of 74.88 feet; thence run North 07°32'24" East for a distance of 56.17 feet; thence run North 10°35'59" East for a distance of 56.18 feet; thence run North 14°17'47" East for a distance of 56.19 feet; thence run North 18°07'12" East for a distance of 56.29 feet; thence run North 18°58'47" East for a distance of 56.27 feet; thence run North 25°35'31" East for a distance of 56.27 feet; thence run North 25°12'49" East for a distance of 275.14 feet; thence run North 25°12'49" East for a distance of 73.34 feet; thence run North 09°56'25" East for a distance of 87.26 feet to a point on a non tangent curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of South 84°48'10" East and a chord distance of 363.81 feet; thence run Easterly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point of tangency; thence run South 89°32'44" East for a distance of 1638.10 feet to the POINT OF BEGINNING.

Less and except therefrom: Those parcels described in Official Records Book 845, Page 567: Parcel 129 (fee simple): The Westerly 35.00 feet of the Easterly 523.26 feet of the Northerly 50.00 feet of the Southerly 80.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Containing 2,928,842 square feet or 67.24 acres, more or less.





0 0.15 0.3 Miles

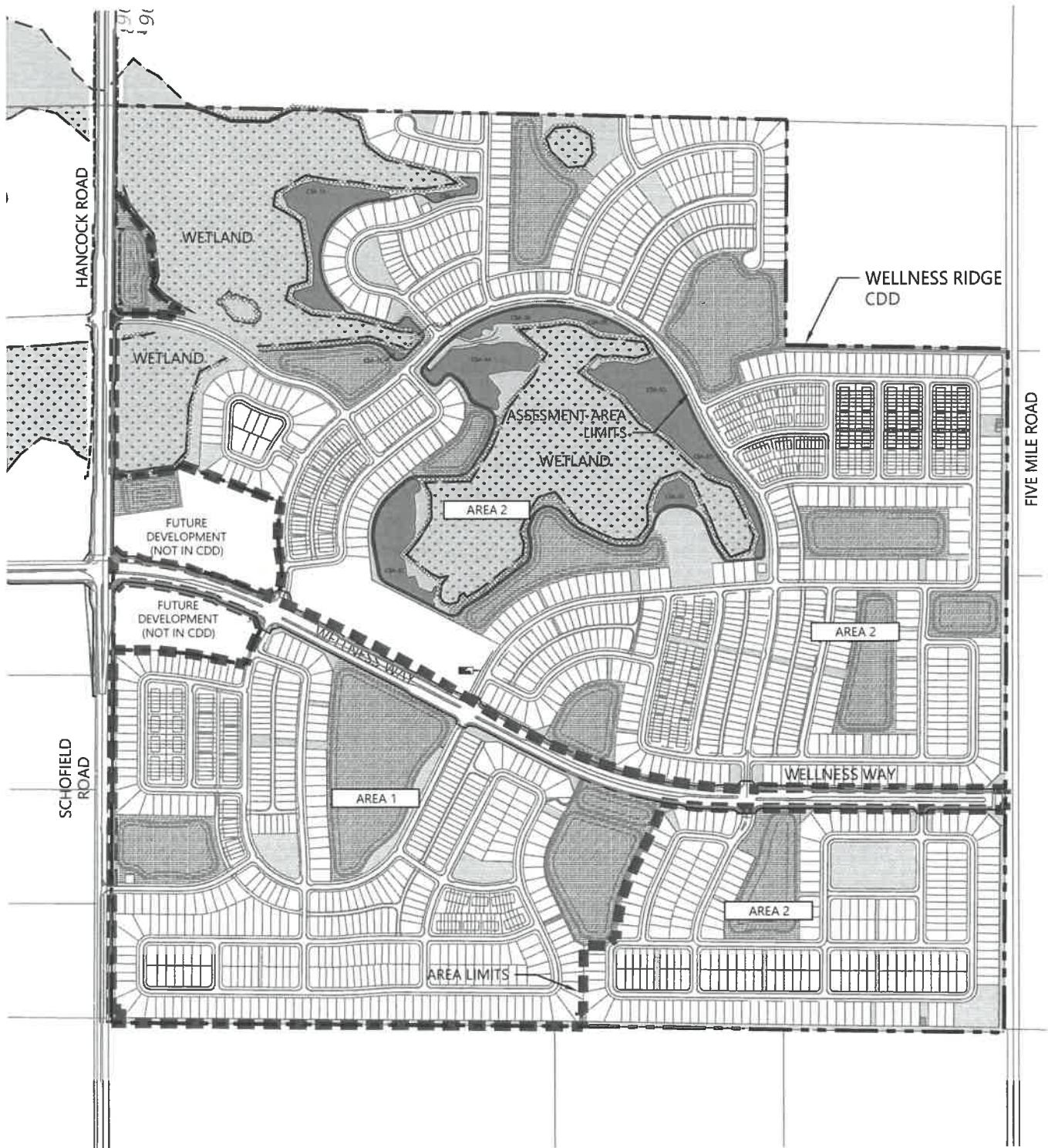


Future Land Use Map  
Wellness Ridge CDD  
City of Clermont, FL

**Exhibit 3**

June 10, 2022





0 400 800

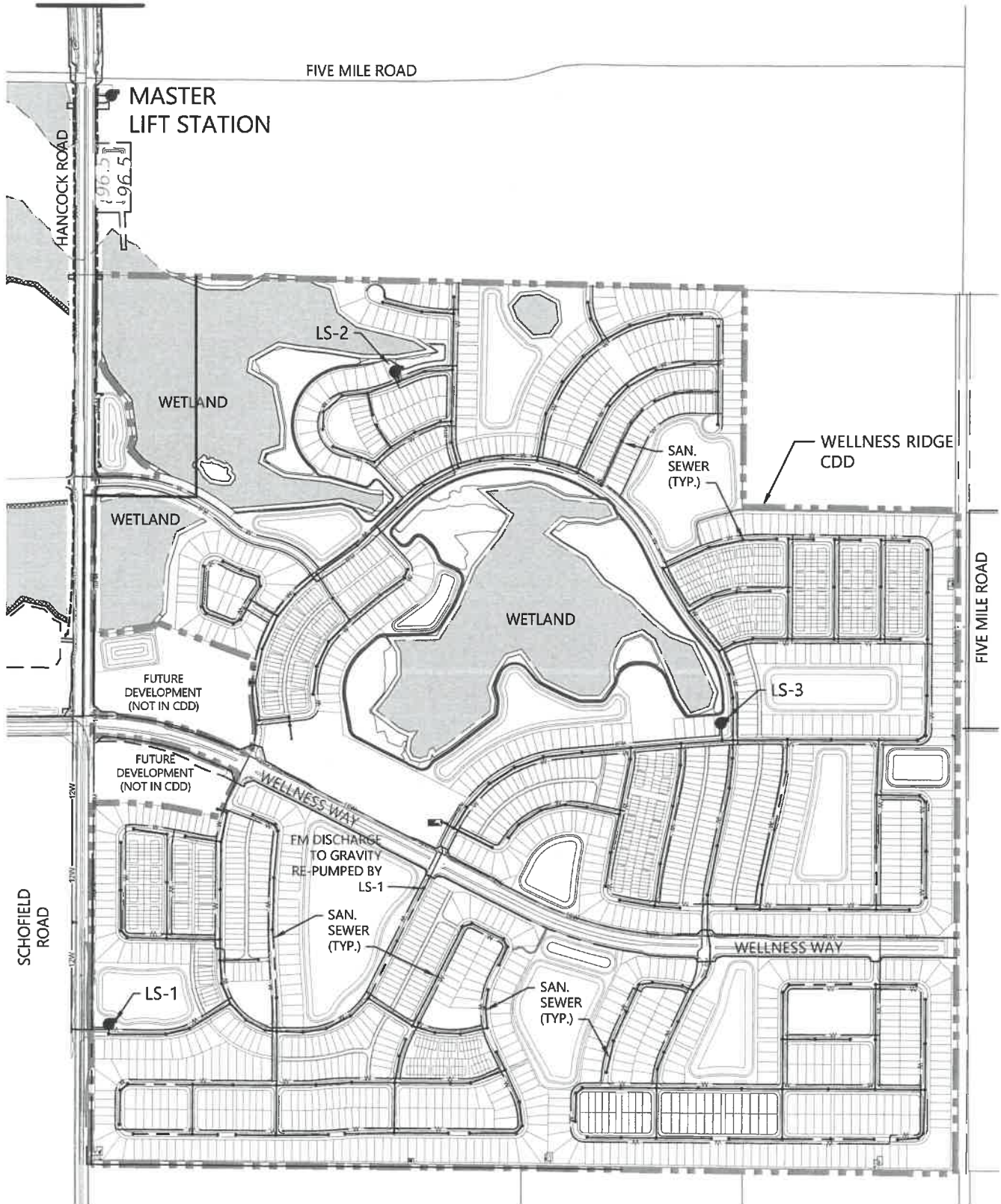


**Site Plan**  
Wellness Ridge CDD  
City of Clermont, Florida

**Exhibit 4**

March 15, 2023

## Matchline



0 400 800

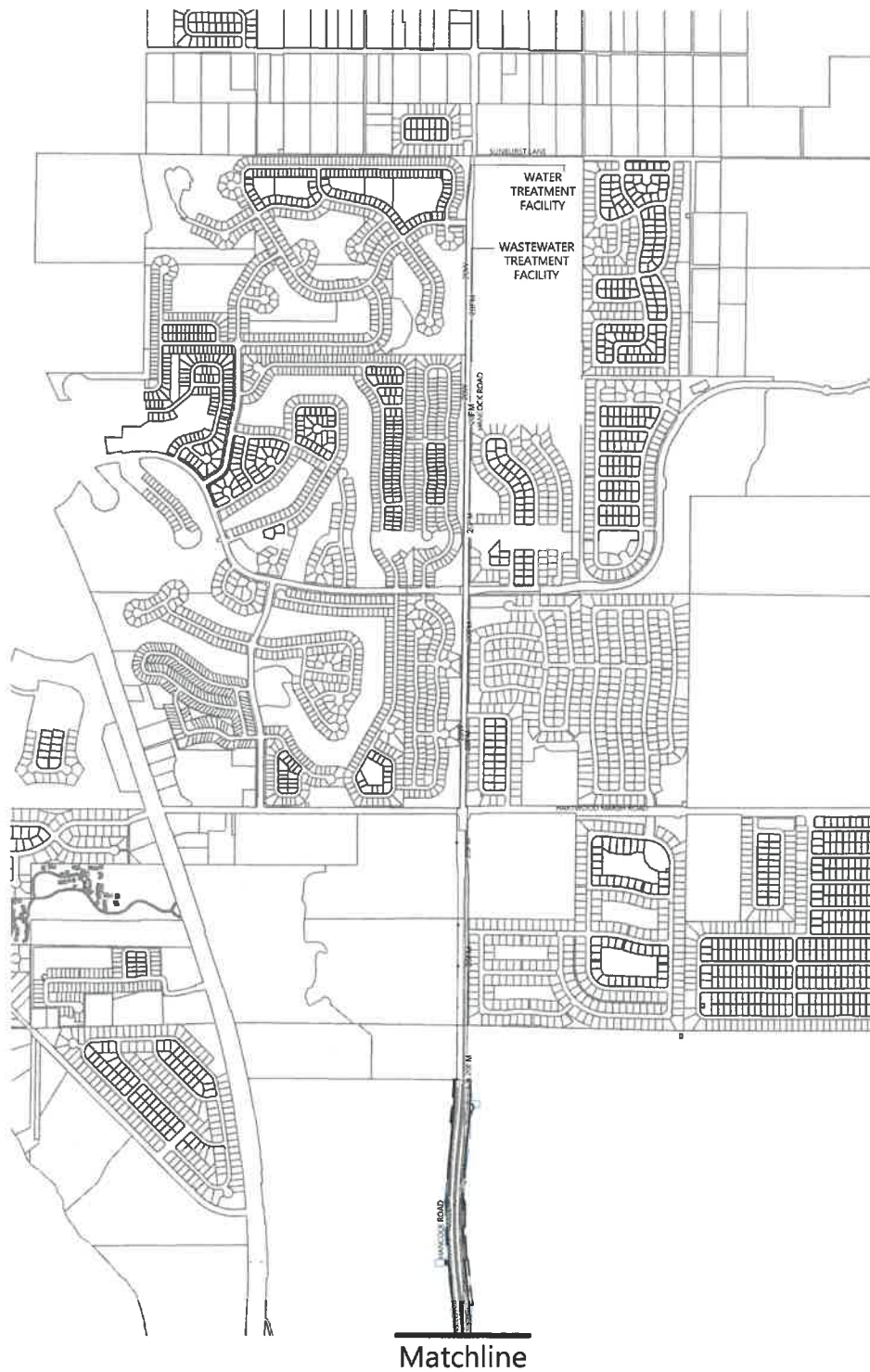


Utility Location Map  
Wellness Ridge CDD  
City of Clermont, Florida

**Exhibit 5A**

June 10, 2022





0 1000 2000



Utility Location Map  
Wellness Ridge CDD  
City of Clermont, Florida

**Exhibit 5B**

June 10, 2022

## SECTION B



**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
FOR ASSESSMENT AREA ONE**

**FOR  
WELLNESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**DRAFT**

**Date: March 22, 2023**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801**



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**GMS-CF, LLC does not represent the Wellness Ridge Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Wellness Ridge Community Development District with financial advisory services or offer investment advice in any form.**

