

Wellness Ridge
Community Development District

Adopted Budget
FY2024



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Wellness Ridge
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 462,002
Developer Contributions	\$ 138,178	\$ 72,787	\$ 28,513	\$ 101,299	\$ 279,346
Total Revenues	\$ 138,178	\$ 72,787	\$ 28,513	\$ 101,299	\$ 741,348
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 2,000	\$ 8,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 474	\$ 153	\$ 627	\$ 918
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Attorney	\$ 25,000	\$ 17,484	\$ 6,000	\$ 23,484	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 875	\$ 583	\$ 1,458	\$ 5,000
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage	\$ 1,000	\$ 167	\$ 60	\$ 227	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Printing & Binding	\$ 1,000	\$ 149	\$ 160	\$ 309	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,164	\$ 7,500	\$ 9,664	\$ 10,000
Other Current Charges	\$ 5,000	\$ 214	\$ 136	\$ 350	\$ 4,250
Office Supplies	\$ 625	\$ 3	\$ 2	\$ 5	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 138,178	\$ 68,738	\$ 26,261	\$ 94,999	\$ 138,178
Operations & Maintenance					
<i>Contract Services</i>					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Amenities Management	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Landscape Maintenance	\$ -	\$ 4,500	\$ 1,800	\$ 6,300	\$ 193,440
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,460
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,820
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 780
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Contract Services Subtotal:	\$ -	\$ 4,500	\$ 1,800	\$ 6,300	\$ 387,500

Wellness Ridge
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Adopted 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
Repairs & Maintenance Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ 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
Utilities Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ 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
Amenities Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ 103,310
<i>Other</i>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Other Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Operations & Maintenance:	\$ -	\$ 4,500	\$ 1,800	\$ 6,300	\$ 603,170
Total Expenditures	\$ 138,178	\$ 73,238	\$ 28,061	\$ 101,299	\$ 741,348
Excess Revenues/(Expenditures)	\$ -	\$ (452)	\$ 452	\$ -	\$ -

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
Adopted Budget
Debt Service Fund Series 2023

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Revenues					
Assessments	\$ 202,153	\$ -	\$ 202,153	\$ 202,153	\$ 522,463
Interest	\$ -	\$ 2,813	\$ -	\$ 2,813	\$ -
Bond Proceeds	\$ 323,000	\$ 323,000	\$ -	\$ 323,000	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 204,966
Total Revenues	\$ 525,153	\$ 325,813	\$ 202,153	\$ 527,966	\$ 727,428
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	\$ 264,044	\$ 202,153	\$ 466,197	\$ 203,122

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
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