

*Wellness Ridge
Community Development District*

Agenda

May 24, 2023

AGENDA

Wellness Ridge Community Development District

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

May 17, 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, May 24, 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 April 26, 2023 Minutes
4. Consideration of Resolution 2023-09 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Requests #8 - #9
 - iii. Presentation of Number of Registered Voters - 0
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, April 26, 2023 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 22, 2023 Meeting

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04
Finalizing the Series 2023 Bonds**

Mr. Lazarovich: This is the last step in the bond process, Resolution 2023-02 levied the bonds on assessment Area 1, that set the maximum amount and this is bringing it down now that

we have the final numbers after the bond was sold. That number is \$7,855,000 and this finalizes the assessments on Assessment Area 1.

Mr. Flint: The final versions of the engineer’s report and supplemental assessment methodology are attached. In the supplemental assessment methodology, the tables have been revised to reflect the actual amount of the bonds.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-04 Finalizing the Series 2023 Bonds was approved, pending amendment to the seventh whereas clause.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We are finalizing the conveyance documents for the land bank.

B. Engineer

Mr. Prowell: We are going to start working with Lennar on the first requisition request.

Mr. Flint: District Counsel will also be working with you on that because there may be some bills of sale of deeds that have to be prepared as part of the acquisition.

Mr. Kewley: John, we have \$7.1 million in the construction fund and I think we should be very close to being able to exhaust that. That is what we are targeting.

C. District Manager’s Report

i. Balance Sheet and Income Statement

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the financials were accepted.

ii. Consideration of Funding Request #7

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Funding Request no. 7 was approved.

SIXTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

There being none, the next item followed.

B. Status of Permit Transfers

Mr. Register: A number of St. Johns permits, 1A and offset stuff is probably going to be transferred to the District on an interim basis while the county NSBU is being established. 1A as well as the offsite roads are going to be transferred to the CDD.

Mr. Prowell: We can take care of that.

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. Register with all in favor the meeting adjourned at 10:39 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Wellness Ridge Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 23, 2023

HOUR: 10:30 A.M.

LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, FL 34711

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

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

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

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

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

PASSED AND ADOPTED THIS 24th DAY OF MAY, 2023.

ATTEST:

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Wellness Ridge
Community Development District

Proposed Budget
FY2024

GMS

GMS

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Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 462,002
Developer Contributions	\$ 138,178	\$ 53,515	\$ 54,431	\$ 107,946	\$ 279,346
Total Revenues	\$ 138,178	\$ 53,515	\$ 54,431	\$ 107,946	\$ 741,348
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 4,400	\$ 5,000	\$ 9,400	\$ 12,000
FICA Expenditures	\$ 918	\$ 337	\$ 383	\$ 719	\$ 918
Engineering	\$ 15,000	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Attorney	\$ 25,000	\$ 13,219	\$ 12,958	\$ 26,177	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 40,000	\$ 23,333	\$ 16,667	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage	\$ 1,000	\$ 119	\$ 150	\$ 269	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Printing & Binding	\$ 1,000	\$ 140	\$ 400	\$ 540	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,164	\$ 7,500	\$ 9,664	\$ 10,000
Other Current Charges	\$ 5,000	\$ 105	\$ 340	\$ 445	\$ 4,250
Office Supplies	\$ 625	\$ 2	\$ 5	\$ 7	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 138,178	\$ 50,743	\$ 50,902	\$ 101,646	\$ 138,178
Operations & Maintenance					
Contract Services					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Amenities Management	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Landscape Maintenance	\$ -	\$ 1,800	\$ 4,500	\$ 6,300	\$ 193,440
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,460
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,820
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 780
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Contract Services Subtotal:	\$ -	\$ 1,800	\$ 4,500	\$ 6,300	\$ 387,500

Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i>Repairs & Maintenance</i>					
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Alleyway & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Signage	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Fencing	\$ -	\$ -	\$ -	\$ -	\$ 1,500
<i>Repairs & Maintenance Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ 14,500
<i>Utilities</i>					
Amenity Center - Electric	\$ -	\$ -	\$ -	\$ -	\$ 21,120
Amenity Center - Water	\$ -	\$ -	\$ -	\$ -	\$ 9,240
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 40,000
<i>Utilities Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ 92,860
<i>Amenities</i>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 27,665
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ 325
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Fire Alarm & Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 420
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ 100
Amenity Signage	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Special Events	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ 300
<i>Amenities Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ 103,310
<i>Other</i>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<i>Other Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Operations & Maintenance:	\$ -	\$ 1,800	\$ 4,500	\$ 6,300	\$ 603,170
Total Expenditures	\$ 138,178	\$ 52,543	\$ 55,402	\$ 107,946	\$ 741,348
Excess Revenues/(Expenditures)	\$ -	\$ 972	\$ (971)	\$ -	\$ -

Wellness Ridge
Community Development District
General Fund - O&M Assessments

Product	Assessable Units	ERU/ Unit	ERU's	Net Assessment	Gross Assessment	Net Per Unit	Gross Per Unit
Assessment Area One							
Townhome 22'	75	0.44	33.00	\$ 35,739	\$ 38,020	\$476.51	\$506.93
Townhome 25'	48	0.5	24.00	\$ 25,992	\$ 27,651	\$541.49	\$576.06
Single-Family 32'	90	0.64	57.60	\$ 62,380	\$ 66,362	\$693.11	\$737.35
Single-Family 40'	105	0.8	84.00	\$ 90,971	\$ 96,778	\$866.39	\$921.69
Single-Family 50'	204	1	204.00	\$ 220,929	\$ 235,031	\$1,082.99	\$1,152.11
Single-Family 60'	20	1.2	24.00	\$ 25,992	\$ 27,651	\$1,299.58	\$1,382.54
Total Assessment Area One	542		426.60	\$ 462,002	\$ 491,492		

Wellness Ridge Community Development District General Fund Narrative

Revenues:

Special Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

The District's engineer, Vanasse Hangen Brustlin, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine LLP, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Wellness Ridge

Community Development District

General Fund Narrative

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2023 bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an the Series 2023 bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2023 bond.

Management Fees

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

Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

Wellness Ridge Community Development District General Fund Narrative

Printing & Binding

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

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year that do not fit into budgeted administrative line items.

Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Contract Services:

Field Management

The District will contract to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Amenities Management

The District will contract to provide routine repairs and maintenance on the District's common areas and amenities.

Landscape Maintenance

The District has contracted with Frank Polly Sod to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Wellness Ridge Community Development District General Fund Narrative

Lake Maintenance

The District will contract to maintain the lakes throughout the community that provide stormwater management.

Pool Maintenance

The District will contract with respective companies for pool maintenance services.

Pest Control

The District will contract for pest control throughout the common areas of the community.

Janitorial Services

The District will contract to provide janitorial services and supplies for the Amenity Center.

Repairs & Maintenance:

Landscape Replacement

Estimated cost related to the replacement of turf, trees, shrubs, etc.

Irrigation Repairs

To record expenses for repairs to the irrigation system.

General Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

Alleyway & Sidewalk Maintenance

Represents estimated cost for repairs and maintenance of various alleyways and sidewalks throughout the District.

Signage

Represents estimated cost for repairs and maintenance of various signs throughout the District.

Walls - Repair/Cleaning

Represents estimated cost for repairs and maintenance of various walls throughout the District.

Fencing

Represents estimated cost for repairs and maintenance of various fences throughout the District.

Wellness Ridge Community Development District General Fund Narrative

Utilities:

Amenity Center - Electric

This represents the estimated cost for electric utilities of the Amenity Center.

Amenity Center - Water

This represents the estimated cost for water utilities of the Amenity Center.

Electric

Represents the estimated cost for electric utilities of the common areas within the District.