## 1.0 Introduction

The Wellness Ridge Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District plans to issue approximately \$7,390,000 of tax exempt bonds in one or more series (the “Assessment Area One Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District, more specifically “Assessment Area One” described in the Master Engineer’s Report dated March 15, 2022, prepared by Vanasse Hangen Brustlin, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area One of the District.

### 1.1 Purpose

This Supplemental Assessment Methodology Report for Assessment Area One (the “Assessment Report”) supplements the Master Assessment Methodology dated July 27, 2022 and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area One within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan (“CIP”) relating to Assessment Area One (herein the “Assessment Area One CIP” or “AA1 CIP”). This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area One within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### 1.2 Background

The District currently includes approximately 574.01 acres within the City of Clermont, Lake County, Florida. Assessment Area One contains approximately 137.98 acres and is currently planned for 542 residential units (herein the “Assessment Area One Development Program” or “AA1 Development Program”). The proposed AA1 Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the AA1 CIP will provide facilities that benefit the assessable property within Assessment Area One of the District. The AA1 CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain stormwater improvements, roadways, water, wastewater & reclaimed utilities, lift stations, hardscape, landscape & Irrigation, traffic signals, recreational amenities, offsite utility, undergrounding of electric, soft costs and contingencies. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the AA1 CIP.
2. The District Engineer determines the assessable acres that benefit from the District's AA1 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct AA1 CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Area One of the District. The implementation of the AA1 CIP enables properties within its boundaries to be developed. Without the District's AA1 CIP, there would be no infrastructure to support development of land within the District and these improvements, development of the property within Assessment Area One the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area One within the District will benefit from the provision of the District's AA1 CIP. However, these benefits will be incidental to the District's AA1 CIP, which is designed solely to meet the needs of property within Assessment Area One within the District. Properties outside the District boundaries and outside Assessment Area One do not depend upon the District's AA1 CIP. The property owners within Assessment Area

