

*Wellness Ridge
Community Development District*

Agenda

August 23, 2023

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 16, 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, August 23, 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 May 24, 2023 Meeting
4. Consideration of Series 2023 Requisition #1
5. Public Hearing
 - A. Consideration of Resolution 2023-11 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2023-12 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Fiscal Year 2023-2024 Deficit Funding Agreement
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Requests #10 - #15
 - iii. Approval of Fiscal Year 2024 Meeting Schedule
8. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
9. Supervisor's Requests
10. 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

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
John Prowell, 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, **May 24, 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

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 26, 2023 Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the April 26, 2023 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-09 Approving the Proposed Fiscal Year 2024 Budget

Mr. Flint: Resolution 2023-09 approves a proposed budget and sets the date, place and time of the public hearing. We are recommending your August 23, 2023 meeting at 10:30 a.m. in this location as the public hearing date, place and time. Exhibit A to the resolution is the proposed

budget. This isn't binding on the board you can make changes to it between now or at the public hearing. We included the estimated operating costs in this budget and developed a build out budget and we tried to estimate the build out assessments. We used those based on the assessable units and balanced it with a developer contribution.

Mr. Morgan: All the utilities and stuff we estimated based on previous communities.

Mr. Flint: Yes, on amenity management we made an assumption based on Tohoqua, which is a similar facility, we used the pool, pest control and janitorial. There is a little more in this facility than at Tohoqua based on the plans I saw it is a little more involved. The landscape maintenance was provided by the installer. The streetlights are estimated for the roadways as well. We didn't include the roads that the MSTU is ultimately going to be maintaining. We know there is going to be a period of time where the CDD or developer is going to have to bear those costs. When I sent this out, I had an email that went out with it that explained what our assumptions were and we excluded those because ultimately, they won't be paid by the homeowners and we didn't want to build those costs in to the initial budget. The board can make changes to this, the only issue would be if you wanted to increase the per unit amount there are some noticing requirements we would have to comply with. We couldn't wait until the public hearing and say we want to make it \$1,500. I think the per unit amounts are good right now, we just need to make it work with the budget. We will refine the cost estimates as we get more information and the project continues to develop.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-09 approving the proposed Fiscal Year 2024 budget and setting the public hearing for August 23, 2023 at 10:30 AM at this location was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-10 Designating Assistant Treasurer of the District

Mr. Flint: Resolution 2023-10 designates an Assistant Treasurer. On all our districts we are asking the boards to make Darrin Mossing, the president of our company, an Assistant Treasurer. That allows him to be a signor on the operating accounts as a backstop in the event there is turnover in our accounting department.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-10 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: On the Phase 1 conveyance we were alerted yesterday that there are still some improvements that are not completed. Once the requisition is compiled, we will bring it back.

Mr. Prowell: We are working on the pay requisition for you to review.

Mr. Lazarovich: Based on the plat the lift station was going to the City of Claremont without a separate instrument so we will have to do a bill of sale.

Mr. Forbes: I'm getting ready to pull the water meters and get them ready to go. Should we put the water meter in the CDD's name? I think that is what we did for the electric at one point.

Mr. Flint: I wouldn't because it is going to the city. You probably want to keep it in Lennar's name until you transfer it to the city.

Mr. Bonin: Put it in Lennar's name and when the lift station is accepted by the city, request them to put it in their name. Streetlights go in the district's name from the onset.

B. Engineer

Mr. Prowell: We are looking at the pay request, we need to coordinate with Chris and Lane on some of the permit transfers so that is on our list. I think there are some parcel conveyances that I can go through with Chris and get some direction on that.

Mr. Flint: Any parcels that will be conveyed to the CDD even though the plat might say it, we will do a deed conveying it as part of the acquisition.

Mr. Forbes: We talked about a maintenance and ownership map as well with who owns and maintains everything and VHB will be the entity to do that.

Mr. Flint: John, is that something you are working on or can put on your to do list? I can send you an example.

Mr. Prowell: If you can do that, we will be happy to put that together.

C. District Manager's Report

i. Balance Sheet and Income Statement

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

ii. Consideration of Funding Requests #8 & #9

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor funding requests #8 & #9 were approved.

iii. Presentation of Number of Registered Voters – 0

A copy of the letter from the Lake County Supervisor of Elections indicating that there are no registered voters residing within the district was included in the agenda package.

iv. Form 1 Statement of Financial Interests Filing Deadline Reminder – Due July 1st

Mr. Flint: This is just a reminder that you should be getting the Form 1 mailed to you from the Supervisor of Elections in the county in which you reside and that has to be filed by July 1st.

SEVENTH ORDER OF BUSINESS Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

This item was discussed earlier in the meeting.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 10:46 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(ASSESSMENT AREA ONE)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Wellness Ridge Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of March 1, 2023, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2023 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **1**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
- (D) Amount Payable: **\$7,118,556.72**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Construction (see attached)**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
- 4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and in the Consulting Engineer's professional opinion, based on information, knowledge, and belief in accordance with the standard of care for similarly practicing professionals performing similar services in the same or similar locality, is in general conformance with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



6/14/2023

Consulting Engineer

Wellness Ridge CDD

Pay Requisition:

1

Date:

6/14/2023

Opinion of Probable Costs from Approved Engineers Report

Improvement	Assessment Area #1
CIP	
Stormwater Improvements	\$ 5,000,000.00
Roadways	\$ 6,200,000.00
Water, Sewer & Wastewater Utilities	\$ 1,700,000.00
Lift Stations	\$ 3,600,000.00
Hardscape, Landscape & Irrigation	\$ 2,800,000.00
Traffic Signal	\$ 750,000.00
Amenity	\$ 500,000.00
Offsite Roadway	\$ -
Offsite Utility*	\$ 10,300,000.00
Undergrounding of Electric	\$ 500,000.00
subtotal	\$ 31,350,000.00
Other	
Soft Costs (10%)	\$ 3,135,000.00
Contingency (15%)	\$ 4,702,500.00
TOTAL	\$ 39,187,500.00
ADJUSTMENT	-
ADJUSTED TOTAL**	\$ 39,187,500.00

