

*Wellness Ridge
Community Development District*

Agenda

April 26, 2023

AGENDA

Wellness Ridge Community Development District

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

April 19, 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, April 26, 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 March 22, 2023 Minutes
4. Consideration of Resolution 2023-04 Finalizing the Series 2023 Bonds
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Request #7
6. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
7. Supervisor's Requests
8. Adjournment

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

Sincerely,



George S. Flint
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, March 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 |
| Christopher Forbes | Assistant Secretary |

Also present were:

| | |
|-------------------------------|-------------------|
| George Flint | District Manager |
| Jay Lazarovich | District Counsel |
| John Prowell <i>by phone</i> | District Engineer |
| Steve Sanford <i>by phone</i> | Bond Counsel |

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 Minutes of the February 22, 2023 Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the February 22, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Revised Engineer's Report

Mr. Flint: You have the latest version of the Engineer's Report in your agenda. It is still in draft form and there are some minor revisions that still need to be made to this report.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the revised Engineer's Report was approved in substantial form subject to final revisions being made.

B. Consideration of Amended and Restated Assessment Methodology Report for 2023 Assessment Area

Mr. Flint: We added an Amended and Restated Methodology Report. We are not changing the lien that was placed or anything that impacts the notice or hearing process. All we are doing is changing how we are referring to the assessment area. Initially, the assessment area was referred to as Assessment Area One and we have changed that to call it the 2023 Assessment Area, that is the only change in the Master but we want to get that change made because this first bond issue we are going to be using the term Assessment Area One and want to avoid any confusion.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Amended and Restated Assessment Methodology Report for the 2023 Assessment Area was approved subject to minor changes.

C. Consideration of Supplemental Assessment Methodology Report

Mr. Flint: We have prepared the Supplemental Assessment Methodology for what we are now calling Assessment Area One and the lien is what we are calling the 2023 Assessment Area, the first bond issue and the Supplemental Report is for what we are calling Assessment Area One. This is just the Phase 1A and Phase 1B. Phase 1A is platted with 301 platted lots and we have listed those in Table 7, which is the preliminary assessment roll. Phase 1B should reflect that those platted lots are owned by Lennar; right now it says LSMA Wellness, LLC, but my understanding is that Lennar owns all 301 platted lots. We need to make that correction. The unplatted land, which is Phase 1B is still owned by the land bank and that has debt allocated to it based on the remaining planned units. There are 301 platted lots and the remainder of the 542 units are in the unplatted tract.

Mr. Flint reviewed the tables in detail covering the development program, the infrastructure cost estimates, bond sizing, allocation of benefit, allocation of total benefit, par debt to each product type, par debt and annual assessments for each product type, and preliminary assessment roll, as described in the attached Supplemental Assessment Methodology Report.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Supplemental Assessment Methodology Report for Assessment Area One was approved.

Mr. Flint: This is pre-pricing supplemental report and will be finalized once the bonds are priced and we know the actual interest rate.

D. Consideration of Resolution 2023-07 Adopting Amended and Restated Master Assessment Methodology for 2023 Assessment Area; Adopting Revised Engineer’s Report; Adopting Supplemental Assessment Methodology for Assessment Area One

Mr. Lazarovich: This is approving the amended and restated Master Assessment Methodology, the Supplemental as well as the revised Engineer’s Report.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-07 Adopting the Amended and Restated Master Assessment Methodology Report for 2023 Assessment Area, the Revised Engineer’s Report and the Supplemental Assessment Methodology Report for Assessment Area One was approved.

E. Consideration of Resolution 2023-06 Bond Delegation Resolution

Mr. Sanford: This resolution is what we call the Delegation Resolution in which the Board sets forth certain parameters in connection with the sale of the bonds and when it comes time to price the bonds within the parameters set by the Board then the Chair or Vice Chair is authorized to sign the bond purchase contract without the need of calling a special meeting. The parameters are, authorizing up to \$9 million special assessment bonds for the financing portion of the Assessment Area One project, the interest rate on the bonds can’t exceed the maximum rate, compensation to the Underwriter is 2%. This resolution authorizes any modifications to the Engineer’s Report and Assessment Methodology Report that are necessary in connection with pricing of the bonds without calling a special meeting. This resolution asks the Board to approve certain documents: the Bond Purchase Contract between the District and the Underwriter, the Preliminary Limited Offering Memorandum, form of Continuing Disclosure Agreement, form of First Supplemental Trust Indenture, form of Completion Agreement, form of True-up Agreement, form of Acquisition Agreement, and form of Collateral Assignment.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-06 Bond Delegation Resolution for Assessment Area One was approved.

Mr. Sanford left the telephone conference at this time.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We are revising our documents now that there are some lots owned by Lennar and some by the land bank.

B. Engineer

Mr. Prowell: We will be issuing an updated Engineer’s Report as we discussed.

Mr. Forbes: Is the Engineer going to provide a map of ownership, maintenance of all the areas that the CDD owns? I received one from another community that showed streets, parking, whatever is owned by the District. Would that be part of the Engineer’s Report?

Mr. Flint: Usually we do that separately.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register for February 2023 in the amount of \$3,961.77.

On MOTION by Mr. Morgan seconded by Mr. Kewley 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 Requests #5 - #6

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor funding requests #5 & #6 were ratified.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Lazarovich: We just ordered title this morning on Phase 1A tracts now that we were told Lennar owns it. We prepared all the documents for the land bank to sign and we will get that revised and prepare it for Lennar to sign it.

Mr. Flint: Are we still having issues getting the land bank to sign documents?

Mr. Lazarovich: Yes. There was a discussion between the land bank and Lane that we were not privy to and to our knowledge those tracts are now owned by Lennar so we are going to confirm with title.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 10:52 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2023 SPECIAL ASSESSMENT BONDS; 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 under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida; and

WHEREAS, on June 8, 2022, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2022-13 authorizing, among other things, the issuance of not to exceed \$150,500,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued Wellness Ridge Community Development District Special Assessment Bonds, Series 2023 (the "Series 2023 Bonds") in the amount of \$7,855,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Wellness Ridge Community Development District Engineer's Report, dated June 8, 2022, revised July 27, 2022, and revised March 23, 2023, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2023 Bonds (the "2023 Project"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$104,437,500, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the improvements associated with the 2023 Project was estimated at \$39,187,500 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Supplemental Assessment Methodology for the 2023 Project, dated March 30, 2023 (the "Assessment Methodology"), the estimated total costs inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$7,390,000; and

WHEREAS, on October 26, 2022, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2023-02 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district,

municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Wellness Ridge Community Development District:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2023 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2023-02, special assessments securing the Series 2023 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the 2023 Project. Attached hereto as **Exhibit “B,”** and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2023 Bonds. The assessments levied pursuant to Resolution 2023-02 also correctly reflect the outstanding debt due on the Series 2023 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2023-02, the special assessments on parcels specially benefited by the 2023 Project are hereby finalized in the amount of the outstanding debt due on the Series 2023 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2023 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2023-02, which remains in full force and effect. This Resolution and Resolution 2023-02 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 26th day of April, 2023.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2023-08

ATTEST:

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit "A": Engineer's Report
Exhibit "B": Assessment Methodology

EXHIBIT "A"

ENGINEER'S REPORT

[ATTACHED BELOW]

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 23, 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 | 147.10 |
| Assessment Area 2 | Residential | 426.91 |
| Total | | 574.01 |

Note that Assessment Area 1 can be further divided into the Phase 1A platted lots (91.77 acres) and the future Phase 1B (Tract FD-1 on the Phase 1A plat – 55.33 acres).