One are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area One within the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within Assessment Area One of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA1 CIP that is necessary to support full development of property within Assessment Area One will cost approximately \$39,187,500. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of the debt service reserve account and capitalized interest, will be \$7,390,000. Additionally, funding required to complete the AA1 CIP not funded with the proceeds of the Bonds is anticipated to be funded by Developer. Without the AA1 CIP, the property within Assessment Area One would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District is planning to issue approximately \$7,390,000 in Bonds to fund the District's AA1 CIP for Assessment Area One, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$7,390,000 in debt to the properties within Assessment Area One benefiting from the AA1 CIP.

Table 1 identifies the land uses as identified by the Developer of the land within Assessment Area One of the District. The District has a proposed Engineer's Report for the AA1 CIP needed to support the Assessment Area One Development, these construction costs relating to are outlined in Table 2. The improvements needed to support the Assessment Area One Development within Assessment Area One are

described in detail in the Engineer's Report and are estimated to cost \$39,187,500. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the AA1 CIP and related costs was determined by the District's Underwriter to total \$7,390,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. The AA1 CIP funded by District Bonds benefits all developable acres within Assessment Area One of the District.

The initial assessments will be levied on an equal basis to all acres within Assessment Area One of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area One of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area One Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned approximately 542 residential units within Assessment Area One within the District, which are the beneficiaries of the AA1 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area One Development Plan, a true up of the assessments will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb a certain amount of the Bond principal, it is estimated that the CDD will recognize a developer contribution equal to \$20,000 in eligible infrastructure.