Requisition Pay Items: First Construction Requisition

1	Total	Remaining
\$ 1,676,147.98	\$ 1,676,147.98	\$ 3,323,852.02
\$ 1,501,405.50	\$ 1,501,405.50	\$ 4,698,594.50
\$ 1,686,356.33	\$ 1,686,356.33	\$ 13,643.67
\$ 544,263.93	\$ 544,263.93	\$ 3,055,736.07
\$ -	\$ -	\$ 2,800,000.00
\$ -	\$ -	\$ 750,000.00
\$ -	\$ -	\$ 500,000.00
\$ -	\$ -	\$ -
\$ 6,786,875.05	\$ 6,786,875.05	\$ 3,513,124.95
\$ -	\$ -	\$ 500,000.00
\$ 12,195,048.79	\$ 12,195,048.79	\$ 19,154,951.21
\$ -	\$ -	\$ -
\$ -	\$ -	\$ 3,135,000.00
\$ -	\$ -	\$ 4,702,500.00
\$ 12,195,048.79	\$ 12,195,048.79	\$ 26,992,451.21
\$ (5,076,492.07)	\$ (5,076,492.07)	\$ -
\$ 7,118,556.72	\$ 7,118,556.72	\$ 32,068,943.28

Requisition Pay Item Notes:

Project 1927-A - Wellness Ridge Site Development - Pay Application 18 - 5/31/2023 (Phase 1A)

Project 1927-B - Wellness Ridge Erosion Control, Lift Station, Water Reclaim - Pay Application 19 - 5/31/2023 (Phase 1A)

Project 1927-C - Wellness Ridge Asphalt Paving - Pay Application 14 - 5/31/2023 (Phase 1A)

Project 1940 - Wellness Way Off-Site Utilities North - Pay Application 12 - 5/11/2023 (Phase 1A)

Project 1941 - Wellness Way Off-Site Utilities South - Pay Application 10 - 5/31/2023 (Phase 1A)

*Request for watermain only, total cost - \$7,422,747.03, less City of Clermont oversize reimbursement (\$635,871.98). Remaining total is \$6,786,875.05

**Total adjusted to not exceed current construction fund balance of \$7,118,556.72.

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 5326



To Owner: LENNAR HOMES (WELLNESS RIDGE
2300 MAITLAND CENTER PARKWAY

Project: 1927-A WELLNESS RIDGE – SITE
DEVELOPMENT

Application No. : 18

Distribution to:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Engineer
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	
<input type="checkbox"/>	

MAITLAND, FL 32751

Period To: 5/31/2023

From Contractor: THE BRIAR TEAM LLC
4570 Orange Blvd
Sanford, FL 32771

Via Engineer:

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$1,966,015.61
2. Net Change By Change Order	\$80,422.67
3. Contract Sum To Date	\$2,046,438.28
4. Total Completed and Stored To Date	\$2,046,438.28
5. Retainage:	
a. 5.07% of Completed Work	\$103,800.49
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$103,800.49
6. Total Earned Less Retainage	\$1,942,637.79
7. Less Previous Certificates For Payments	\$1,926,983.16
8. Current Payment Due	\$15,654.63
9. Balance To Finish, Plus Retainage	\$103,800.49

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: THE BRIAR TEAM LLC

By: [Signature] Date: 5/23/22

State of: Florida County of: Seville
 Subscribed and sworn to before me this 23rd day of May, 2022
 Notary Public
 My Commission expires: [Signature]

Notary Public State of Florida
 Melissa Leigh Harley
 My Commission HH 292425
 Expires 9/29/2026

ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT OPINIONED.

AMOUNT OPINIONED \$15,654.63

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$64,028.12	\$999.48
Total Approved this Month	\$17,394.03	\$0.00
TOTALS	\$81,422.15	\$999.48
Net Changes By Change Order	\$80,422.67	

ENGINEER: [Signature] Date: 5/24/23

This Opinion is not negotiable. The AMOUNT OPINIONED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code	Amount	Amount	Amount	Amount	Amount	Amount				
Application For Payment Summary													
	Survey Staking	\$ 126,070.82	2120		\$ 126,070.82		\$ -		\$ 126,070.82				\$ -
	Excavation	\$ 6,650.00	2651		\$ 6,650.00		\$ -		\$ 6,650.00				\$ -
	Grading	\$ 62,819.36	2653		\$ 62,819.36		\$ -		\$ 62,819.36				\$ -
	Mobilization	\$ 70,949.63	2745		\$ 70,949.63		\$ -		\$ 70,949.63				\$ -
	Storm Drains	\$ 1,674,025.80	3001		\$ 1,674,025.80		\$ -		\$ 1,674,025.80				\$ -
	Turf	\$ 25,500.00	3554		\$ 25,500.00		\$ -		\$ 25,500.00				\$ -
	Change Order 1	\$ (999.48)			\$ (999.48)		\$ -		\$ (999.48)				\$ -
	Change Order 2	\$ 64,028.12			\$ 64,028.12		\$ -		\$ 64,028.12				\$ -
	Change Order 4	\$ 17,394.03			\$ -		\$ 17,394.03		\$ 17,394.03				\$ -
TOTAL		\$ 2,046,438.28			\$2,029,044.25		\$ 17,394.03		\$ 2,046,438.28	\$ -			\$ -
VENDOR: 8414339 CONTRACT # 01924792		Field Approval		Checked By	Office Approval	Entered By	Deduction of 10% Retention		\$ 103,800.49				
The Briar Team LLC							Total Due To-Date		\$ 1,942,637.79				
INV.DATE: 5.25.23 INV.# 5326 APPL.# 188							Previous Application		\$ 1,926,983.16				
				Date:	Date:	Date:	Date:	Balance Due This Application	\$ 15,654.63				
DESCRIPTION: Wellness Way Ph 1A, Infrastructure													
ACCT# 1110951 ACCT. DATE:													

\$1,779,948.47 -
\$103,800.49 (Retainage) =
\$1,676,147.98 (total)