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 |
| TOTAL | 108 | 684 | 156 | 216 | 246 | 98 | 342 | 1850 |

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 |
|--|------------------|-------------------|
| Residential Development | | |
| 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 |
|-------------------------------------|-----------------------------|---------------------------|---------------------------|
| CIP | | | |
| 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 |
| subtotal | \$ 83,550,000.00 | \$ 31,350,000.00 | \$ 52,200,000.00 |
| Other | | | |
| 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 |
| TOTAL | \$ 104,437,500.00 | \$ 39,187,500.00 | \$ 65,250,000.00 |

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.

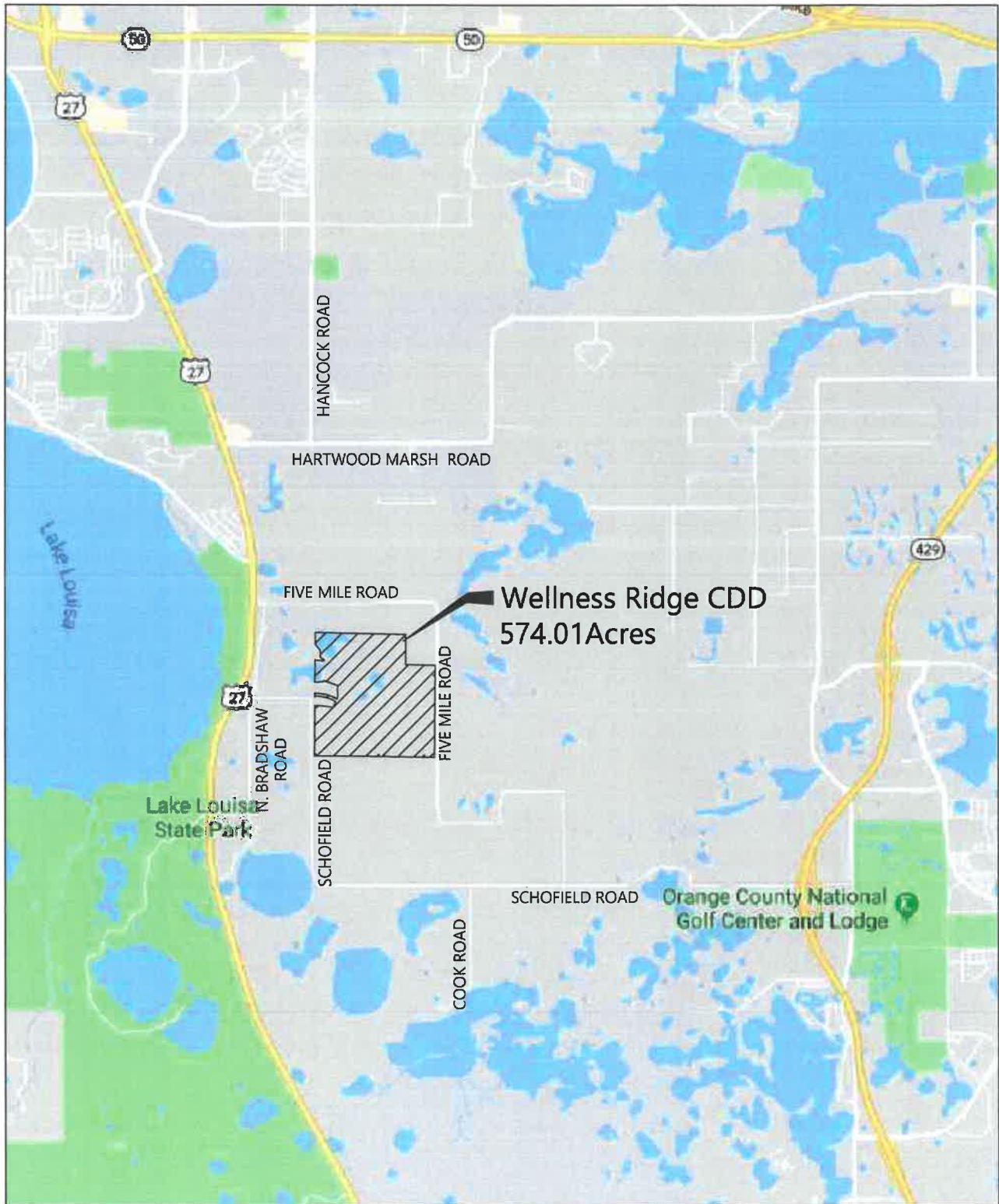
The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public, including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another 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 23, 2023

EXHIBITS



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.)

**Exhibit 2
July 27, 2022**

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:

BEGINNING AT 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 SAID PARALLEL LINE FOR A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN SOUTH 89°32'30" EAST FOR A DISTANCE OF 58.00 FEET; THENCE RUN NORTH 00°23'38" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 00°23'38" WEST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 23.00 FEET TO A POINT ON THE AFORESAID PARALLEL LINE; THENCE RUN NORTH 00°23'38" EAST ALONG SAID PARALLEL LINE 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 THE 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 NORTHWESTERLY HAVING A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF NORTH 19°06'49" EAST, AND A CHORD DISTANCE OF 43.43; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 06°43'44" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 43.45 FEET TO A POINT ON A NON TANGENT LINE THENCE RUN SOUTH 74°15'03" EAST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 14°17'26" EAST FOR A DISTANCE OF 85.18 FEET; THENCE RUN SOUTH 60°10'59" EAST FOR A DISTANCE OF 31.03 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 31.73 FEET; THENCE RUN SOUTH 55°40'43" EAST FOR A DISTANCE OF 47.10 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 179.17 FEET; THENCE RUN SOUTH 52°58'41" EAST FOR A DISTANCE OF 57.21 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 623.47 FEET; THENCE RUN SOUTH 72°31'23" EAST FOR A DISTANCE OF 60.73 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 60.35 FEET; THENCE RUN SOUTH 65°54'29" EAST FOR A DISTANCE OF 52.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 70°31'24" EAST, AND A CHORD DISTANCE OF 34.46 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°08'15" FOR A DISTANCE OF 38.02 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 62°30'16" 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 SOUTH 18°02'44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 28.39 FEET; THENCE RUN SOUTH 60°10'59" EAST FOR A DISTANCE OF 40.05 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 230.33 FEET; THENCE RUN SOUTH 52°58'41" EAST FOR A DISTANCE OF 57.21 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 181.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2080.00 FEET, WITH A CHORD BEARING OF SOUTH 75°11'39" EAST, AND A CHORD DISTANCE OF 875.46 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°17'49" FOR A DISTANCE OF 882.05 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 82°30'57" EAST FOR A DISTANCE OF 61.27 FEET; THENCE RUN SOUTH 89°32'44" EAST FOR A DISTANCE OF 50.22 FEET; THENCE RUN NORTH 87°35'31" EAST FOR A DISTANCE OF 40.05 FEET; THENCE RUN SOUTH 89°32'44" EAST FOR A DISTANCE OF 10.71 FEET; THENCE RUN NORTH 45°27'16" EAST FOR A DISTANCE OF 35.36 FEET; THENCE RUN SOUTH 89°32'44" EAST A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 00°27'16" WEST FOR A DISTANCE OF 12.00 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 THE 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 DEPARTING THE AFORESAID NORTH RIGHT OF WAY LINE, RUN SOUTH 00°27'16" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID WELLNESS WAY; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE: 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 DEPARTING SAID SOUTH RIGHT OF WAY LINE, 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 AND DISTANCES 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 AFORESAID SECTION 22; THENCE RUN NORTH 89°12'03" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 166.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,407,778 SQUARE FEET OR 147.10 ACRES, MORE OR LESS