Until all the land within Assessment Area One within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted

and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

## **2.3 Allocation of Benefit**

The AA1 CIP consists of stormwater improvements, roadways, water, wastewater & reclaimed utilities, lift stations, hardscape, landscape & Irrigation, traffic signals, recreational amenities, offsite utility, undergrounding of electric, soft costs and contingencies. There are six residential product types within the planned development as reflected in Table 1. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The AA1 CIP is reflected in Table 2. There may be other improvements constructed in Assessment Area One, but not funded by the bonds. It is contemplated that the Developer will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the AA1 CIP on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed AA1 CIP relating to Assessment Area One will provide several types of systems, facilities and services for its residents. These include stormwater improvements, roadways, water, wastewater & reclaimed utilities, lift stations, hardscape, landscape & Irrigation, traffic signals, recreational amenities, offsite utility, undergrounding of electric, soft costs and contingencies. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of AA1 CIP relating to the Assessment Area One Development, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more

valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the AA1 Development is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's AA1 CIP relating to the Assessment Area One Development have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area One within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA1 CIP is developed or acquired and financed by the District.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Unassigned Property means property within Assessment Area One where no platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated



assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

#### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within Assessment Area One of the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time all Assigned Properties become known. At this time the debt associated with the District's AA1 CIP will be distributed evenly across the acres of Assessment Area One of the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

**TABLE 1**  
**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Townhome 22'	75	75	0.44	33
Townhome 25'	48	48	0.50	24
Single Family 32'	90	90	0.64	58
Single Family 40'	105	105	0.80	84
Single Family 50'	204	204	1.00	204
Single Family 60'	20	20	1.20	24
<b>Total Units</b>	<b>542</b>	<b>542</b>		<b>426</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2**  
**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**INFRASTRUCTURE COST ESTIMATES**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONI**

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Stormwater Improvements	\$5,000,000
Roadways	\$6,200,000
Water, Wastewater & Reclaimed Utilities	\$1,700,000
Lift Stations	\$3,600,000
Hardscape, Landscape & Irrigation	\$2,800,000
Traffic Signal	\$750,000
Recreational Amenities	\$500,000
Offsite Utility	\$10,300,000
Undergrounding of Electric	\$500,000
Soft Costs	\$3,135,000
Contingency	\$4,702,500
	<b>\$39,187,500</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated March 15, 2023

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

<b>Description</b>	<b>Total</b>
Construction Funds	\$6,568,445
Debt Service Reserve	\$261,293
Capitalized Interest	\$212,463
Underwriters Discount	\$147,800
Cost of Issuance	\$200,000
<b>Par Amount*</b>	<b>\$7,390,000</b>

<b>Bond Assumptions:</b>	
Average Coupon	5.75%
Amortization	30 years
Capitalized Interest	6 months
Debt Service Reserve	50% Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the Bonds

<b>TABLE 4</b> <b>WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT</b> <b>ALLOCATION OF BENEFIT</b> <b>SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE</b>							
Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		
					Costs Per Product Type	Improvement Costs Per Unit	
Townhome 22'	75	0.44	33	7.73%	\$3,027,338	\$40,365	
Townhome 25'	48	0.50	24	5.63%	\$2,205,448	\$45,947	
Single Family 32'	90	0.64	58	13.51%	\$5,294,622	\$58,829	
Single Family 40'	105	0.80	84	19.67%	\$7,710,051	\$73,429	
Single Family 50'	204	1.00	204	47.84%	\$18,746,310	\$91,894	
Single Family 60'	20	1.20	24	5.62%	\$2,203,731	\$110,187	
<b>Totals</b>	<b>542</b>		<b>426</b>	<b>100.00%</b>	<b>\$39,187,500</b>		

\* Unit mix is subject to change based on marketing and other facts

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

Product Types	No. of Units *	Total Improvements		Potential Allocation		Developer Contributions*	Allocation of Par	
		Costs Per Product	Type	of Par Debt Per	Product Type		Debt Per Product	Par Debt Per Unit
Townhome 22'	75	\$3,027,338		\$572,442		(\$783)	\$571,660	\$7,622
Townhome 25'	48	\$2,205,448		\$417,030		(\$1,278)	\$415,752	\$8,662
Single Family 32'	90	\$5,294,622		\$1,001,165		(\$3,359)	\$997,806	\$11,087
Single Family 40'	105	\$7,710,051		\$1,457,901		(\$2,767)	\$1,455,134	\$13,858
Single Family 50'	204	\$18,746,310		\$3,544,757		(\$10,861)	\$3,533,896	\$17,323
Single Family 60'	20	\$2,203,731		\$416,705		(\$953)	\$415,752	\$20,788
<b>Totals</b>	<b>542</b>	<b>\$39,187,500</b>		<b>\$7,410,000</b>		<b>(\$20,000)</b>	<b>\$7,390,000</b>	

\* Unit mix is subject to change based on marketing and other factors

\*\* In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$20,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

Product Types	No. of Units *	Allocation of Par		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt		If Paid By November		Gross Annual Debt	
		Debt Per Product Type				Assessment Per Unit	Assessment Per Unit	Annual Debt Per Unit	Annual Debt Per Unit	Assessment Per Unit	(1)
Townhome 22'	75	\$571,660		\$7,622	\$40,425	\$539	\$539	\$550	\$550	\$573	
Townhome 25'	48	\$415,752		\$8,662	\$29,400	\$613	\$613	\$625	\$625	\$652	
Single Family 32	90	\$997,806		\$11,087	\$70,560	\$784	\$784	\$800	\$800	\$834	
Single Family 40	105	\$1,455,134		\$13,858	\$102,900	\$980	\$980	\$1,000	\$1,000	\$1,043	
Single Family 50	204	\$3,533,896		\$17,323	\$249,900	\$1,225	\$1,225	\$1,250	\$1,250	\$1,303	
Single Family 60	20	\$415,752		\$20,788	\$29,400	\$1,470	\$1,470	\$1,500	\$1,500	\$1,564	
<b>Totals</b>	<b>542</b>	<b>\$7,390,000</b>			<b>\$522,585</b>						