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
Wellness Way Ph 1A Infrastructure													
Survey Staking													
2120	Certified as-built drawings	1	LS	\$62,220.69	\$ 62,220.69	1	62,220.69	0.00	0.00	1.00	62,220.69	0	\$ -
2120	Construction staking/layout	1	LS	\$63,850.13	\$ 63,850.13	1	63,850.13	0.00	0.00	1.00	63,850.13	0	\$ -
	Total Survey Staking				\$ 126,070.82		126,070.82	0.00	0.00		126,070.82	0	\$ -
Generic Excavation													
2651	Stabilized Access Over Future Sanitary	1,400	SY	\$4.75	\$ 6,650.00	1400	6,650.00	0.00	0.00	1,400.00	6,650.00	0	\$ -
	Total Excavation & Grading				\$ 6,650.00		6,650.00	0.00	0.00		6,650.00	0	\$ -
Grading													
2653	Final Grading (Lots)	301	EA	\$136.99	\$ 41,233.99	301	41,233.99	0.00	0.00	301.00	41,233.99	0	\$ -
2653	Fine Grade R/W	42,400	SY	\$0.41	\$ 17,384.00	42400	17,384.00	0.00	0.00	42,400.00	17,384.00	0	\$ -
2653	Prep R/W	1	LS	\$3,247.37	\$ 3,247.37	1.2937762	4,201.37	0.00	0.00	1.29	4,201.37	0	\$ (954.00)
2653	Grade Rear Lot Swale	450	LF	\$2.12	\$ 954.00	0	0.00	0.00	0.00	0.00	0.00	450	\$ 954.00
	Total Grading				\$ 62,819.36		62,819.36	0.00	0.00		62,819.36	450	\$ 954.00
Mobilization													
2745	Mobilization	1	LS	\$70,949.63	\$ 70,949.63	1	70,949.63	0.00	0.00	1.00	70,949.63	0	\$ -
	Total Grading				\$ 70,949.63		70,949.63	0.00	0.00		70,949.63	0	\$ -
Storm Drains													
Pipe													
3001	18" CLASS III RCP	3,870	LF	\$33.37	\$ 129,141.90	3870	129,141.90	0.00	0.00	3,870.00	129,141.90	0	\$ -
3001	24" CLASS III RCP	2,908	LF	\$52.25	\$ 151,943.00	2908	151,943.00	0.00	0.00	2,908.00	151,943.00	0	\$ -
3001	30" CLASS III RCP	671	LF	\$67.27	\$ 45,138.17	671	45,138.17	0.00	0.00	671.00	45,138.17	0	\$ -
3001	36" CLASS III RCP	1,759	LF	\$95.52	\$ 168,019.68	1759	168,019.68	0.00	0.00	1,759.00	168,019.68	0	\$ -
3001	42" CLASS III RCP	1,940	LF	\$116.51	\$ 226,029.40	1940	226,029.40	0.00	0.00	1,940.00	226,029.40	0	\$ -
3001	48" CLASS III RCP	663	LF	\$141.42	\$ 93,761.46	663.00071	93,761.46	0.00	0.00	663.00	93,761.46	0	\$ -
3001	54" CLASS III RCP	62	LF	\$184.59	\$ 11,444.58	62	11,444.58	0.00	0.00	62.00	11,444.58	0	\$ -
3001	Cleaning & Inspection	11,873	LF	\$2.24	\$ 26,595.52	11873	26,595.52	0.00	0.00	11,873.00	26,595.52	0	\$ -
Drainage Structures													
3001	FDOT Type "J-5" Curb Inlet (0'-6")	4	EA	\$5,977.37	\$ 23,909.48	4	23,909.48	0.00	0.00	4.00	23,909.48	0	\$ -
3001	FDOT Type "J-5" Curb Inlet (6'-8")	5	EA	\$6,741.41	\$ 33,707.05	5	33,707.05	0.00	0.00	5.00	33,707.05	0	\$ -
3001	FDOT Type "J-5" Curb Inlet (8'-10")	10	EA	\$8,036.03	\$ 80,360.30	10	80,360.30	0.00	0.00	10.00	80,360.30	0	\$ -
3001	FDOT Type "J-5" Curb Inlet (10'-12")	4	EA	\$9,188.56	\$ 36,754.24	4	36,754.24	0.00	0.00	4.00	36,754.24	0	\$ -
3001	FDOT Type "J-6" Curb Inlet (0'-6")	2	EA	\$6,374.34	\$ 12,748.68	2	12,748.68	0.00	0.00	2.00	12,748.68	0	\$ -
3001	FDOT Type "J-6" Curb Inlet (6'-8")	4	EA	\$7,138.35	\$ 28,553.40	4	28,553.40	0.00	0.00	4.00	28,553.40	0	\$ -
3001	FDOT Type "J-6" Curb Inlet (8'-10")	5	EA	\$8,432.94	\$ 42,164.70	5	42,164.70	0.00	0.00	5.00	42,164.70	0	\$ -
3001	FDOT Type "P-5" Curb Inlet (0'-6")	26	EA	\$4,673.35	\$ 121,507.10	26	121,507.10	0.00	0.00	26.00	121,507.10	0	\$ -
3001	FDOT Type "P-5" Curb Inlet (6'-8")	5	EA	\$5,141.68	\$ 25,708.40	5	25,708.40	0.00	0.00	5.00	25,708.40	0	\$ -
3001	FDOT Type "P-6" Curb Inlet (0'-6")	13	EA	\$5,070.33	\$ 65,914.29	13	65,914.29	0.00	0.00	13.00	65,914.29	0	\$ -