Water & Sewer

Represents the estimated cost for water & sewer utilities of the common areas within the District.

Streetlights

Represents the estimated cost for streetlights within the District.

Amenities:

Property Insurance

Represents the estimated cost for property insurance of the Amenity Center to be conveyed to the District.

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Facility Maintenance

The District will contract to provide routine repairs and maintenance on the District's amenities.

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance and repairs.

Pool Permit

Estimated cost for required pool permit.

Access Cards & Equipment Supplies

Represents the estimated cost for providing and maintaining access card system and equipment.

Fire Alarm & Security Monitoring

Represents the estimated cost for maintaining a fire alarm and security monitoring system.

Wellness Ridge

Community Development District

General Fund Narrative

Fire Alarm & Security Monitoring Repairs

Represents the estimated cost for repairing a fire alarm and security monitoring system.

Amenity Signage

Represents estimated cost for signage for the amenities.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various amenity facilities throughout the District.

Office Supplies

Estimated cost of office supplies purchased for operating and maintaining the clubhouse.

Operating Supplies

Estimated cost of operating supplies purchased for operating and maintaining the clubhouse.

Special Events

The Leisure Activities Coordinator will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Termite Bond

The District will contract for termite bonding services for the amenity facilities.

Other:

Contingency

Expenditures that the District incurs that do not apply to already budgeted operating and maintenance items.

Wellness Ridge
Community Development District
Proposed Budget
Debt Service Fund Series 2023

Description	Proposed Budget FY2023	Actuals Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 202,153	\$ -	\$ 202,153	\$ 202,153	\$ 522,463
Bond Proceeds	\$ 323,000	\$ 323,000	\$ -	\$ 323,000	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 202,153
Total Revenues	\$ 525,153	\$ 323,000	\$ 202,153	\$ 525,153	\$ 724,616
Expenditures					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 202,153
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Interest - 06/15	\$ 61,769	\$ -	\$ 61,769	\$ 61,769	\$ 202,153
Total Expenditures	\$ 61,769	\$ -	\$ 61,769	\$ 61,769	\$ 524,306
Excess Revenues/(Expenditures)	\$ 463,384	\$ 323,000	\$ 140,384	\$ 463,384	\$ 200,309

Interest 12/15/24 \$ 199,603

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome 22'	75	\$ 40,416	\$ 539	\$ 573
Townhome 25'	48	\$ 29,393	\$ 612	\$ 651
Single Family 32'	90	\$ 70,543	\$ 784	\$ 834
Single Family 40'	105	\$ 102,876	\$ 980	\$ 1,042
Single Family 50'	204	\$ 249,841	\$ 1,225	\$ 1,303
Single Family 60'	20	\$ 29,393	\$ 1,470	\$ 1,563
	542	\$ 522,463		