Exhibit 2A
March 22, 2023

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 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 1261.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WELLNESS WAY AS RECORDED IN THE PLAT OF WELLNESS RIDGE PHASE 1-A, PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE: 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 THE POINT OF TANGENCY; THENCE RUN NORTH 00°27'16" EAST FOR A DISTANCE OF 12.00 FEET; THENCE RUN NORTH 89°32'44" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 45°27'16" WEST FOR A DISTANCE OF 35.36 FEET; THENCE RUN NORTH 89°32'44" WEST FOR A DISTANCE OF 10.71 FEET; THENCE RUN SOUTH 87°35'31" WEST FOR A DISTANCE OF 40.05 FEET; THENCE RUN NORTH 89°32'44" WEST FOR A DISTANCE OF 50.22 FEET; THENCE RUN SOUTH 82°30'57" WEST FOR A DISTANCE OF 61.27 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2080.00 FEET, WITH A CHORD BEARING OF NORTH 75°11'39" WEST, AND A CHORD DISTANCE OF 875.46 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°17'49" FOR A DISTANCE OF 882.05 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 63°02'44" WEST FOR A DISTANCE OF 181.95 FEET; THENCE RUN NORTH 52°58'41" WEST FOR A DISTANCE OF 57.21 FEET; THENCE RUN NORTH 63°02'44" WEST FOR A DISTANCE OF 230.33 FEET; THENCE RUN NORTH 60°10'59" WEST FOR A DISTANCE OF 40.05 FEET; THENCE RUN NORTH 63°02'44" WEST FOR A DISTANCE OF 28.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY 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 ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 62°30'16" WEST FOR A DISTANCE OF 60.00 FEET TO THE POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 70°31'24" WEST, AND A CHORD DISTANCE OF 34.46 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°08'15" FOR A DISTANCE OF 38.02 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 65°54'29" WEST FOR A DISTANCE OF 52.02 FEET; THENCE RUN NORTH 63°02'44" WEST FOR A DISTANCE OF 60.35 FEET; THENCE RUN NORTH 72°31'23" WEST FOR A DISTANCE OF 60.73 FEET; THENCE RUN NORTH 63°02'44" WEST FOR A DISTANCE OF 623.47 FEET; THENCE RUN NORTH 52°58'41" WEST FOR A DISTANCE OF 57.21 FEET; THENCE RUN NORTH 63°02'44" WEST FOR A DISTANCE OF 179.17 FEET; THENCE RUN NORTH 55°40'43" WEST FOR A DISTANCE OF 47.10 FEET; THENCE RUN NORTH 63°02'44" WEST FOR A DISTANCE OF 31.73 FEET; THENCE RUN NORTH 60°10'59" WEST FOR A DISTANCE OF 31.03 FEET; THENCE RUN NORTH 14°17'26" WEST FOR A DISTANCE OF 85.18 FEET; THENCE RUN NORTH 74°15'03" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF NORTH 02°27'15" EAST AND A CHORD DISTANCE OF 170.17 FEET; THENCE DEPARTING THE AFORESAID NORRTH RIGHT OF WAY LINE OF WELLNESS WAY, RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 26°35'24" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 171.71 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 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 THE 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:

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 15,667,084 SQUARE FEET OR 359.67 ACRES, MORE OR LESS.

Exhibit 2B
March 22, 2023

LEGAL DESCRIPTION: ASSESSMENT AREA #2

SOUTH PARCEL

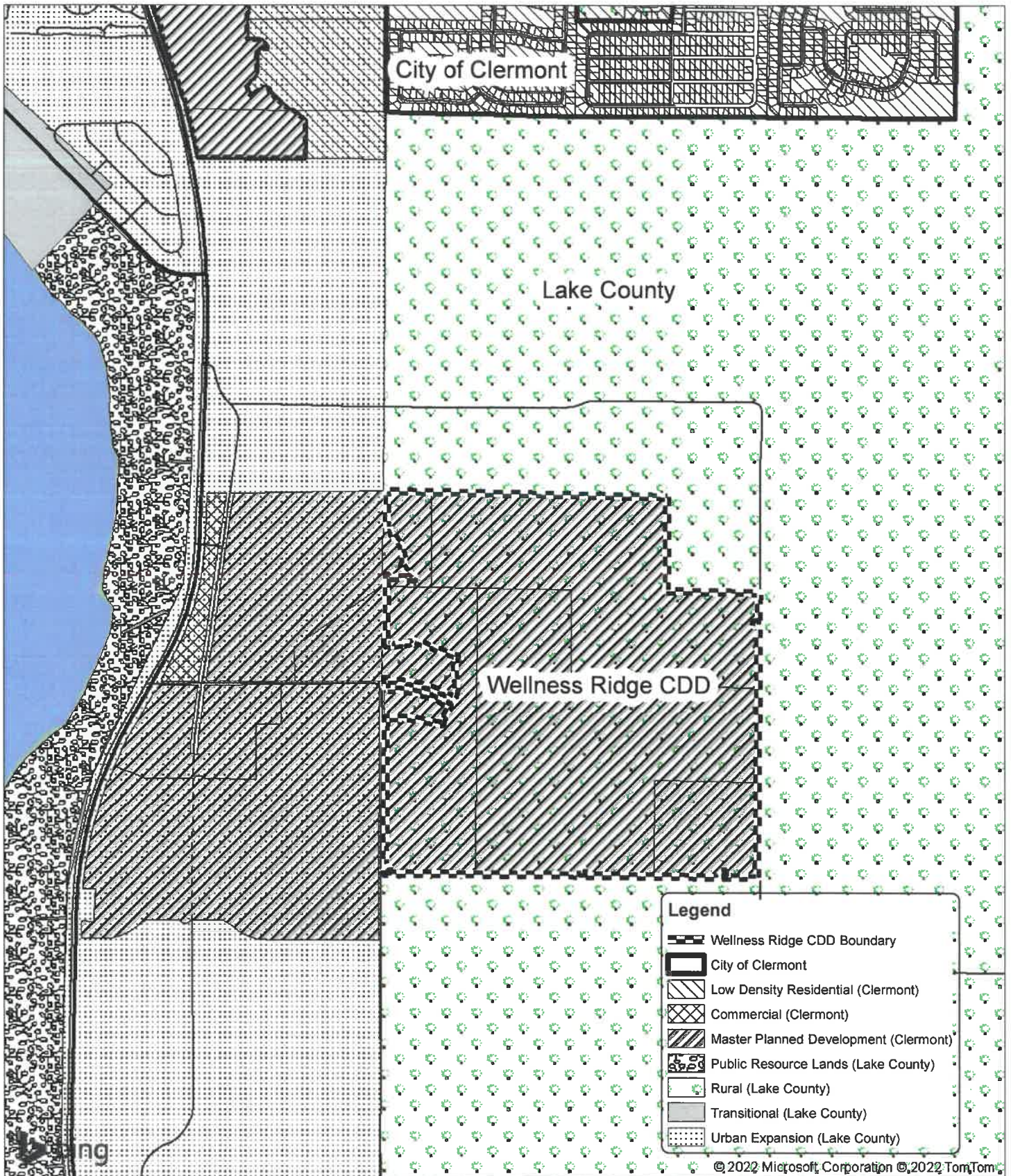
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST IN LAKE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE RUN SOUTH 89°12'03" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 166.38 FEET TO THE POINT OF BEGINNING; 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 AND DISTANCES 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 56.19 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 THE SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AS RECORDED IN THE PLAT OF WELLNESS RIDGE PHASE 1-A, PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING 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 THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE: EASTERLY THROUGH A CENTRAL ANGLE OF 09°29'09" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 364.23 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°32'44" EAST FOR A DISTANCE OF 1638.10 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 DEPARTING THE AFORESAID SOUTH RIGHT OF WAY LINE, RUN 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 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.