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3001	FDOT Type "P-6" Curb Inlet (6'-8')	1	EA	\$5,538.67	\$ 5,538.67	1	5,538.67		0.00	1.00	5,538.67	0	\$ -
3001	RCP MES: 18"	1	EA	\$999.28	\$ 999.28	1	999.28		0.00	1.00	999.28	0	\$ -
3001	Type "C" Inlets	1	EA	\$2,766.99	\$ 2,766.99	1	2,766.99		0.00	1.00	2,766.99	0	\$ -
3001	Type "C" Inlet w/J Bottom	2	EA	\$3,944.70	\$ 7,889.40	2	7,889.40		0.00	2.00	7,889.40	0	\$ -
3001	Type "D" Inlets (0'-6")	3	EA	\$3,701.90	\$ 11,105.70	3	11,105.70		0.00	3.00	11,105.70	0	\$ -
3001	Type "D" Inlets (6'-8")	2	EA	\$4,135.44	\$ 8,270.88	2	8,270.88		0.00	2.00	8,270.88	0	\$ -
3001	Type "V" Inlets (0'-6")	10	EA	\$3,985.28	\$ 39,852.80	10	39,852.80		0.00	10.00	39,852.80	0	\$ -
3001	Type "V" Inlets (6'-8")	3	EA	\$4,575.76	\$ 13,727.28	3	13,727.28		0.00	3.00	13,727.28	0	\$ -
3001	Type "V" Inlets (8'-10")	2	EA	\$5,082.89	\$ 10,165.78	2	10,165.78		0.00	2.00	10,165.78	0	\$ -
3001	Type "P" Manhole (6'-8")	4	EA	\$3,146.26	\$ 12,585.04	4	12,585.04	0.00	0.00	4.00	12,585.04	0	\$ -
3001	Type "P" Manhole (18'-20")	1	EA	\$5,290.54	\$ 5,290.54	1	5,290.54	0.00	0.00	1.00	5,290.54	0	\$ -
3001	Type "P" Manhole (22'-24")	1	EA	\$6,637.42	\$ 6,637.42	1	6,637.42	0.00	0.00	1.00	6,637.42	0	\$ -
3001	Type "J" Manhole (6'-8")	3	EA	\$4,964.82	\$ 14,894.46	3	14,894.46	0.00	0.00	3.00	14,894.46	0	\$ -
3001	Type "J" Manhole (8'-10")	10	EA	\$6,043.66	\$ 60,436.60	7	60,436.60	0.00	0.00	7.00	60,436.60	3	\$ -
3001	Type "J" Manhole (10'-12")	4	EA	\$7,028.86	\$ 28,115.44	4	28,115.44	0.00	0.00	4.00	28,115.44	0	\$ -
3001	Type "J" Manhole (12'-14")	1	EA	\$11,509.51	\$ 11,509.51	0.6000003	11,509.51	0.00	0.00	0.60	11,509.51	0	\$ -
3001	Type "J" Manhole (16'-18")	1	EA	\$6,646.67	\$ 6,646.67	0.6000012	6,646.67	0.00	0.00	0.60	6,646.67	0	\$ -
3001	Type "J" Manhole (20'-22")	1	EA	\$11,930.65	\$ 11,930.65	1	11,930.65	0.00	0.00	1.00	11,930.65	0	\$ -
3001	Type "J" Manhole (22'-24")	1	EA	\$13,134.06	\$ 13,134.06	1	13,134.06	0.00	0.00	1.00	13,134.06	0	\$ -
3001	Type "J" Manhole (26'-28")	1	EA	\$15,139.51	\$ 15,139.51	1	15,139.51	0.00	0.00	1.00	15,139.51	0	\$ -
3001	6' x 12' Junction Box	1	EA	\$10,890.76	\$ 10,890.76	1	10,890.76	0.00	0.00	1.00	10,890.76	0	\$ -
3001	Type "D" Control Structures	2	EA	\$7,236.20	\$ 14,472.40	2	14,472.40	0.00	0.00	2.00	14,472.40	0	\$ -
3001	Type "H" Bubble Up Structures	4	EA	\$6,258.83	\$ 25,035.32	4	25,035.32	0.00	0.00	4.00	25,035.32	0	\$ -
3001	15" PVC Pipe (20'-22")	10	LF	\$135.90	\$ 1,359.00	10	1,359.00	0.00	0.00	10.00	1,359.00	0	\$ -
3001	Manhole (22'-24' cut)	1	EA	\$12,230.29	\$ 12,230.29	1	12,230.29	0.00	0.00	1.00	12,230.29	0	\$ -
	Total Storm Drains				\$1,674,025.80		1,674,025.80	0.00			1,674,025.80	\$	-
	Turf												
3554	Sod Open Tracts	9,000	SY	\$2.55	\$ 22,950.00	9,000	22,950.00	0.00	0.00	9,000.00	22,950.00	0	\$ -
3554	Sod Swale	1,000	SY	\$2.55	\$ 2,550.00	1,000	2,550.00	0.00	0.00	1,000.00	2,550.00	0	\$ -
	Total Turf				\$ 25,500.00		\$ 25,500.00	\$	-		\$ 25,500.00	\$	-
	Total Contract Amount				\$1,966,015.61		1,966,015.61	0.00			1,940,515.61	\$	-
	Change Order 1												
	delete construction staking / layout	1	LS	\$ (999.48)	\$ (999.48)	1.00	-999.48	0.00	0.00	1.00	-999.48	0	\$ -
					\$ (999.48)		\$ (999.48)	\$	-		\$ (999.48)	\$	-
	Change Order 2												
	delete manhole (22'-24' cut)	1	EA	\$ (12,230.29)	\$ (12,230.29)	1.00	-12,230.29	0.00	0.00	1.00	-12,230.29	0	\$ -
	add manhole (22'-24' cut) (w/agru-grip liner)	1	EA	\$ 30,419.98	\$ 30,419.98	1.00	30,419.98	0.00	0.00	1.00	30,419.98	0	\$ -
	add storm structure SD-56 riser (SD-56ADD)	1	EA	\$ 205.77	\$ 205.77	1.00	205.77	0.00	0.00	1.00	205.77	0	\$ -
	add install power crossings (labor & equipment only)	4186	LF	\$ 6.56	\$ 27,460.16	4,186.00	27,460.16	0.00	0.00	4,186.00	27,460.16	0	\$ -
	add 1.5" sleeves	480	LF	\$ 9.06	\$ 4,348.80	480.00	4,348.80	0.00	0.00	480.00	4,348.80	0	\$ -
	add 1.5" caps & marker boards	12	EA	\$ 39.95	\$ 479.40	12.00	479.40	0.00	0.00	12.00	479.40	0	\$ -
	add 2" sleeves	80	LF	\$ 9.25	\$ 740.00	80.00	740.00	0.00	0.00	80.00	740.00	0	\$ -
	add 2" caps & marker boards	2	EA	\$ 40.15	\$ 80.30	2.00	80.30	0.00	0.00	2.00	80.30	0	\$ -
	add 4" sleeves	220	LF	\$ 13.06	\$ 2,873.20	220.00	2,873.20	0.00	0.00	220.00	2,873.20	0	\$ -
	add 4" caps & marker boards	8	EA	\$ 49.40	\$ 395.20	8.00	395.20	0.00	0.00	8.00	395.20	0	\$ -
	add 6" sleeves	480	LF	\$ 18.25	\$ 8,760.00	480.00	8,760.00	0.00	0.00	480.00	8,760.00	0	\$ -
	add 6" caps & marker boards	12	EA	\$ 41.30	\$ 495.60	12.00	495.60	0.00	0.00	12.00	495.60	0	\$ -
					\$ 64,028.12		64,028.12	0.00			\$ 64,028.12	\$	-
	Change Order 4												
	delete 18" class III RCP	5	LF	-33.37	\$ (166.85)			5.00	-166.85	5.00	-166.85	0	\$ -
	add 24" class III RCP	63	LF	99.90	\$ 6,293.70			63.00	6,293.70	63.00	6,293.70	0	\$ -
	add type "D" control structures (SD1-160)	1	EA	\$ 6,436.84	\$ 6,436.84			1.00	6,436.84	1.00	6,436.84	0	\$ -
	add 24" U endwall (SD1-161)	1	EA	\$ 4,830.34	\$ 4,830.34			1.00	4,830.34	1.00	4,830.34	0	\$ -
					\$ 17,394.03		0.00	17,394.03	\$ 17,394.03		\$ 17,394.03	\$	-
	SUBTOTAL				2,046,438.28		2,029,044.25	17,394.03			2,046,438.28		0.00
	CONTRACT TOTAL				2,046,438.28		2,029,044.25	17,394.03			2,046,438.28	\$	-