Wellness Ridge
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
06/15/23	\$ 7,855,000.00	\$ -	\$ 61,769.01	
12/15/23	\$ 7,855,000.00	\$ -	\$ 202,153.13	\$ 263,922.14
06/15/24	\$ 7,855,000.00	\$ 120,000.00	\$ 202,153.13	\$ -
12/15/24	\$ 7,735,000.00	\$ -	\$ 199,603.13	\$ 521,756.25
06/15/25	\$ 7,735,000.00	\$ 125,000.00	\$ 199,603.13	\$ -
12/15/25	\$ 7,610,000.00	\$ -	\$ 196,946.88	\$ 521,550.00
06/15/26	\$ 7,610,000.00	\$ 130,000.00	\$ 196,946.88	\$ -
12/15/26	\$ 7,480,000.00	\$ -	\$ 194,184.38	\$ 521,131.25
06/15/27	\$ 7,480,000.00	\$ 135,000.00	\$ 194,184.38	\$ -
12/15/27	\$ 7,345,000.00	\$ -	\$ 191,315.63	\$ 520,500.00
06/15/28	\$ 7,345,000.00	\$ 140,000.00	\$ 191,315.63	\$ -
12/15/28	\$ 7,205,000.00	\$ -	\$ 188,340.63	\$ 519,656.25
06/15/29	\$ 7,205,000.00	\$ 145,000.00	\$ 188,340.63	\$ -
12/15/29	\$ 7,060,000.00	\$ -	\$ 185,259.38	\$ 518,600.00
06/15/30	\$ 7,060,000.00	\$ 155,000.00	\$ 185,259.38	\$ -
12/15/30	\$ 6,905,000.00	\$ -	\$ 181,965.63	\$ 522,225.00
06/15/31	\$ 6,905,000.00	\$ 160,000.00	\$ 181,965.63	\$ -
12/15/31	\$ 6,745,000.00	\$ -	\$ 177,865.63	\$ 519,831.25
06/15/32	\$ 6,745,000.00	\$ 170,000.00	\$ 177,865.63	\$ -
12/15/32	\$ 6,575,000.00	\$ -	\$ 173,509.38	\$ 521,375.00
06/15/33	\$ 6,575,000.00	\$ 180,000.00	\$ 173,509.38	\$ -
12/15/33	\$ 6,395,000.00	\$ -	\$ 168,896.88	\$ 522,406.25
06/15/34	\$ 6,395,000.00	\$ 185,000.00	\$ 168,896.88	\$ -
12/15/34	\$ 6,575,000.00	\$ -	\$ 164,156.25	\$ 518,053.13
06/15/35	\$ 6,395,000.00	\$ 195,000.00	\$ 164,156.25	\$ -
12/15/35	\$ 6,395,000.00	\$ -	\$ 159,159.38	\$ 518,315.63
06/15/36	\$ 6,210,000.00	\$ 205,000.00	\$ 159,159.38	\$ -
12/15/36	\$ 6,210,000.00	\$ -	\$ 153,906.25	\$ 518,065.63
06/15/37	\$ 6,015,000.00	\$ 220,000.00	\$ 153,906.25	\$ -
12/15/37	\$ 6,015,000.00	\$ -	\$ 148,268.75	\$ 522,175.00
06/15/38	\$ 5,810,000.00	\$ 230,000.00	\$ 148,268.75	\$ -
12/15/38	\$ 5,810,000.00	\$ -	\$ 142,375.00	\$ 520,643.75
06/15/39	\$ 5,590,000.00	\$ 240,000.00	\$ 142,375.00	\$ -
12/15/39	\$ 5,590,000.00	\$ -	\$ 136,225.00	\$ 518,600.00
06/15/40	\$ 5,360,000.00	\$ 255,000.00	\$ 136,225.00	\$ -
12/15/40	\$ 5,360,000.00	\$ -	\$ 129,690.63	\$ 520,915.63
06/15/41	\$ 5,120,000.00	\$ 270,000.00	\$ 129,690.63	\$ -
12/15/41	\$ 5,120,000.00	\$ -	\$ 122,771.88	\$ 522,462.50
06/15/42	\$ 4,020,000.00	\$ 280,000.00	\$ 122,771.88	\$ -
12/15/42	\$ 4,020,000.00	\$ -	\$ 115,596.88	\$ 518,368.75
06/15/43	\$ 4,020,000.00	\$ 295,000.00	\$ 115,596.88	\$ -
12/15/43	\$ 4,020,000.00	\$ -	\$ 108,037.50	\$ 518,634.38
06/15/44	\$ 4,020,000.00	\$ 310,000.00	\$ 108,037.50	\$ -
12/15/44	\$ 3,710,000.00	\$ -	\$ 99,706.25	\$ 517,743.75
06/15/45	\$ 3,710,000.00	\$ 330,000.00	\$ 99,706.25	\$ -
12/15/45	\$ 3,380,000.00	\$ -	\$ 90,837.50	\$ 520,543.75
06/15/46	\$ 3,380,000.00	\$ 350,000.00	\$ 90,837.50	\$ -
12/15/46	\$ 3,030,000.00	\$ -	\$ 81,431.25	\$ 522,268.75