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LSMA Wellness, LLC	Wellness Ridge CDD	137.98	\$53,558	\$7,390,000	\$522,585	\$555,941
Totals		137.98		\$7,390,000	\$522,585	\$555,941

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	5.75%
Maximum Annual Debt Service	\$522,585

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC



## SECTION C

**RESOLUTION NO. 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$9,000,000 WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE) (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN ASSESSMENT AREA ONE WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPROVING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; AUTHORIZING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED BY THE DISTRICT WITH RESPECT TO THE BONDS AND APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE GOVERNING THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE COMPLETION AGREEMENTS, TRUE-UP AGREEMENTS, ACQUISITION AGREEMENTS, AND COLLATERAL ASSIGNMENTS; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS,** the Wellness Ridge Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 2022-018, duly enacted by the City Council of the City of Clermont, Florida, on May 10, 2022; and

**WHEREAS**, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

**WHEREAS**, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2022-13 on June 8, 2022 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$115,000,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

**WHEREAS**, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

**WHEREAS**, pursuant to the Initial Bond Resolution, the Board approved the form of Master Trust Indenture (the “Master Trust Indenture”) to be entered into by the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), and a Supplemental Trust Indenture (herein, the “Form Supplemental Trust Indenture”) also to be entered into by the District and the Trustee; and

**WHEREAS**, based on the current development plans of the Developer of the lands within the District, the Board finds it necessary to finance a portion of the necessary public infrastructure necessary for the development of Phases 1A and 1B within the District; and

**WHEREAS**, the Board hereby determines to issue its Wellness Ridge Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One) (the “Series 2023 Bonds”) in the principal amount of not exceeding \$9,000,000 for the purpose of providing funds to finance a portion of the public infrastructure within Assessment Area One within the District relating to the development planned therein, specifically, the “Assessment Area One Project” as described in the District’s *Engineer’s Report* last revised as of March 15, 2023, as amended and supplemented from time to time (collectively, the “Engineer’s Report”); and

**WHEREAS**, the Assessment Area One Project is hereby determined to be necessary to coincide with the Developer’s plan of development; and

**WHEREAS**, in light of certain required changes in the structure than contemplated by the Form Supplemental Trust Indenture previously approved by the Board, the Board hereby finds it necessary to approve the form of and authorize the execution and delivery of a new Supplemental Trust Indenture in place of the Form Supplemental Trust Indenture previously approved (the “First Supplemental” and, together with the Master Trust Indenture, the “Indenture”) which will govern the Series 2023 Bonds; and

**WHEREAS**, there has been submitted to this meeting with respect to the issuance and sale of the Series 2023 Bonds and submitted to the Board forms of:

- (i) a Bond Purchase Contract with respect to the Series 2023 Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C;

(iv) the First Supplemental between the District and the Trustee, substantially in the form attached hereto as Exhibit D; and

(v) certain ancillary documents with the parties named therein, including one or more Completion Agreements, True-Up Agreements, Acquisition Agreements, and Collateral Assignments, each with the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively.

**WHEREAS**, in connection with the sale of the Series 2023 Bonds, it may be necessary that certain modifications be made to the *Master Assessment Methodology Report* dated July 27, 2022, as supplemented (collectively, “Assessment Methodology Report”) and the Engineer’s Report to conform such reports to the final terms of the Series 2023 Bonds; and

**WHEREAS**, the proceeds of the Series 2023 Bonds shall also fund a debt service reserve account, pay capitalized interest and pay the costs of the issuance of the Series 2023 Bonds.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the Wellness Ridge Community Development District (the “Board”), as follows:

**Section 1. Negotiated Limited Offering of Series 2023 Bonds.** The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the Series 2023 Bonds and secure better rates, it is necessary and in the best interest of the District that the Series 2023 Bonds, in the aggregate principal amount of not exceeding \$9,000,000 be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Series 2023 Bonds are not sold pursuant to competitive sales.

**Section 2. Purpose; Assessment Area Designation.** The District has authorized its capital improvement plan for the parcels comprising 2023 Assessment Area, as set forth in the Engineer’s Report, and hereby authorizes the financing of a portion of the acquisition and/or construction of certain public infrastructure benefiting the assessable lands within Assessment Area One within the District by issuing the Series 2023 Bonds to finance a portion of the Assessment Area One Project. The Assessment Area One Project includes, but is not limited to, stormwater drainage facilities including related earthwork, water and sewer facilities, including connection charges, public roadway improvements, the differential cost of undergrounding electric utilities, public amenities, hardscaping, landscaping and irrigation in public rights of way, and related costs, all as more particularly described in the Engineer’s Report.

**Section 3. Sale of the Series 2023 Bonds.** Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Series 2023 Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A),

are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District and the Chairperson, may be executed by the District without further action provided that (i) the Series 2023 Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Series 2023 Bonds issued does not exceed \$9,000,000; (iii) the rate on the Series 2023 Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the Series 2023 Bonds are subject to optional redemption, which determination will be made on or before the sale date of the Series 2023 Bonds, the first optional call date and the redemption price shall be determined on or before the Bond Purchase Contract is executed by the District; and (v) the purchase price to be paid by the Underwriter for the Series 2023 Bonds is not less than 98% of the par amount of the Series 2023 Bonds issued (exclusive of any original issuance discount).

**Section 4. The Limited Offering Memorandum.** The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Series 2023 Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Series 2023 Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Series 2023 Bonds (the "Preliminary Limited Offering Memorandum"). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District, with final approval by the Chairperson. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Series 2023 Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District, with final approval by the Chairperson. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, with final approval by the Chairperson, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem "final" the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

**Section 5. Details of the Series 2023 Bonds.** The proceeds of the Series 2023 Bonds shall be applied in accordance with the provisions of the Indenture. The Series 2023 Bonds shall

mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Indenture. The execution of the Indenture shall constitute approval of such terms as set forth in the Indenture and this Resolution. The maximum aggregate principal amount of the Series 2023 Bonds authorized to be issued pursuant to this Resolution and the respective Indenture shall not exceed \$9,000,000.