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 18
 Application Date : 05/17/23
 To: 05/31/23
 Engineer's Project No.:

Invoice # : 5326 Contract : 1927- WELLNESS RIDGE INFRASTRUCTURE

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
A. SITE DEVELOPMENT 1927A SITE									
	SURVEY STAKING/ENGINEER certified as-built drawings	0.00 62,220.69	0.00 62,220.69	0.00 0.00	0.00 0.00	0.00 62,220.69	0.00% 100.00%	0.00 0.00	0.00 3,111.12
	construction staking/layout	63,850.13	63,850.13	0.00	0.00	63,850.13	100.00%	0.00	3,352.12
	verify survey monuments (letter from surveyor)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GENERIC EXCAVATION & GRADING stabilized access over future sanitary	0.00 6,650.00	0.00 6,650.00	0.00 0.00	0.00 0.00	0.00 6,650.00	0.00% 100.00%	0.00 0.00	0.00 332.50
	GRADING final grading (lots)	0.00 41,233.99	0.00 41,233.99	0.00 0.00	0.00 0.00	0.00 41,233.99	0.00% 100.00%	0.00 0.00	0.00 2,061.70
	fine grade RW	17,384.00	17,384.00	0.00	0.00	17,384.00	100.00%	0.00	869.20
	grade rear lot swale	954.00	954.00	0.00	0.00	954.00	100.00%	0.00	47.70
	MOBILIZATION (2745 IF PRESENT IN BUDGET, USE 3279 OR 2651 IF mobilization)	0.00 70,949.63	0.00 70,949.63	0.00 0.00	0.00 0.00	0.00 70,949.63	0.00% 100.00%	0.00 0.00	0.00 3,547.48
	EROSION CONTROL temporary construction entrance	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00% 0.00%	0.00 0.00	0.00 0.00
	GENERIC STORM DRAINS: PIPE 18" class III RCP	0.00 129,141.90	0.00 129,141.90	0.00 0.00	0.00 0.00	0.00 129,141.90	0.00% 100.00%	0.00 0.00	0.00 6,457.10
	24" class III RCP	151,943.00	151,943.00	0.00	0.00	151,943.00	100.00%	0.00	7,597.15
	30" class III RCP	45,138.17	45,138.17	0.00	0.00	45,138.17	100.00%	0.00	2,256.91
	36" class III RCP	168,019.68	168,019.68	0.00	0.00	168,019.68	100.00%	0.00	8,400.98
	42" class III RCP	226,029.40	226,029.40	0.00	0.00	226,029.40	100.00%	0.00	11,301.47
	48" class III RCP	93,761.46	93,761.46	0.00	0.00	93,761.46	100.00%	0.00	4,688.07
	54" class III RCP	11,444.58	11,444.58	0.00	0.00	11,444.58	100.00%	0.00	572.23
	cleaning & inspection	26,595.52	26,595.52	0.00	0.00	26,595.52	100.00%	0.00	1,329.78
	FDOT type "J-5" curb inlet (0'-6')	23,909.48	23,909.48	0.00	0.00	23,909.48	100.00%	0.00	1,195.47
	FDOT type "J-5" curb inlet (6'-8')	33,707.05	33,707.05	0.00	0.00	33,707.05	100.00%	0.00	1,685.35
	FDOT type "J-5" curb inlet (8'-10')	80,360.30	80,360.30	0.00	0.00	80,360.30	100.00%	0.00	4,018.01
	FDOT type "J-5" curb inlet (10'-12')	36,754.24	36,754.24	0.00	0.00	36,754.24	100.00%	0.00	1,837.71
	FDOT type "J-6" curb inlet (0'-6')	12,748.68	12,748.68	0.00	0.00	12,748.68	100.00%	0.00	637.43
	FDOT type "J-6" curb inlet (6'-8')	28,553.40	28,553.40	0.00	0.00	28,553.40	100.00%	0.00	1,427.67

CONTINUATION SHEET

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Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 18

Application Date : 05/17/23

To: 05/31/23

Engineer's Project No.:

Invoice # : 5326 Contract : 1927- WELLNESS RIDGE INFRASTRUCTURE

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
	FDOT type "J-6" curb inlet (8'-10')	42,164.70	42,164.70	0.00	0.00	42,164.70	100.00%	0.00	2,108.24
	FDOT type "P-5" curb inlet (0'-6')	121,507.10	121,507.10	0.00	0.00	121,507.10	100.00%	0.00	6,075.35
	FDOT type "P-5" curb inlet (6'-8')	25,708.40	25,708.40	0.00	0.00	25,708.40	100.00%	0.00	1,285.42
	FDOT type "P-6" curb inlet (0'-6')	65,914.29	65,914.29	0.00	0.00	65,914.29	100.00%	0.00	3,295.71
	FDOT type "P-6" curb inlet (6'-8')	5,538.67	5,538.67	0.00	0.00	5,538.67	100.00%	0.00	276.93
	RCP MES 18"	999.28	999.28	0.00	0.00	999.28	100.00%	0.00	49.96
	type "C" inlets	2,766.99	2,766.99	0.00	0.00	2,766.99	100.00%	0.00	138.35
	type "C" inlet w/J bottom	7,889.40	7,889.40	0.00	0.00	7,889.40	100.00%	0.00	394.47
	type "D" inlets (0'-6')	11,105.70	11,105.70	0.00	0.00	11,105.70	100.00%	0.00	555.29
	type "D" inlets (6'-8')	8,270.88	8,270.88	0.00	0.00	8,270.88	100.00%	0.00	413.54
	type "V" inlets (0'-6')	39,852.80	39,852.80	0.00	0.00	39,852.80	100.00%	0.00	1,992.64
	type "V" inlets(6'-8')	13,727.28	13,727.28	0.00	0.00	13,727.28	100.00%	0.00	686.36
	type "V" inlets (8'-10')	10,165.78	10,165.78	0.00	0.00	10,165.78	100.00%	0.00	508.29
	type "P" manhole (6'-8')	12,585.04	12,585.04	0.00	0.00	12,585.04	100.00%	0.00	629.25
	type "P" manhole (18'-20')	5,290.54	5,290.54	0.00	0.00	5,290.54	100.00%	0.00	264.52
	type "P" manhole (22'-24')	6,637.42	6,637.42	0.00	0.00	6,637.42	100.00%	0.00	331.87
	type "J" manhole (6'-8')	14,894.46	14,894.46	0.00	0.00	14,894.46	100.00%	0.00	744.72
	type "J" manhole (8'-10')	60,436.60	60,436.60	0.00	0.00	60,436.60	100.00%	0.00	3,021.83
	type "J" manhole (10'-12')	28,115.44	28,115.44	0.00	0.00	28,115.44	100.00%	0.00	1,405.77
	type "J" manhole (12'-14')	11,509.51	11,509.51	0.00	0.00	11,509.51	100.00%	0.00	575.48
	type "J" manhole (16'-18')	6,646.67	6,646.67	0.00	0.00	6,646.67	100.00%	0.00	332.33
	type "J" manhole (20'-22')	11,930.65	11,930.65	0.00	0.00	11,930.65	100.00%	0.00	596.53
	type "J" manhole (22'-24')	13,134.06	13,134.06	0.00	0.00	13,134.06	100.00%	0.00	656.70
	type "J" manhole (26'-28')	15,139.51	15,139.51	0.00	0.00	15,139.51	100.00%	0.00	756.98
	6' x 12' junction box	10,890.76	10,890.76	0.00	0.00	10,890.76	100.00%	0.00	544.54
	type "D" control structures	14,472.40	14,472.40	0.00	0.00	14,472.40	100.00%	0.00	723.62
	type "H" bubble up structures	25,035.32	25,035.32	0.00	0.00	25,035.32	100.00%	0.00	1,251.76
	TURF	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	sod open tracts	22,950.00	22,950.00	0.00	0.00	22,950.00	100.00%	0.00	1,434.37
	sod swale	2,550.00	2,550.00	0.00	0.00	2,550.00	100.00%	0.00	127.50
	contractor identified	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GENERIC SANITARY SEWER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	15" PVC pipe (20'-22')	1,359.00	1,359.00	0.00	0.00	1,359.00	100.00%	0.00	67.95
	manhole (22'-24' cut)	12,230.29	12,230.29	0.00	0.00	12,230.29	100.00%	0.00	611.51

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 18
Application Date : 05/17/23
To: 05/31/23
Engineer's Project No.:

Invoice # : 5326 **Contract :** 1927- WELLNESS RIDGE INFRASTRUCTURE

A Item No.	B Description of Work	C Scheduled Value	D E		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			Work Completed						
			From Previous Application (D+E)	This Period In Place					
	GENERIC ASPHALT PAVING: PAVING	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	prep R/W	3,247.37	3,247.37	0.00	0.00	3,247.37	100.00%	0.00	324.74
	1927-A Change Order #1	-999.48	-999.48	0.00	0.00	-999.48	100.00%	0.00	-49.97
	1927-A Change Order #2	64,028.12	64,028.12	0.00	0.00	64,028.12	100.00%	0.00	3,201.40
	1927-A Change Order #4	17,394.03	0.00	17,394.03	0.00	17,394.03	100.00%	0.00	1,739.40
	1927A SITE DEVELOPMENT Totals	2,046,438.28	2,029,044.25	17,394.03	0.00	2,046,438.28	100.00%	0.00	103,800.49
Grand Totals		2,046,438.28	2,029,044.25	17,394.03	0.00	2,046,438.28	100.00%	0.00	103,800.49

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 5327



To Owner: LENNAR HOMES (WELLNESS RIDGE)
2300 MAITLAND CENTER PARKWAY

Project: 1927-B WELLNESS RIDGE EROSION
CONTROL LIFT STATION WATER &
RECLAIM

Application No.: 19

Distribution to:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Engineer
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	
<input type="checkbox"/>	

MAITLAND, FL 32751

Period To: 5/31/2023

From Contractor: THE BRIAR TEAM LLC
4570 Orange Blvd
Sanford, FL 32771

Via Engineer:

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

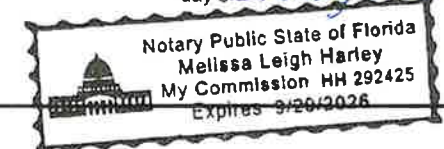
1. Original Contract Sum	\$2,379,943.04
2. Net Change By Change Order	\$47,462.65
3. Contract Sum To Date	\$2,427,405.69
4. Total Completed and Stored To Date	\$2,424,577.58
5. Retainage:	
a. 5.15% of Completed Work	\$124,835.82
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$124,835.82
6. Total Earned Less Retainage	\$2,299,741.76
7. Less Previous Certificates For Payments	\$2,292,148.82
8. Current Payment Due	\$7,592.94
9. Balance To Finish, Plus Retainage	\$127,663.93

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: THE BRIAR TEAM LLC

By: [Signature] Date: 5/23/23

State of: Florida
Subscribed and sworn to before me this 23rd
Notary Public: [Signature]
My Commission expires: [Signature]
County of: Sanford
day of May 2023



ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT OPINIONED.