Exhibit 2B
March 22, 2023



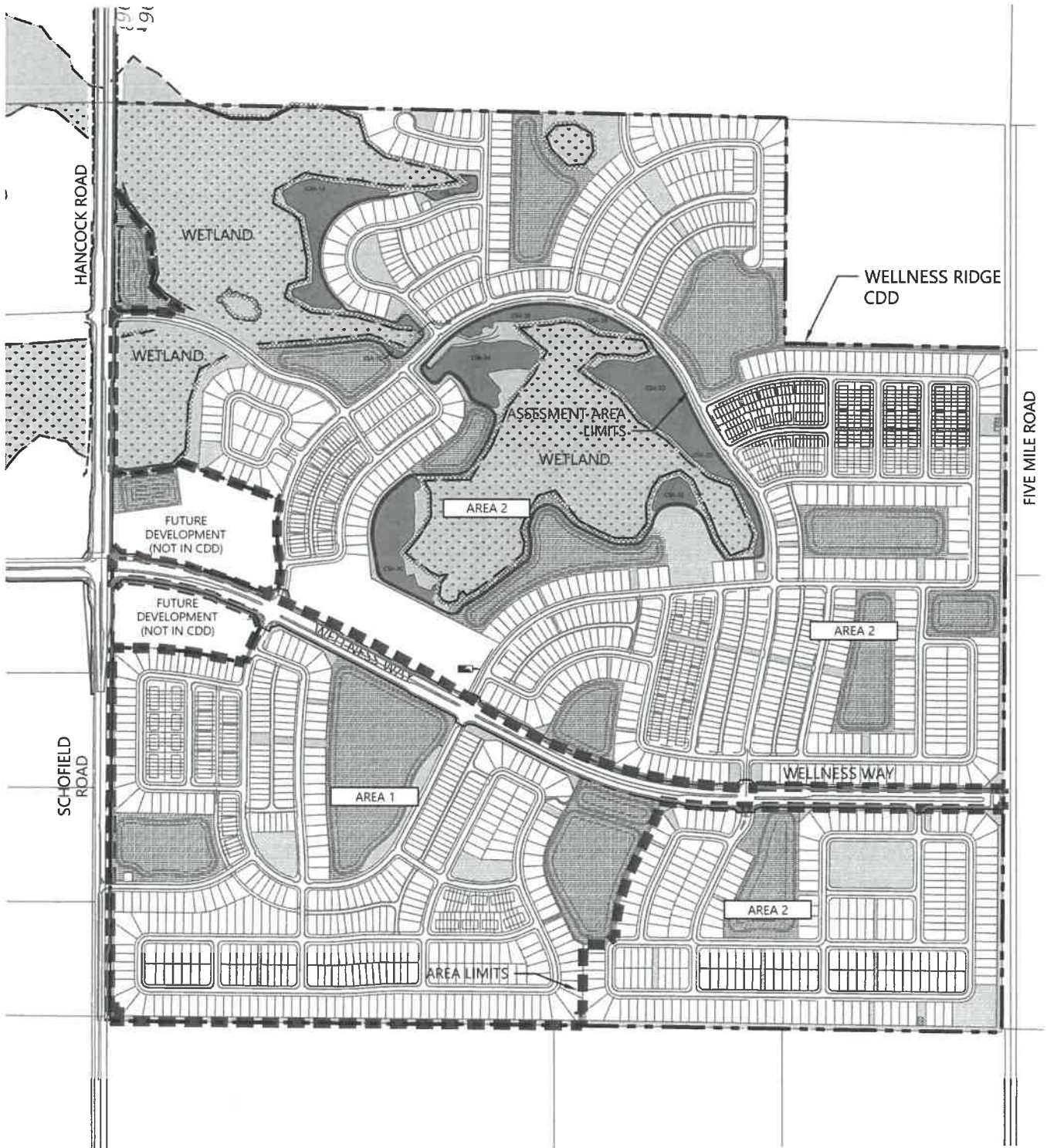
0 0.15 0.3 Miles



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

Exhibit 3

June 10, 2022

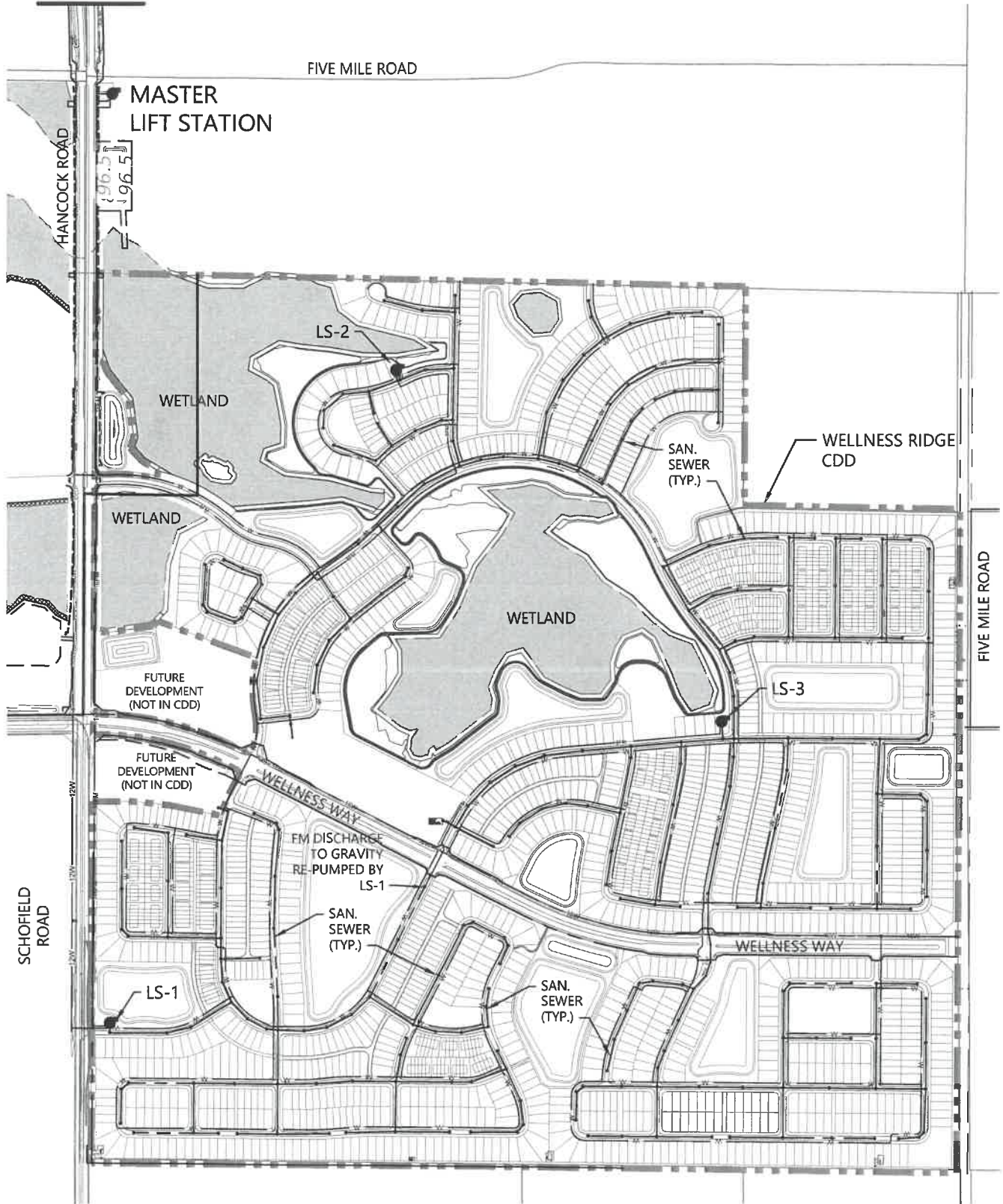


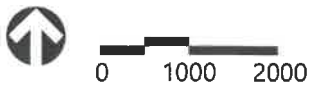
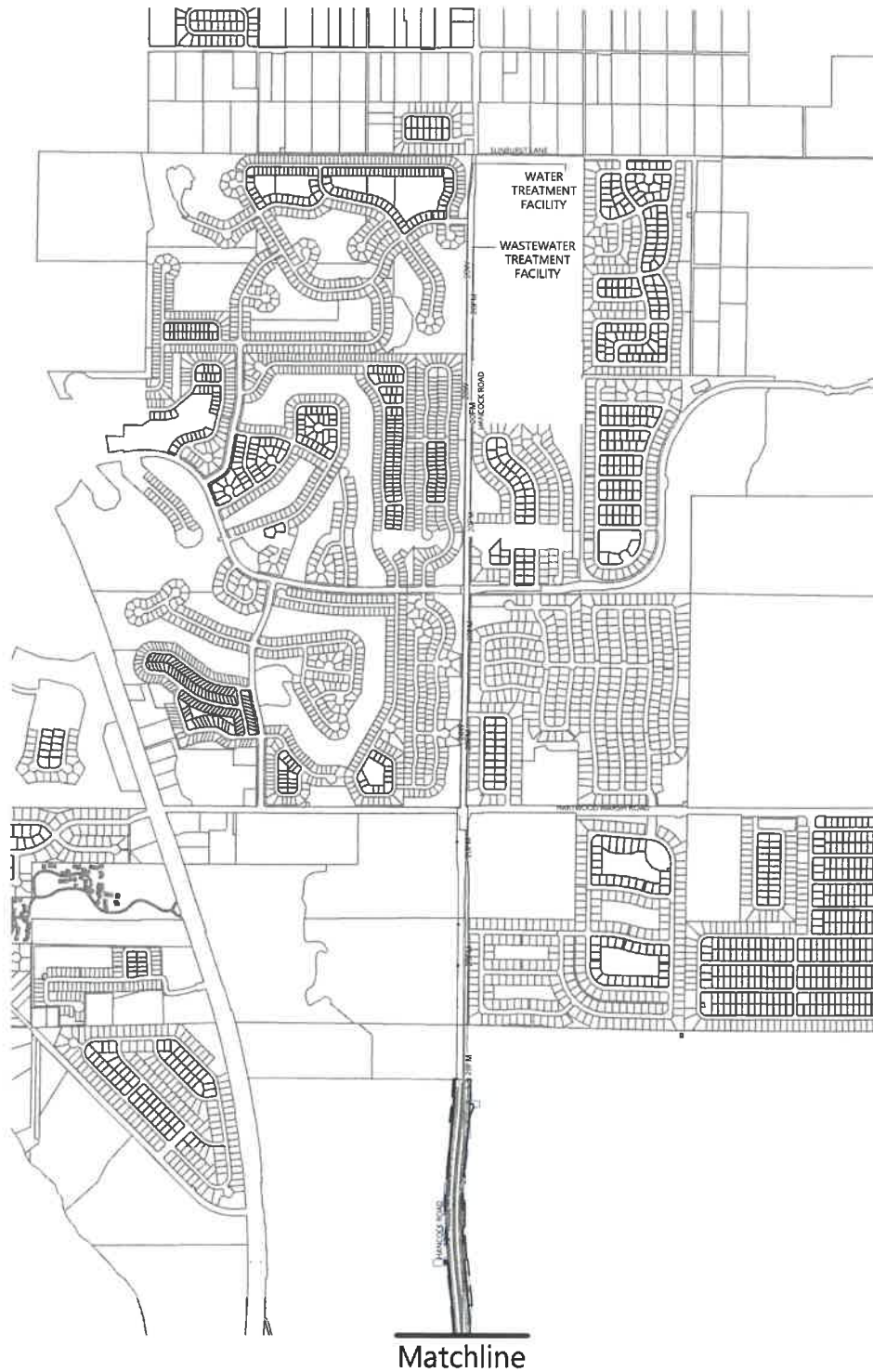
Site Plan
Wellness Ridge CDD
City of Clermont, Florida

Exhibit 4

March 15, 2023

Matchline





Utility Location Map
Wellness Ridge CDD
City of Clermont, Florida

Exhibit 5B

June 10, 2022

EXHIBIT "B"

ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA ONE**

**FOR
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Date: March 30, 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 on April 20, 2023, \$7,855,000 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 June 8, 2022, revised March 23, 2023, 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 has imposed 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 consists of Phase 1A & Phase 1B and contains approximately 147.10 acres and is currently planned for 542 residential units (herein the “Assessment Area One Development Program” or “AA1 Development Program”). Phase 1A has been fully platted and consists of 301 residential units. The remaining planned residential units in Phase 1B have not been platted. 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. Unless already platted, 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 has determined 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 \$7,855,000. 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 will issue on April 20, 2023, \$7,855,000 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 \$7,855,000 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 \$7,855,000. 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 to platted property in Phase 1A and then on an equal basis to all unplatted acreage in Phase 1B 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 platted property within Phase 1A, and then to Phase 1B of Assessment Area One within the District boundaries on a gross acreage basis. 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. 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 |
| Total Units | 542 | 542 | | 426 |

(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 |
| | \$39,187,500 |

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated June 8, 2022, revised March 23, 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

| Sources | Amount |
|----------------------|--------------------|
| Par Amount | \$7,855,000 |
| Discount | (\$45,173) |
| Total Sources | \$7,809,827 |

| Uses | Amount |
|-----------------------|--------------------|
| Construction Funds | \$7,108,752 |
| Debt Service Reserve | \$261,231 |
| Capitalized Interest | \$61,769 |
| Underwriters Discount | \$157,100 |
| Cost of Issuance | \$220,975 |
| Total Uses | \$7,809,827 |

| Bond Assumptions: | |
|--------------------------|--------------------|
| Average Coupon | 5.27% |
| Amortization | 30 years |
| Capitalized Interest | Thru 6/15/23 |
| Debt Service Reserve | 50% Max Annual D/S |
| Underwriters Discount | 2% |