Wellness Ridge
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
06/15/47	\$ 3,030,000.00	\$ 365,000.00	\$ 81,431.25	\$ -
12/15/47	\$ 2,665,000.00	\$ -	\$ 71,621.88	\$ 518,053.13
06/15/48	\$ 2,665,000.00	\$ 385,000.00	\$ 71,621.88	\$ -
12/15/48	\$ 2,280,000.00	\$ -	\$ 61,275.00	\$ 517,896.88
06/15/49	\$ 2,280,000.00	\$ 410,000.00	\$ 61,275.00	\$ -
12/15/49	\$ 1,870,000.00	\$ -	\$ 50,256.25	\$ 521,531.25
06/15/50	\$ 1,870,000.00	\$ 430,000.00	\$ 50,256.25	\$ -
12/15/50	\$ 1,440,000.00	\$ -	\$ 38,700.00	\$ 518,956.25
06/15/51	\$ 1,440,000.00	\$ 455,000.00	\$ 38,700.00	\$ -
12/15/51	\$ 985,000.00	\$ -	\$ 26,471.88	\$ 520,171.88
06/15/52	\$ 985,000.00	\$ 480,000.00	\$ 26,471.88	\$ -
12/15/52	\$ 505,000.00	\$ -	\$ 13,571.88	\$ 520,043.75
06/15/53	\$ 505,000.00	\$ 505,000.00	\$ 13,571.88	\$ 518,571.88
		\$ 7,855,000.00	\$ 8,009,969.01	\$ 15,864,969.01

SECTION V

SECTION C

SECTION 1

Wellness Ridge
Community Development District

Unaudited Financial Reporting
April 30, 2023



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1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service Fund Series 2023</u>
4	<hr/>	<u>Capital Projects Fund Series 2023</u>
5	<hr/>	<u>Month to Month</u>

Wellness Ridge
Community Development District
Combined Balance Sheet
April 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 8,227	\$ -	\$ -	\$ 8,227
Investments:				
<i>Series 2023</i>				
Reserve	\$ -	\$ 261,231	\$ -	\$ 261,231
Interest	\$ -	\$ 61,769	\$ -	\$ 61,769
Construction/Acquisition	\$ -	\$ -	\$ 7,108,752	\$ 7,108,752
Cost of Issuance	\$ -	\$ -	\$ 15,100	\$ 15,100
Due from Developer	\$ 5,191	\$ -	\$ -	\$ 5,191
Total Assets	\$ 13,417	\$ 323,000	\$ 7,123,852	\$ 7,460,269
Liabilities:				
Accounts Payable	\$ 4,114	\$ -	\$ -	\$ 4,114
Total Liabilities	\$ 4,114	\$ -	\$ -	\$ 4,114
Fund Balance:				
Restricted:				
Debt Service Series 2023	\$ -	\$ 323,000	\$ -	\$ 323,000
Capital Projects Series 2023	\$ -	\$ -	\$ 7,123,852	\$ 7,123,852
Unassigned	\$ 9,303	\$ -	\$ -	\$ 9,303
Total Fund Balances	\$ 9,303	\$ 323,000	\$ 7,123,852	\$ 7,456,155
Total Liabilities & Fund Balance	\$ 13,417	\$ 323,000	\$ 7,123,852	\$ 7,460,269