AMOUNT OPINIONED \$7,592.94

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$47,462.65	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$47,462.65	\$0.00
Net Changes By Change Order	\$47,462.65	

ENGINEER: [Signature] Date: 5/24/23

This Opinion is not negotiable. The AMOUNT OPINIONED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED	COMPLETED THIS INVOICE	COMPLETED TO DATE	RETENTION	NET DUE	REMAINING ON CONTRACT
		Amount	Cost Code	Amount	Amount	Amount			
Application For Payment Summary									
	Erosion Control	\$ 69,122.50	2749	\$ 68,847.10	\$ 275.40	\$ 69,122.50			
	Lift Station	\$ 544,263.93	2836	\$ 544,263.93	\$ -	\$ 544,263.93			\$ -
	Generic Water	\$ 1,204,559.54	2851	\$ 1,202,036.42	\$ 2,523.12	\$ 1,204,559.54			\$ -
	Reclaim Water	\$ 561,997.07	3735	\$ 559,708.99	\$ 2,288.08	\$ 561,997.07			\$ -
	Change Order 1	\$ 26,053.63		\$ 26,053.63	\$ -	\$ 26,053.63			\$ -
	Change Order 2	\$ 21,409.02		\$ 15,230.91	\$ 3,350.00	\$ 18,580.91			\$ -
	TOTAL	\$ 2,427,405.69		\$2,416,140.98	\$ 8,436.60	\$ 2,424,577.58			\$ 2,828.11

VENDOR: 8414339	CONTRACT # 01950796	Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ 124,835.82
The Briar Team LLC						Total Due To-Date	\$ 2,299,741.76
INV. DATE: 5.25.23	INV.#5327 APPL.# 19	Date:	Date:	Date:	Date:	Previous Application	\$ 2,292,148.82
DESCRIPTION: Wellness Way Ph 1A, Water, Reclaim, Lift Station & Erosion Control						Balance Due This Application	\$ 7,592.94
ACCT# 1110951 ACCT. DATE:							

Utilities:
\$1,811,191.15 -
\$124,834.82 (retainage) =
1,686,356.33 (total)

Lift Station:
\$544,263.93 (total)

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		RETENTION	NET DUE	REMAINING ON CONTRACT
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount			
Wellness Way Ph 1A Water/Reclaim/Lift Station												
Erosion Control												
2749	Seed & Mulch all lots	182,850	SY	\$0.19	\$ 34,741.50	182850	34,741.50	0.00	0.00	182,850.00	34,741.50	0 \$ -
2749	Seed R/W	31,350	SY	\$0.19	\$ 5,956.50	31350	5,956.50	0.00	0.00	31,350.00	5,956.50	0 \$ -
2749	Seed Disturbed Areas	1,300	SY	\$0.19	\$ 247.00	1300	247.00	0.00	0.00	1,300.00	247.00	0 \$ -
2749	Sod between curb & sidewalk	5,400	SY	\$2.55	\$ 13,770.00	5292	13,494.60	108.00	275.40	5,400.00	13,770.00	0 \$ -
2749	Sod curb line (2' wide)	5650	SY	\$2.55	\$ 14,407.50	5650	14,407.50	0.00	0.00	5,650.00	14,407.50	0 \$ -
	Total Erosion Control				\$ 69,122.50		68,847.10		275.40		69,122.50	\$ -
Lift Station												
2836	2" Lift Station Service W/ BFP	1	LS	\$2,904.19	\$ 2,904.19	1	2,904.19	0.00	0.00	1.00	2,904.19	0 \$ -
2836	10" PVC (DR-18) Force main	80	LF	\$47.10	\$ 3,768.00	80	3,768.00	0.00	0.00	80.00	3,768.00	0 \$ -
2836	Connect to Existing Force main	1	EA	\$1,203.34	\$ 1,203.34	1	1,203.34	0.00	0.00	1.00	1,203.34	0 \$ -
2836	Force main fittings	1	LS	\$11,314.64	\$ 11,314.64	1	11,314.64	0.00	0.00	1.00	11,314.64	0 \$ -
2836	Lift Station (28')	1	EA	\$524,180.07	\$ 524,180.07	1	524,180.07	0.00	0.00	1.00	524,180.07	0 \$ -
2836	Force main testing	1	LS	\$893.69	\$ 893.69	1	893.69	0.00	0.00	1.00	893.69	0 \$ -
	Total Liftstation				\$ 544,263.93		544,263.93		0.00		544,263.93	\$ -
Generic Water												
2851	16" Gate Valves	3	EA	\$6,807.47	\$ 20,422.41	3	20,422.41	0.00	0.00	3.00	20,422.41	0 \$ -
2851	12" Gate Valves	19	EA	\$2,768.44	\$ 52,600.36	19	52,600.36	0.00	0.00	19.00	52,600.36	0 \$ -
2851	8" Gate Valves	17	EA	\$2,349.23	\$ 39,936.91	17	39,936.91	0.00	0.00	17.00	39,936.91	0 \$ -
2851	16" PVC (DR-18)	0	LF	\$0.00	\$ -	0	0.00	0.00	0.00	0.00	0.00	0 \$ -
2851	12" PVC (DR-18)	4,489	LF	\$59.43	\$ 266,781.27	4489	266,781.27	0.00	0.00	4,489.00	266,781.27	0 \$ -
2851	8" PVC (DR-18)	3,951	LF	\$31.70	\$ 125,246.70	3951	125,246.70	0.00	0.00	3,951.00	125,246.70	0 \$ -
2851	16" DIP	474	LF	\$93.55	\$ 44,342.70	474	44,342.70	0.00	0.00	474.00	44,342.70	0 \$ -
2851	12" DIP	375	LF	\$59.62	\$ 22,357.50	375	22,357.50	0.00	0.00	375.00	22,357.50	0 \$ -
2851	8" DIP	307	LF	\$41.33	\$ 12,688.31	307	12,688.31	0.00	0.00	307.00	12,688.31	0 \$ -
2851	Connect to Existing	2	EA	\$1,203.34	\$ 2,406.68	2	2,406.68	0.00	0.00	2.00	2,406.68	0 \$ -
2851	Jumper Assembly	2	EA	\$1,184.69	\$ 2,369.38	2	2,369.38	0.00	0.00	2.00	2,369.38	0 \$ -
2851	Pressure Reducing Valve & Vault	2	EA	\$74,946.30	\$ 149,892.60	2	149,892.60	0.00	0.00	2.00	149,892.60	0 \$ -
2851	Fire Hydrant Assembly (Includes Gate Valve and Tee)	26	EA	\$5,652.10	\$ 146,954.60	26	146,954.60	0.00	0.00	26.00	146,954.60	0 \$ -
2851	Air Release Valve & Vault	5	EA	\$9,246.77	\$ 46,233.85	5	46,233.85	0.00	0.00	5.00	46,233.85	0 \$ -
2851	Testing and Chlorination	1	LS	\$6,451.99	\$ 6,451.99	0.9	5,806.79	0.10	645.20	1.00	6,451.99	0 \$ -
2851	Miscellaneous Fittings	1	LS	\$96,326.44	\$ 96,326.44	1	96,326.44	0.00	0.00	1.00	96,326.44	0 \$ -
2851	Double Service Assembly	127	EA	\$1,045.98	\$ 132,839.46	127	132,839.46	0.00	0.00	127.00	132,839.46	0 \$ -
2851	Single Service Assembly	46	EA	\$571.00	\$ 26,266.00	46	26,266.00	0.00	0.00	46.00	26,266.00	0 \$ -
2851	2" Irrigation Service	4	EA	\$1,229.77	\$ 4,919.08	4	4,919.08	0.00	0.00	4.00	4,919.08	0 \$ -
2851	Temporary Blow-Off Assembly	3	EA	\$1,841.10	\$ 5,523.30	1.98	3,645.38	1.02	1,877.92	3.00	5,523.30	0 \$ -
	Total Generic Water				\$1,204,559.54		1,202,036.42		2,523.12		1,204,559.54	\$ -
Reclaim Water												
3735	6" Gate Valves	22	EA	\$986.61	\$ 21,705.42	22	21,705.42	0.00	0.00	22.00	21,705.42	0 \$ -
3735	6" PVC (DR-18)	6,743	LF	\$20.48	\$ 138,096.64	6743	138,096.64	0.00	0.00	6,743.00	138,096.64	0 \$ -