**Section 6. Continuing Disclosure; Dissemination Agent.** The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Series 2023 Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services – Central Florida, LLC is hereby appointed the initial dissemination agent.

**Section 7. Authorization of Use of the Master Trust Indenture, Authorization of Execution and Delivery of the First Supplemental.** The Board does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary or any Assistant Secretary and the delivery of the First Supplemental and previously approved Master Trust Indenture, each by and between the District and the Trustee. The Indenture shall provide for the security of the Series 2023 Bonds, and express the contract between the District and the owners of the Series 2023 Bonds. The First Supplemental shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Series 2023 Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the First Supplemental attached hereto as Exhibit D.

**Section 8. Authorization and Ratification of Prior Acts.** All actions previously taken by or on behalf of District in connection with the issuance of the Series 2023 Bonds are hereby authorized, ratified and confirmed.

**Section 9. Authorization of Underwriter.** The Board hereby authorizes or ratifies FMSbonds, Inc., to serve as the Underwriter for the Series 2023 Bonds.

**Section 10. Book-Entry Only Registration System.** The registration of the Series 2023 Bonds shall initially be by the book-entry only system established with The Depository Trust Company.

**Section 11. Assessment Methodology Report.** The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services – Central Florida, LLC in connection with the Series 2023 Bonds if such modifications are determined to be appropriate in connection with the issuance of the Series 2023 Bonds.

**Section 12. Engineer's Report.** The Board hereby authorizes any modifications to the Engineer's Report prepared by Vanasse Hangen Brustlin, Inc. in connection with the Series 2023 Bonds if such modifications are determined to be appropriate in connection with the issuance of the Series 2023 Bonds or modifications to the Assessment Area One Project.

**Section 13. Further Official Action.** The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. Such documents include, if applicable, but are not limited to, one or more completion agreements, true-up agreements, acquisition agreements and collateral assignments, each between the Developer and the District or among the LSMA Landowner and the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively and together with any other agreements relating to the Bonds or the Series 2022 Project. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

**Section 14. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 15. Inconsistent Proceedings.** All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

**PASSED** in public session of the Board of Supervisors of the Wellness Ridge Community Development District, this 22<sup>nd</sup> day of March, 2023.

**WELLNESS RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

By: \_\_\_\_\_  
Name: George Flint  
Title: Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairperson, Board of Supervisors

**EXHIBIT A**

**FORM OF BOND PURCHASE CONTRACT**



**EXHIBIT B**

**DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM**

**EXHIBIT C**

**FORM OF CONTINUING DISCLOSURE AGREEMENT**

**EXHIBIT D**

**FORM OF FIRST SUPPLEMENTAL TRUST INDENTURE**

**EXHIBIT E**

**FORM OF COMPLETION AGREEMENT**

**EXHIBIT F**

**FORM OF TRUE-UP AGREEMENT**

**EXHIBIT G**

**FORM OF ACQUISITION AGREEMENT**

**EXHIBIT H**

**FORM OF COLLATERAL ASSIGNMENT**

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## SECTION V

## SECTION C

# SECTION 1

# Wellness Ridge Community Development District

## **Summary of Check Register**

February 1, 2023 to February 28, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund				
	2/8/23	23 - 24	\$	3,883.83
	2/16/23	25	\$	77.94
<b>Total Amount</b>			<b>\$</b>	<b>3,961.77</b>

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/08/23	00001	1/01/23	9	202301	310-51300-34000					MANAGEMENT FEES - JAN 23	*	3,333.33		
		1/01/23	9	202301	310-51300-35200					WEBSITE ADMIN - JAN 23	*	100.00		
		1/01/23	9	202301	310-51300-35100					INFO TECHNOLOGY - JAN 23	*	150.00		
		1/01/23	9	202301	310-51300-51000					OFFICE SUPPLIES	*	.54		
		1/01/23	9	202301	310-51300-42000					POSTAGE	*	27.78		
		1/01/23	9	202301	310-51300-42500					COPIES	*	1.05		
		1/01/23	9	202301	310-51300-42000					USPS	*	10.13		
GOVERNMENTAL MANAGEMENT SERVICES-CF														
2/08/23	00005	1/12/23	107373	202212	310-51300-31500					CORRES/EMAIL/CONVEYANCE	*	261.00		
LATHAM, LUNA, EDEN & BEAUDINE, LLP														
2/16/23	00002	1/31/23	00052605	202301	310-51300-48000					AUDIT COMMITTEE NOT 01/13	*	77.94		
CA FLORIDA HOLDINGS DBA LOCAL IQ														
												3,622.83	000023	
												261.00	000024	
												77.94	000025	
												77.94	000025	
												3,961.77		
												3,961.77		

WELL WELLNESS RIDGE MBYINGTON

## SECTION 2

***Wellness Ridge***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2023***





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

**Wellness Ridge**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2023**

	General Fund	
<b>Assets:</b>		
<u><b>Cash:</b></u>		
Operating Account	\$	8,149
Due from Developer	\$	4,778
<b>Total Assets</b>	<b>\$</b>	<b>12,927</b>
<b>Liabilities:</b>		
Accounts Payable	\$	7,316
<b>Total Liabilites</b>	<b>\$</b>	<b>7,316</b>
<b>Fund Balance:</b>		
Unassigned	\$	5,611
<b>Total Fund Balances</b>	<b>\$</b>	<b>5,611</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>12,927</b>