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

| 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 |
| Totals | 542 | | 426 | 100.00% | \$39,187,500 | |

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

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 | Product Type | Debt Per Product Type | | Debt Per Product Type | Par Debt Per Unit |
| Townhome 22' | 75 | \$3,027,338 | \$608,365 | | \$607,630 | (\$735) | | \$8,102 |
| Townhome 25' | 48 | \$2,205,448 | \$443,200 | | \$441,913 | (\$1,287) | | \$9,207 |
| Single Family 32' | 90 | \$5,294,622 | \$1,063,991 | | \$1,060,591 | (\$3,400) | | \$11,784 |
| Single Family 40' | 105 | \$7,710,051 | \$1,549,388 | | \$1,546,695 | (\$2,693) | | \$14,730 |
| Single Family 50' | 204 | \$18,746,310 | \$3,767,201 | | \$3,756,259 | (\$10,942) | | \$18,413 |
| Single Family 60' | 20 | \$2,203,731 | \$442,855 | | \$441,913 | (\$942) | | \$22,096 |
| Totals | 542 | \$39,187,500 | \$7,875,000 | | \$7,855,000 | (\$20,000) | | |

* 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 Debt Per Product | | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment Per Unit | If Paid By November Annual Debt Per Unit | Gross Annual Debt Assessment Per Unit (1) |
|------------------|----------------|------------------------------------|--|-------------------------|-----------------------------|-------------------------------------|--|---|
| | | Type | | | | | | |
| Townhome 22' | 75 | \$607,630 | | \$8,102 | \$40,416 | \$539 | \$550 | \$573 |
| Townhome 25' | 48 | \$441,913 | | \$9,207 | \$29,393 | \$612 | \$625 | \$651 |
| Single Family 32 | 90 | \$1,060,591 | | \$11,784 | \$70,543 | \$784 | \$800 | \$834 |
| Single Family 40 | 105 | \$1,546,695 | | \$14,730 | \$102,876 | \$980 | \$1,000 | \$1,042 |
| Single Family 50 | 204 | \$3,756,259 | | \$18,413 | \$249,841 | \$1,225 | \$1,250 | \$1,303 |
| Single Family 60 | 20 | \$441,913 | | \$22,096 | \$29,393 | \$1,470 | \$1,500 | \$1,563 |
| Totals | 542 | \$7,855,000 | | | \$522,463 | | | |

(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* | Units | Product Type | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-------------------|-------------------------|-------|--------------|--------------------------|---------------------------------------|---|
| Lennar Homes, LLC | 22-23-26-0010-000-00100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00200 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00300 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00400 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00500 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00600 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00700 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00800 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-00900 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01000 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01200 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01300 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01400 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01500 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01600 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-01700 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-01800 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-01900 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02000 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02100 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02200 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02300 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02400 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02500 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02600 | 1 | 60' | \$22,095.64 | \$1,469.66 | \$1,563.46 |
| Lennar Homes, LLC | 22-23-26-0010-000-02700 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-02800 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-02900 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03000 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |

| Owner | Property* | Units | Product Type | Total Par Debt Allocated | Net Annual Debt | | Gross Annual Debt Assessment Allocation (1) |
|-------------------|-------------------------|-------|--------------|--------------------------|-----------------------|--------------------------------|---|
| | | | | | Assessment Allocation | Debt Assessment Allocation (1) | |
| Lennar Homes, LLC | 22-23-26-0010-000-03100 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03200 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03300 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03400 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03500 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03600 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03700 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03800 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-03900 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-04000 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-04100 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-04200 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-04300 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-04400 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-04500 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-04600 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-04700 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-04800 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-04900 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05000 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05100 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05200 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05300 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05400 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05500 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05600 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05700 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05800 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-05900 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-06000 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-06100 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-06200 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-06300 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-06400 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |
| Lennar Homes, LLC | 22-23-26-0010-000-06500 | 1 | 32' | \$11,784.34 | \$783.82 | \$833.85 | \$833.85 |

| Owner | Property* | Units | Product Type | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-------------------|-------------------------|-------|--------------|--------------------------|---------------------------------------|---|
| Lennar Homes, LLC | 22-23-26-0010-000-10100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10200 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10300 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10400 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10500 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10600 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10700 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10800 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-10900 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-11000 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-11100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-11200 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-11300 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-11400 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-11500 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-11600 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-11700 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-11800 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-11900 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12000 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12100 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12200 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12300 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12400 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12500 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12600 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12700 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12800 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-12900 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-13000 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-13100 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-13200 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-13300 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-13400 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |
| Lennar Homes, LLC | 22-23-26-0010-000-13500 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$573.27 |

| Owner | Property* | Units | Product Type | Total Par Debt | | Net Annual Debt | | Gross Annual | |
|-------------------|-------------------------|-------|--------------|----------------|------------|-----------------------|--------------------------------|--------------|--|
| | | | | Allocated | Assessment | Assessment Allocation | Debt Assessment Allocation (1) | | |
| Lennar Homes, LLC | 22-23-26-0010-000-13600 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-13700 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-13800 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-13900 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14000 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14100 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14200 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14300 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14400 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14500 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14600 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14700 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14800 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-14900 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15000 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15100 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15200 | 1 | TH 22' | \$8,101.73 | \$538.87 | \$538.87 | \$573.27 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15300 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15400 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15500 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15600 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15700 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15800 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-15900 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16000 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16100 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16200 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16300 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16400 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16500 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16600 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16700 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16800 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-16900 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17000 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |

| Owner | Property* | Units | Product Type | Total Par Debt | | Net Annual Debt | | Gross Annual | |
|-------------------|-------------------------|-------|--------------|----------------|------------|-----------------|----------------|-----------------|----------------|
| | | | | Allocated | Assessment | Assessment | Allocation (1) | Debt Assessment | Allocation (1) |
| Lennar Homes, LLC | 22-23-26-0010-000-17100 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17200 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17300 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17400 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17500 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17600 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17700 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17800 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-17900 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18000 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18100 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18200 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18300 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18400 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18500 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18600 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18700 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18800 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-18900 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19000 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19100 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19200 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19300 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19400 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19500 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19600 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19700 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19800 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-19900 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-20000 | 1 | TH 25' | \$9,206.52 | \$612.36 | \$612.36 | \$651.44 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-20100 | 1 | 40' | \$14,730.43 | \$979.77 | \$979.77 | \$1,042.31 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-20200 | 1 | 40' | \$14,730.43 | \$979.77 | \$979.77 | \$1,042.31 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-20300 | 1 | 40' | \$14,730.43 | \$979.77 | \$979.77 | \$1,042.31 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-20400 | 1 | 40' | \$14,730.43 | \$979.77 | \$979.77 | \$1,042.31 | | |
| Lennar Homes, LLC | 22-23-26-0010-000-20500 | 1 | 40' | \$14,730.43 | \$979.77 | \$979.77 | \$1,042.31 | | |

| Owner | Property* | Units | Product Type | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-------------------|-------------------------|-------|--------------|--------------------------|---------------------------------------|---|
| Lennar Homes, LLC | 22-23-26-0010-000-20600 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-20700 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-20800 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-20900 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21000 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21200 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21300 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21400 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21500 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21600 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21700 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21800 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-21900 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22000 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22200 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22300 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22400 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22500 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22600 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22700 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22800 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-22900 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23000 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23200 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23300 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23400 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23500 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23600 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23700 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23800 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-23900 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-24000 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |

| Owner | Property* | Units | Product Type | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-------------------|-------------------------|-------|--------------|--------------------------|---------------------------------------|---|
| Lennar Homes, LLC | 22-23-26-0010-000-27600 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-27700 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-27800 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-27900 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-28000 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-28100 | 1 | 50' | \$18,413.03 | \$1,224.71 | \$1,302.89 |
| Lennar Homes, LLC | 22-23-26-0010-000-28200 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-28300 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-28400 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-28500 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-28600 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-28700 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-28800 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-28900 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29000 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29100 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29200 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29300 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29400 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29500 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29600 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29700 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29800 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-29900 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-30000 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Lennar Homes, LLC | 22-23-26-0010-000-30100 | 1 | 40' | \$14,730.43 | \$979.77 | \$1,042.31 |
| Subtotal | | 301 | | \$4,325,589.78 | \$287,709.55 | \$306,073.99 |

| Unplatted Land | Property* | Acres | Allocated Debt Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|--------------------|-------------------------|-------|-------------------------|--------------------------|---------------------------------------|---|
| LSMA Wellness, LLC | 22-23-26-0010-FD1-00000 | 55.40 | \$63,707.77 | \$3,529,410.22 | \$234,752.97 | \$249,737.20 |
| Totals | | | | \$7,855,000.00 | \$522,462.52 | \$555,811.19 |

| Owner | Property* | Units | Product Type | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-------|-----------|-------|--------------|--------------------------|---------------------------------------|---|
|-------|-----------|-------|--------------|--------------------------|---------------------------------------|---|

(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 (%) | 5.27% |
| Maximum Annual Debt Service | \$522,463 |

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST IN LAKE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT 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 SAID PARALLEL LINE FOR A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN SOUTH 89°32'30" EAST FOR A DISTANCE OF 58.00 FEET; THENCE RUN NORTH 00°23'38" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 00°23'38" WEST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 23.00 FEET TO A POINT ON THE AFORESAID PARALLEL LINE; THENCE RUN NORTH 00°23'38" EAST ALONG SAID PARALLEL LINE 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 THE 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 NORTHWESTERLY HAVING A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF NORTH 19°06'49" EAST, AND A CHORD DISTANCE OF 43.43; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 06°43'44" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 43.45 FEET TO A POINT ON A NON TANGENT LINE THENCE RUN SOUTH 74°15'03" EAST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 14°17'26" EAST FOR A DISTANCE OF 85.18 FEET; THENCE RUN SOUTH 60°10'59" EAST FOR A DISTANCE OF 31.03 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 31.73 FEET; THENCE RUN SOUTH 55°40'43" EAST FOR A DISTANCE OF 47.10 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 179.17 FEET; THENCE RUN SOUTH 52°58'41" EAST FOR A DISTANCE OF 57.21 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 623.47 FEET; THENCE RUN SOUTH 72°31'23" EAST FOR A DISTANCE OF 60.73 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 60.35 FEET; THENCE RUN SOUTH 65°54'29" EAST FOR A DISTANCE OF 52.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 70°31'24" EAST, AND A CHORD DISTANCE OF 34.46 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°08'15" FOR A DISTANCE OF 38.02 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 62°30'16" 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 SOUTH 18°02'44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 28.39 FEET; THENCE RUN SOUTH 60°10'59" EAST FOR A DISTANCE OF 40.05 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 230.33 FEET; THENCE RUN SOUTH 52°58'41" EAST FOR A DISTANCE OF 57.21 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 181.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2080.00 FEET, WITH A CHORD BEARING OF SOUTH 75°11'39" EAST, AND A CHORD DISTANCE OF 875.46 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°17'49" FOR A DISTANCE OF 882.05 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 82°30'57" EAST FOR A DISTANCE OF 61.27 FEET; THENCE RUN SOUTH 89°32'44" EAST FOR A DISTANCE OF 50.22 FEET; THENCE RUN NORTH 87°35'31" EAST FOR A DISTANCE OF 40.05 FEET; THENCE RUN SOUTH 89°32'44" EAST FOR A DISTANCE OF 10.71 FEET; THENCE RUN NORTH 45°27'16" EAST FOR A DISTANCE OF 35.36 FEET; THENCE RUN SOUTH 89°32'44" EAST A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 00°27'16" WEST FOR A DISTANCE OF 12.00 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 THE 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 DEPARTING THE AFORESAID NORTH RIGHT OF WAY LINE, RUN SOUTH 00°27'16" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID WELLNESS WAY; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE: 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 DEPARTING SAID SOUTH RIGHT OF WAY LINE, 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 AND DISTANCES 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 AFORESAID SECTION 22; THENCE RUN NORTH 89°12'03" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 166.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,407,778 SQUARE FEET OR 147.10 ACRES, MORE OR LESS

SECTION V

SECTION C

SECTION 1

Wellness Ridge
Community Development District

Unaudited Financial Reporting
March 31, 2023



Table of Contents

1 Balance Sheet

2 General Fund

3 Month to Month

Wellness Ridge
Community Development District
Combined Balance Sheet
March 31, 2023

| | | <i>General Fund</i> |
|---|-----------|-------------------------|
| Assets: | | |
| Cash: | | |
| Operating Account | \$ | 11,850 |
| Due from Developer | \$ | 9,274 |
| Total Assets | \$ | 21,125 |
| Liabilities: | | |
| Accounts Payable | \$ | 13,297 |
| Total Liabilites | \$ | 13,297 |
| Fund Balance: | | |
| Unassigned | \$ | 7,827 |
| Total Fund Balances | \$ | 7,827 |
| Total Liabilities & Fund Balance | \$ | 21,125 |

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

| | Adopted Budget | Prorated Budget Thru 03/31/23 | Actual Thru 03/31/23 | Variance |
|--|-------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Developer Contributions | \$ 138,178 | \$ 41,417 | \$ 41,417 | \$ - |
| Total Revenues | \$ 138,178 | \$ 41,417 | \$ 41,417 | \$ - |
| Expenditures: | | | | |
| <i>General & Administrative:</i> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 6,000 | \$ 2,600 | \$ 3,400 |
| FICA Expenditures | \$ 918 | \$ 459 | \$ 199 | \$ 260 |
| Engineering | \$ 15,000 | \$ 7,500 | \$ - | \$ 7,500 |
| Attorney | \$ 25,000 | \$ 12,500 | \$ 9,105 | \$ 3,395 |
| Annual Audit | \$ 4,000 | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - |
| Dissemination | \$ 5,000 | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 4,050 | \$ - | \$ - | \$ - |
| Management Fees | \$ 40,000 | \$ 20,000 | \$ 20,000 | \$ 0 |
| Information Technology | \$ 1,800 | \$ 900 | \$ 900 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 600 | \$ 600 | \$ - |
| Telephone | \$ 300 | \$ 150 | \$ - | \$ 150 |
| Postage & Delivery | \$ 1,000 | \$ 500 | \$ 116 | \$ 384 |
| Insurance | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Printing & Binding | \$ 1,000 | \$ 500 | \$ 56 | \$ 444 |
| Legal Advertising | \$ 10,000 | \$ 5,000 | \$ 2,164 | \$ 2,836 |
| Other Current Charges | \$ 5,000 | \$ 2,500 | \$ 105 | \$ 2,395 |
| Office Supplies | \$ 625 | \$ 313 | \$ 2 | \$ 311 |
| Travel Per Diem | \$ 660 | \$ 330 | \$ - | \$ 330 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative | \$ 138,178 | \$ 62,427 | \$ 41,022 | \$ 21,405 |
| <i>Operations & Maintenance</i> | | | | |
| Landscaping Maintenance | \$ - | \$ - | \$ 900 | \$ (900) |
| Total Operations & Maintenance | \$ - | \$ - | \$ 900 | \$ (900) |
| Total Expenditures | \$ 138,178 | \$ 62,427 | \$ 41,922 | \$ 20,505 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ (504) | \$ (504) |
| Fund Balance - Beginning | \$ - | \$ - | \$ 8,332 | \$ 8,332 |
| Fund Balance - Ending | \$ - | \$ - | \$ 7,827 | \$ (504) |