Wellness Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Developer Contributions	\$ 138,178	\$ 53,515	\$ 53,515	\$ -
Total Revenues	\$ 138,178	\$ 53,515	\$ 53,515	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,400	\$ 2,600
FICA Expenditures	\$ 918	\$ 536	\$ 337	\$ 199
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 13,219	\$ 1,365
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 23,333	\$ 23,333	\$ 0
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 119	\$ 464
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 583	\$ 140	\$ 444
Legal Advertising	\$ 10,000	\$ 5,833	\$ 2,164	\$ 3,669
Other Current Charges	\$ 5,000	\$ 2,917	\$ 105	\$ 2,812
Office Supplies	\$ 625	\$ 365	\$ 2	\$ 362
Travel Per Diem	\$ 660	\$ 385	\$ -	\$ 385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,178	\$ 71,968	\$ 50,743	\$ 21,225
<i>Operations & Maintenance</i>				
Landscaping Maintenance	\$ -	\$ -	\$ 1,800	\$ (1,800)
Total Operations & Maintenance	\$ -	\$ -	\$ 1,800	\$ (1,800)
Total Expenditures	\$ 138,178	\$ 71,968	\$ 52,543	\$ 19,425
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 972	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 8,332	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 9,303	\$ -

Wellness Ridge
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 06/15	\$ -	\$ -	\$ -	\$ -
Interest - 06/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 323,000	\$ 323,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 323,000	\$ 323,000
Net Change in Fund Balance	\$ -	\$ -	\$ 323,000	\$ 323,000
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 323,000	\$ 323,000

Wellness Ridge
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay - COI	\$ -	\$ -	\$ 362,975	\$ (362,975)
Total Expenditures	\$ -	\$ -	\$ 362,975	\$ (362,975)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (362,975)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 7,532,000	\$ 7,532,000
Issuance Discount	\$ -	\$ -	\$ (45,173)	\$ (45,173)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 7,486,827	\$ 7,486,827
Net Change in Fund Balance	\$ -	\$ -	\$ 7,123,852	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 7,123,852	

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	\$ 12,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,515
Total Revenues	\$ 8,772	\$ 6,779	\$ 5,844	\$ 5,970	\$ 4,778	\$ 9,274	\$ 12,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,515
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
FICA Expenditures	\$ -	\$ -	\$ -	\$ 122	\$ -	\$ 77	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,466	\$ 2,210	\$ 261	\$ 3,692	\$ 1,476	\$ 4,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,219
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 14	\$ 2	\$ 35	\$ 38	\$ 20	\$ 8	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ 5	\$ 16	\$ 1	\$ 20	\$ 14	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Legal Advertising	\$ 1,805	\$ 110	\$ 171	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,164
Other Current Charges	\$ -	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 12,044	\$ 5,910	\$ 4,171	\$ 9,115	\$ 5,099	\$ 8,796	\$ 5,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,743
Operations & Maintenance													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Total Expenditures	\$ 12,044	\$ 5,910	\$ 4,171	\$ 9,115	\$ 5,099	\$ 9,696	\$ 6,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,543
Excess Revenues (Expenditures)	\$ (3,271)	\$ 869	\$ 1,672	\$ (3,146)	\$ (322)	\$ (422)	\$ 5,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 971

SECTION 2

Wellness Ridge
Community Development District

FY23 Funding Request #8
April 28, 2023

Bill to: Lennar

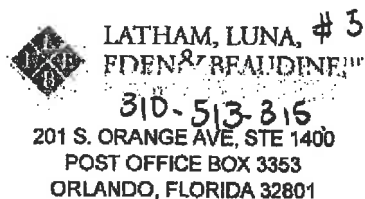
General Fund
FY2023

1	Latham, Luna, Eden & Beaudine LLP		
	Invoice #111247- General Counsel - March 2023	\$	4,114.05
2	Supervisor Fees - Board of Supervisors Meeting 04/26/23		
	Rob Bonin	\$	215.30
	Adam Morgan	\$	215.30
	Lane Register	\$	215.30
	Brent Kewley	\$	215.30
	Chris Forbes	\$	215.30

Total: \$ **5,190.55**

Please make check payable to:

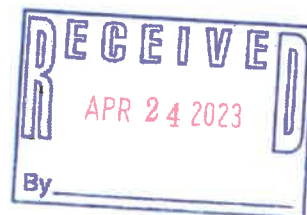
Wellness Ridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822