**Wellness Ridge**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 138,178	\$ 32,143	\$ 32,143	\$ -
<b>Total Revenues</b>	<b>\$ 138,178</b>	<b>\$ 32,143</b>	<b>\$ 32,143</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,600	\$ 3,400
FICA Expenditures	\$ 918	\$ 383	\$ 122	\$ 260
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 7,629	\$ 2,788
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 109	\$ 308
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 417	\$ 42	\$ 375
Legal Advertising	\$ 10,000	\$ 4,167	\$ 2,164	\$ 2,003
Other Current Charges	\$ 5,000	\$ 2,083	\$ 105	\$ 1,978
Office Supplies	\$ 625	\$ 260	\$ 1	\$ 259
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Expenditures</b>	<b>\$ 138,178</b>	<b>\$ 52,885</b>	<b>\$ 34,864</b>	<b>\$ 18,021</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (2,721)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 8,332</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 5,611</b>	

**Wellness Ridge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 8,772	\$ 6,779	\$ 5,844	\$ 5,970	\$ 4,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,143
<b>Total Revenues</b>	<b>\$ 8,772</b>	<b>\$ 6,779</b>	<b>\$ 5,844</b>	<b>\$ 5,970</b>	<b>\$ 4,778</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,143</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expenditures	\$ -	\$ -	\$ -	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,466	\$ 2,210	\$ 261	\$ 3,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,629
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 14	\$ 2	\$ 35	\$ 38	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ 5	\$ 16	\$ 1	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42
Legal Advertising	\$ 1,805	\$ 110	\$ 171	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,164
Other Current Charges	\$ -	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Expenditures</b>	<b>\$ 12,044</b>	<b>\$ 5,910</b>	<b>\$ 4,171</b>	<b>\$ 9,115</b>	<b>\$ 3,624</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,864</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (3,271)</b>	<b>\$ 869</b>	<b>\$ 1,672</b>	<b>\$ (3,146)</b>	<b>\$ 1,154</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,721)</b>

## SECTION 3

**Wellness Ridge**  
Community Development District

**FY23 Funding Request #5**  
**February 16, 2023**

Bill to: Lennar

**General Fund**  
**FY2023**

<b>1</b>	<b>Governmental Management Services - CF</b> Invoice #10 - Management Fees - February 2023	\$	3,623.50
<b>2</b>	<b>CA Florida Holdings</b> Invoice #0005260567 - Notice of Audit Committee - January 2023	\$	77.94
<b>3</b>	<b>Rob Bonin</b> Supervisor Fees - Board of Supervisors Meeting 01/25/23	\$	215.30
<b>4</b>	<b>Adam Morgan</b> Supervisor Fees - Board of Supervisors Meeting 01/25/23	\$	215.30
<b>5</b>	<b>Lane Register</b> Supervisor Fees - Board of Supervisors Meeting 01/25/23	\$	215.30
<b>6</b>	<b>Brent Kewley</b> Supervisor Fees - Board of Supervisors Meeting 01/25/23	\$	215.30
<b>6</b>	<b>Chris Forbes</b> Supervisor Fees - Board of Supervisors Meeting 01/25/23	\$	215.30
<b>Total:</b>		<b>\$</b>	<b>4,777.94</b>

Please make check payable to:

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

# Invoice

**Invoice #:** 10  
**Invoice Date:** 2/1/23  
**Due Date:** 2/1/23  
**Case:**  
**P.O. Number:**


**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023		3,333.33	3,333.33
Website Administration - February 2023		100.00	100.00
Information Technology - February 2023		150.00	150.00
Office Supplies		0.42	0.42
Postage		20.10	20.10
Copies		19.65	19.65

1-1

<b>Total</b>	<b>\$3,623.50</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,623.50</b>

# LOCALiQ FLORIDA

<b>ACCOUNT NAME</b> Wellness Ridge CDD		<b>ACCOUNT #</b> 768827	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0005260567	<b>BILLING PERIOD</b> Jan 1- Jan 31, 2023	<b>PAYMENT DUE DATE</b> February 20, 2023	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$2,218.00	
<b>BILLING ACCOUNT NAME AND ADDRESS</b>  Wellness Ridge Cdd 219 E. Livingston St. Orlando, FL 32801-1508 		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or smb@ccc.gannett.com	<b>FEDERAL ID</b> 47-2390983
<p><b>Legal Entity:</b> Gannett Media Corp.</p> <p><b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p><b>All funds payable in US dollars.</b></p>			

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To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number:

Date	Description	Amount
1/1/23	Balance Forward	\$2,112.98
1/31/23	Finance Charge	\$27.08

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
1/13/23	8314806	Audit Committee Notice		\$77.94

1-2  
310.513.480.

**RECEIVED**

FEB 13 2023

GMS-CF, LLC

RECEIVED FEB 14 2023

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

<b>LOCALiQ FLORIDA</b>		<b>ACCOUNT NAME</b> Wellness Ridge CDD		<b>PAYMENT DUE DATE</b> February 20, 2023		<b>AMOUNT PAID</b>
		<b>ACCOUNT NUMBER</b> 768827		<b>INVOICE NUMBER</b> 0005260567		
<b>CURRENT DUE</b> \$105.02	<b>30 DAYS PAST DUE</b> \$198.24	<b>60 DAYS PAST DUE</b> \$109.54	<b>90 DAYS PAST DUE</b> \$1,805.20	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$2,218.00
<b>REMITTANCE ADDRESS</b> (Include Account# & Invoice# on check)  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b>		
				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX  Card Number _____ Exp Date    /    /    CVV Code _____ Signature _____    Date _____		

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**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:** Wellness Ridge CDD

**Board Meeting Date:** January 25, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Rob Bonin	✓	Yes (\$200)
2	Adam Morgan	✓	Yes (\$200)
3	Lane Register	✓	Yes (\$200)
4	Brent Kewley	✓	Yes (\$200)
5	Chris Forbes	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