Wellness Ridge
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|-------------------|-----------------|-----------------|-------------------|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| Revenues: | | | | | | | | | | | | | |
| Developer Contributions | \$ 8,772 | \$ 6,779 | \$ 5,844 | \$ 5,970 | \$ 4,778 | \$ 9,274 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 41,417 |
| Total Revenues | \$ 8,772 | \$ 6,779 | \$ 5,844 | \$ 5,970 | \$ 4,778 | \$ 9,274 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 41,417 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ - | \$ 1,600 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,600 |
| PICA Expenditures | \$ - | \$ - | \$ - | \$ 122 | \$ - | \$ 77 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 199 |
| Engineering | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Attorney | \$ 1,466 | \$ 2,210 | \$ 261 | \$ 3,692 | \$ 1,476 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,105 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Administration | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dissemination | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,000 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 900 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 600 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage & Delivery | \$ 14 | \$ 2 | \$ 35 | \$ 38 | \$ 20 | \$ 8 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 116 |
| Insurance | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Printing & Binding | \$ - | \$ 5 | \$ 16 | \$ 1 | \$ 20 | \$ 14 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 56 |
| Legal Advertising | \$ 1,805 | \$ 110 | \$ 171 | \$ 78 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,164 |
| Other Current Charges | \$ - | \$ - | \$ 105 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 105 |
| Office Supplies | \$ 0 | \$ 0 | \$ 0 | \$ 1 | \$ 0 | \$ 1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 |
| Travel Per Diem | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative | \$ 12,044 | \$ 5,910 | \$ 4,171 | \$ 9,115 | \$ 5,099 | \$ 4,682 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 41,922 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Landscape Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 900 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 900 |
| Total Operations & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 900 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 900 |
| Total Expenditures | \$ 12,044 | \$ 5,910 | \$ 4,171 | \$ 9,115 | \$ 5,099 | \$ 5,582 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 41,922 |
| Excess Revenues (Expenditures) | \$ (3,271) | \$ 869 | \$ 1,672 | \$ (3,146) | \$ (322) | \$ 3,692 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (504) |

SECTION 2

Wellness Ridge
Community Development District

FY23 Funding Request #7
April 06,2023

Bill to: Lennar

General Fund
FY2023

| | | | |
|---|--|----|----------|
| 1 | FRANK POLLY SOD, INC Invoice #17791 Monthly Mowing Service - April 2023 | \$ | 900.00 |
| 2 | Governmental Management Services - CF Invoice #13 - Management Fees - April 2023 | \$ | 3,669.88 |
| 3 | Latham, Luna, Eden & Beaudine LLP Invoice #110046- General Counsel - February 2023 | \$ | 1,475.94 |
| 4 | Rob Bonin Supervisor Fees - Board of Supervisors Meeting 03/22/23 | \$ | 215.30 |
| 5 | Adam Morgan Supervisor Fees - Board of Supervisors Meeting 03/22/23 | \$ | 215.30 |
| 6 | Brent Kewley Supervisor Fees - Board of Supervisors Meeting 03/22/23 | \$ | 215.30 |
| 7 | Chris Forbes Supervisor Fees - Board of Supervisors Meeting 03/22/23 | \$ | 215.30 |

Total: \$ **6,907.02**

Please make check payable to:

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

FRANK POLLY SOD, INC #8
 14300 EASTSIDE ST
 GROVELAND, FL 34736
 001-800-155-1000

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/31/2023 | 17791 |

| |
|--------------------|
| Bill To |
| Wellness Ridge CDD |

RECEIVED
 APR 04 2023

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

320-638462

| Quantity | Description | Rate | Amount |
|----------|--|--------------|-----------------|
| | Monthly Mowing Services 2 ponds and roto tilling bottom of pond Wellness Ridge Community APRIL | 900.00 | 900.00 |
| | | Total | \$900.00 |

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

Invoice

Invoice #: 13
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|-------------------------------------|-----------|----------|----------|
| Management Fees - April 2023 | | 3,333.33 | 3,333.33 |
| Website Administration - April 2023 | | 100.00 | 100.00 |
| Information Technology - April 2023 | | 150.00 | 150.00 |
| Office Supplies | | 0.15 | 0.15 |
| Postage | | 3.00 | 3.00 |
| Copies | | 83.40 | 83.40 |

Total \$3,669.88

Payments/Credits \$0.00

Balance Due \$3,669.88



LATHAM, LUNA, #5
EDEN & BEAUDINE
ATTORNEYS AT LAW

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

March 7, 2023

Invoice #: 110046
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

RECEIVED

Matter ID: 10080-001

General Matters

For Professional Services Rendered: 310-513-315

| Date | Initials | Description | Hours | Amount |
|-------------------------------------|----------|---|-------------|-------------------|
| 2/2/2023 | JEL | Revised resolution and email correspondence to District Manager regarding same | 0.10 | \$29.50 |
| 2/8/2023 | JEL | Email correspondence with Lennar regarding Phase 1-A conveyance; Email correspondence with LSMA Wellness Managers regarding same; Review of incumbency certificates | 0.60 | \$177.00 |
| 2/9/2023 | JEL | Email correspondence with LSMA Wellness regarding conveyance | 0.10 | \$29.50 |
| 2/15/2023 | JEL | Reviewed minutes/task list for Board of Supervisors' meeting; Email correspondence with LSMA regarding Phase 1-A conveyance documents | 0.30 | \$88.50 |
| 2/21/2023 | JEL | Email correspondence regarding with LSMA Wellness regarding conveyance documents; Preparation of resolution approving conveyance; Continued to work on conveyance documents; Review of proposal/revised agenda; | 0.90 | \$265.50 |
| 2/22/2023 | JEL | Attended Board of Supervisors' meeting and prepared task list following same; Email correspondence with District Engineer regarding conveyance and Certificate of District Engineer | 2.40 | \$708.00 |
| 2/27/2023 | JEL | Preparation of landscape maintenance agreement and email correspondence regarding same | 0.50 | \$147.50 |
| Total Professional Services: | | | 4.90 | \$1,445.50 |

For Disbursements Incurred:

| | | | | |
|--------------------------------------|--|---|--|----------------|
| 2/22/2023 | | Payment disbursement sent to Jay E. Lazarovich for travel to and from board meeting on 02.22.2023 for Jay E. Lazarovich | | \$30.44 |
| Total Disbursements Incurred: | | | | \$30.44 |

Total \$1,475.94
Previous Balance \$3,692.20 *FR #6*

Payments & Credits

Date Type Notes

Amount
Payments & Credits \$0.00
Total Due \$5,168.14

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Wellness Ridge CDD

Board Meeting Date: March 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

3/22/2023
Date

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