April 5, 2023

Invoice #: 111247
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801



Matter ID: 10080-001 General Matters

For Professional Services Rendered:

3/1/2023	JEL	Email correspondence with District Engineer regarding conveyance documents; Emails with Landbank regarding conveyance documents, partial release and notice of termination; Email correspondence with GMS regarding landscape agreement and license agreement; Review of updated financing spreadsheet and updated bond due diligence checklist; Reviewed email correspondence regarding AA1; Review of notice of termination of notice of commencement statute and emailed form of same to Landbank	2.20	\$649.00
3/2/2023	JEL	Email correspondence with Landbank regarding notice of hearing request; Email correspondence regarding draft Phase 1B plat	0.30	\$88.50
3/3/2023	JEL	Review Phase 1B plat and provided comments regarding same; Review email correspondence with Landbank; Review of petition regarding parkway interlocal agreement	0.90	\$265.50
3/3/2023	KET	Assisted in the review of the Phase 1B plat and provided comments regarding same.	0.50	\$150.00
3/8/2023	JEL	Email correspondence regarding draft plat and roundtable call regarding same; Email correspondence regarding conveyance documents; Email correspondence regarding correction to CDD website	1.50	\$442.50
3/8/2023	KET	Review of Phase 1B plat. Email correspondence with Lennar and GMS regarding maintenance of parkway areas and other comments on the Phase 1B plat. Participated in plat conference call with Developer and District Manager and sent follow-up email correspondence regarding same.	3.50	\$1,050.00
3/9/2023	JAC	Work on plat issues	0.20	\$81.00
3/10/2023	KET	Email correspondence with the Developer regarding language in the Phase 1B plat pertaining to the conveyance of right-of-ways to the City of Clermont and Bill of Sale agreement for same.	0.50	\$150.00
3/13/2023	JEL	Review of email correspondence regarding bond issuance; Email correspondence regarding landbank	0.20	\$59.00
3/17/2023	jms	Email regarding agenda for upcoming Board of Supervisors meeting, saved, printed and added to attorney calendar	0.10	\$12.50
3/22/2023	JEL	Preparation for Board of Supervisors' meeting; Attended Board of Supervisors' meeting and prepared task list following same; Email correspondence with Fidelity regarding updated title report; Review of revised title report/property records and email correspondence with Developer regarding same; Email correspondence regarding encumbrances on title/landbank mortgage	3.80	\$1,121.00
3/24/2023	jms	Emails with attorney regarding receipt of executed signature pages, scan save and send	0.10	\$12.50
Total Professional Services:			13.80	\$4,081.50

For Disbursements Incurred:

3/22/2023

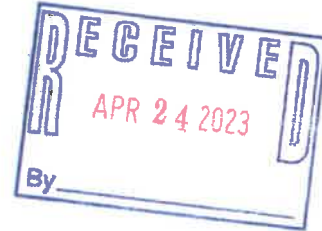
Payment disbursement sent to Jay Lazarovich for travel to and from board meeting
on 03.22.2023

\$32.55

Total Disbursements Incurred:

\$32.55

	Total	\$4,114.05	↗
FRG-3605.77 -	Previous Balance	\$5,168.14	
FR 7 1475.84	Total Due	\$9,282.19	



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Wellness Ridge CDD

Board Meeting Date: April 26, 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

4/26/23
Date

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

Wellness Ridge
Community Development District

FY23 Funding Request #9
May 12, 2023

Bill to: Lennar

General Fund
FY2023

1	FRANK POLLY SOD, INC Invoice #17825 Monthly Mowing Service - May 2023	\$	900.00
2	Governmental Management Services - CF Invoice #14 - Management Fees - May 2023	\$	3,588.99
3	Latham, Luna, Eden & Beaudine LLP Invoice #112615- General Counsel - April 2023	\$	1,708.09