**Approved for Payment:**

  
**District Manager Signature**

1 / 25 / 23  
**Date**

**\*\*RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT\*\***



**Wellness Ridge**  
Community Development District

**FY23 Funding Request #6**  
**March 15, 2023**

Bill to: Lennar

**General Fund**  
**FY2023**

<b>1</b>	<b>Latham, Luna, Eden &amp; Beaudine LLP</b> Invoice #109367- General Counsel - January 2023	\$	3,692.20
<b>2</b>	<b>FRANK POLLY SOD, INC</b> Invoice #17757 Monthly Mowing Service - March 2023	\$	900.00
<b>3</b>	<b>Governmental Management Services - CF</b> Invoice #11 - Management Fees - March 2023	\$	3,605.77
<b>4</b>	<b>Rob Bonin</b> Supervisor Fees - Board of Supervisors Meeting 02/22/23	\$	215.30
<b>5</b>	<b>Adam Morgan</b> Supervisor Fees - Board of Supervisors Meeting 02/22/23	\$	215.30
<b>6</b>	<b>Lane Register</b> Supervisor Fees - Board of Supervisors Meeting 02/22/23	\$	215.30
<b>7</b>	<b>Brent Kewley</b> Supervisor Fees - Board of Supervisors Meeting 02/22/23	\$	215.30
<b>8</b>	<b>Chris Forbes</b> Supervisor Fees - Board of Supervisors Meeting 02/22/23	\$	215.30

**Total:** \$ **9,274.47**

Please make check payable to:

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



LATHAM, LUNA, #005  
EDEN & BEAUDINE<sup>LLP</sup>  
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32801

February 3, 2023

Invoice #: 109367  
Federal ID #:59-3366512

Wellness Ridge CDD  
219 East Livingston Street  
Orlando, FL 32801

310-51300 - 31500

Matter ID: 10080-001

General Matters

RECEIVED FEB 20 2023

**For Professional Services Rendered:**

1/5/2023	JAC	Short telephone call with GMS; conference call with Lennar regarding possible direct purchase of materials by CDD	0.30	\$121.50
1/5/2023	KET	Review of direct purchasing concept proposed by the Developer. Participated in conference call with the Developer and District Manager regarding same.	1.10	\$330.00
1/6/2023	KET	Review and analysis of Florida statutes regarding different types of liens for the direct purchasing of materials concept and provided summary regarding same.	1.30	\$390.00
1/20/2023	JEL	Reviewed minutes/task list for Board of Supervisors' meeting	0.20	\$59.00
1/24/2023	KET	Continued review and analysis of Florida lien law regarding implications and requirements for direct purchasing of materials. Review of Resolutions related to same in preparation of process for direct purchasing of materials.	2.40	\$720.00
1/25/2023	KET	Preparation of Resolution authorizing the direct purchasing of materials, the work authorization form for the District Engineer and the purchase forms related to same. Email correspondence regarding assignment of Developer's contract and Florida lien law related to the direct purchasing concept.	1.70	\$510.00
1/25/2023	JEL	Quick review for meeting; Attended Board of Supervisors' meeting and prepared task list following same; Email correspondence with District Engineer regarding Phase 1-A conveyance	3.00	\$885.00
1/26/2023	JEL	Continued to work on Phase 1-A conveyance; Drafted partial release of mortgage; Drafted resolution ratifying Phase 1-A conveyance; Email correspondence with Developer regarding conveyance and release	1.40	\$413.00
1/26/2023	JAC	Confer regarding mortgage release and title issue; multiple emails	0.20	\$81.00
1/27/2023	KET	Email correspondence regarding signing authority for LSMA Wellness, LLC.	0.20	\$60.00
1/30/2023	JEL	Email correspondence regarding conveyance and resolution	0.30	\$88.50
<b>Total Professional Services:</b>			<b>12.10</b>	<b>\$3,658.00</b>

**For Disbursements Incurred:**

1/31/2023	Payment disbursement request sent to Jay E. Lazorvich for travel to and from Board Meeting on January 25, 2023.	\$34.20
<b>Total Disbursements Incurred:</b>		<b>\$34.20</b>

Total \$3,692.20  
Previous Balance \$261.00

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
	Payments & Credits		\$0.00
	<b>Total Due</b>		<b>\$3,953.20</b>

plck 2/21

FRANK POLLY SOD, INC #8

14300 EASTSIDE ST  
GROVELAND, FL 34736

# Invoice

Date	Invoice #
3/9/2023	17757

Bill To
Wellness Ridge CDD

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Mowing Services 2 ponds and roto tilling bottom of pond Wellness Ridge Community MARCH	900.00	900.00
		<b>Total</b>	\$900.00

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

# Invoice

Invoice #: 11  
Invoice Date: 3/1/23  
Due Date: 3/1/23

Case:  
P.O. Number:

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

RECEIVED

310 - 51300 -

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023 34000		3,333.33	3,333.33
Website Administration - March 2023 35200		100.00	100.00
Information Technology - March 2023 35100		150.00	150.00
Office Supplies 51000		0.54	0.54
Postage 42000		7.50	7.50
Copies 42500		14.40	14.40

**Total** \$3,605.77

**Payments/Credits** \$0.00

**Balance Due** \$3,605.77

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

RECEIVED

FEB 24 2023

**District Name:** Wellness Ridge CDD

**Board Meeting Date:** February 22, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Rob Bonin	✓ (phone)	Yes (\$200)
2	Adam Morgan	✓	Yes (\$200)
3	Lane Register	✓	Yes (\$200)
4	Brent Kewley	✓	Yes (\$200)
5	Chris Forbes	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

**Approved for Payment:**

  
**District Manager Signature**

2/22/23  
**Date**

**\*\*RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT\*\***