Total: \$ **6,197.08**

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

Invoice

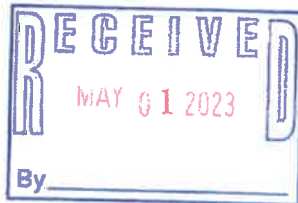
Date	Invoice #
5/1/2023	17825

320-535-462

Bill To
Wellness Ridge CDD

P.O. No.	Terms	Project

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



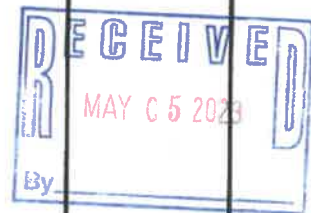
GMS-Central Florida, LLC ✓#1
 1001 Bradford Way
 Kingston, TN 37763

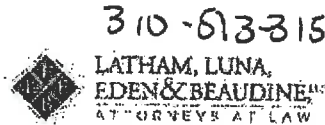
Invoice

Invoice #: 14
Invoice Date: 5/1/23
Due Date: 5/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2023 340		3,333.33	3,333.33
Website Administration - May 2023 252		100.00	100.00
Information Technology - May 2023 351		150.00	150.00
Office Supplies 510		0.03	0.09
Postage 420		0.53	0.53
Copies 425		5.10	5.10
Total			\$3,588.99
Payments/Credits			\$0.00
Balance Due			\$3,588.99





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

May 3, 2023

Invoice #: 112616
Federal ID #: 59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-001 General Matters

For Professional Services Rendered:

Date	Initials	Description	Hours	Amount
4/24/2023	JEL	Review of agenda/minutes; Email correspondence regarding proposed budget	0.30	\$88.50
4/25/2023	JEL	Review of property records for Phase 1A conveyance	0.20	\$69.00
4/26/2023	JEL	Attended Board of Supervisors' meeting; Preparation of task list; Revised Phase 1A conveyance documents; Review of due diligence items related to Phase 1A conveyance; Revised finalizing resolution and email correspondence regarding same	2.80	\$826.00
4/27/2023	JEL	Email correspondence to Developer's counsel regarding conveyance documents	0.10	\$29.50
4/27/2023	KET	Assisted in the review and analysis of the Written Consent of LSMA Wellness, LLC regarding the proper signatory for conveyance documents to the District.	0.40	\$120.00
Total Professional Services:			3.80	\$1,129.00

For Disbursements Incurred:

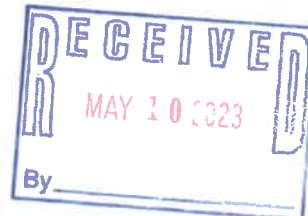
Date	Description	Amount
3/28/2023	Payment disbursement sent to SIMPLIFILE for Recording Fees for INV#2974163SFL on 03.28.2023	\$51.50
3/29/2023	Payment disbursement sent to Fidelity National Title Insurance Co for payment on INV#11038184 on 03.29.2023 for SEARCH LENNAR HOMES LLC-LSMA WELLNESS LLC	\$500.00
4/26/2023	Payment disbursement sent to Jay Lazarovich for Travel to and from Board Meeting on 04.26.2023	\$33.59
Total Disbursements Incurred:		\$585.09

Total \$1,708.09
Previous Balance \$4,114.05

Payments & Credits

Date Type Notes

Amount
Payments & Credits \$0.00
Total Due \$5,822.14



SECTION 3



1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 21, 2023

Stacie Vanderbilt, Administrative Assistant
219 E. Livingston St.
Orlando FL 32801

Re: District Counts

The number of registered voters within the Wellness Ridge Community Development District as of April 15, 2023 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

RECEIVED

APR 27 2023

GMS-CF, LLC

OUR COMMITMENT

- ✓ Voter Confidence
- ✓ Excellent Service
- ✓ Accurate & Efficient Elections
- ✓ Responsible Financial Stewardship