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3735	8" Gate Valves	15	EA	\$1,473.38	\$ 22,100.70	15	22,100.70	0.00	0.00	15.00	22,100.70	0	\$ -
3735	8" PVC (DR-18)	2,301	LF	\$32.25	\$ 74,207.25	2301	74,207.25	0.00	0.00	2,301.00	74,207.25	0	\$ -
3735	8" DIP Reuse Water Main	711	LF	\$40.98	\$ 29,136.78	711	29,136.78	0.00	0.00	711.00	29,136.78	0	\$ -
3735	6" DIP Reuse Water Main	253	LF	\$32.62	\$ 8,252.86	253	8,252.86	0.00	0.00	253.00	8,252.86	0	\$ -
3735	Connect to Existing Reuse Water Main	2	EA	\$1,203.34	\$ 2,406.68	2	2,406.68	0.00	0.00	2.00	2,406.68	0	\$ -
3735	Miscellaneous Fittings	1	LS	\$52,310.05	\$ 52,310.05	0.5	52,310.05	0.00	0.00	0.50	52,310.05	0	\$ -
3735	Temporary Jumper	1	EA	\$12,781.51	\$ 12,781.51	1	12,781.51	0.00	0.00	1.00	12,781.51	0	\$ -
3735	Double Services	137	EA	\$953.81	\$ 130,671.97	137	130,671.97	0.00	0.00	137.00	130,671.97	0	\$ -
3735	Single Services	21	EA	\$557.70	\$ 11,711.70	21	11,711.70	0.00	0.00	21.00	11,711.70	0	\$ -
3735	Air Release Valve & Vault	5	EA	\$8,988.04	\$ 44,940.20	5	44,940.20	0.00	0.00	5.00	44,940.20	0	\$ -
3735	Pressure Testing	1	LS	\$4,469.81	\$ 4,469.81	0.9	4,022.83	0.10	446.98	1.00	4,469.81	0	\$ -
3735	Temporary Blow-Off Assembly	5	EA	\$1,841.10	\$ 9,205.50	4	7,364.40	1.00	1,841.10	5.00	9,205.50	0	\$ -
	Total Reclaim Water				\$ 561,997.07		\$ 559,708.99		\$ 2,288.08		\$ 561,997.07		\$ -
	Total Contract Amount				\$2,379,943.04		2,374,856.44		5,086.60		2,379,943.04		\$ -
	Change Order 1												
	add single service assembly	1	EA	\$ 686.00	\$ 686.00	1.00	686.00	0.00	0.00	1.00	686.00	0	\$ -
	add meter boxes	3	EA	\$ 1,372.70	\$ 4,118.10	3.00	4,118.10	0.00	0.00	3.00	4,118.10	0	\$ -
	add set meter boxes	3	EA	\$ 63.60	\$ 190.80	3.00	190.80	0.00	0.00	3.00	190.80	0	\$ -
	add single services	1	EA	\$ 675.00	\$ 675.00	1.00	675.00	0.00	0.00	1.00	675.00	0	\$ -
	add meter boxes	3	EA	\$ 1,414.31	\$ 4,242.93	3.00	4,242.93	0.00	0.00	3.00	4,242.93	0	\$ -
	add set meter boxes	3	EA	\$ 63.60	\$ 190.80	3.00	190.80	0.00	0.00	3.00	190.80	0	\$ -
	add Briar crew labor to cap 38 reclaim services	1	LS	\$ 15,950.00	\$ 15,950.00	1.00	15,950.00	0.00	0.00	1.00	15,950.00	0	\$ -
					\$ 26,053.63		\$ 26,053.63		\$ -		\$ 26,053.63		\$ -
	Change Order 2												
	add water tank rental (4 - 21K gal tanks)	1	MO	\$ 6,700.00	\$ 6,700.00	0.50	3,350.00	0.50	3,350.00	1.00	6,700.00	0	\$ -
	add FDC connection fittings	4	EA	\$ 512.50	\$ 2,050.00	4.00	2,050.00	0.00	0.00	4.00	2,050.00	0	\$ -
	add delivery fee	1	EA	\$ 2,828.11	\$ 2,828.11	1.00	2,828.11	0.00	0.00	1.00	2,828.11	0	\$ -
	add pickup fee	1	EA	\$ 2,828.11	\$ 2,828.11	0.00	-	0.00	0.00	0.00	0.00	1	\$ 2,828.11
	add admin fee	1	EA	\$ 1,800.00	\$ 1,800.00	1.00	1,800.00	0.00	0.00	1.00	1,800.00	0	\$ -
	add Briar crew to fill up 4 tanks	4	DAY	\$ 1,300.70	\$ 5,202.80	4.00	5,202.80	0.00	0.00	4.00	5,202.80	0	\$ -
					\$ 21,409.02		\$ 15,230.91		\$ 3,350.00		\$ 18,580.91		\$ 2,828.11
	SUBTOTAL				2,427,405.69		2,416,140.98		8,436.60		2,424,577.58		2,828.11
	CONTRACT TOTAL				2,427,405.69		2,416,140.98		8,436.60		2,424,577.58		\$ 2,828.11

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 19
 Application Date : 05/17/23
 To: 05/31/23
 Engineer's Project No.:

Invoice # : 5327 Contract : 1927- WELLNESS RIDGE INFRASTRUCTURE

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
	B. E L W R 1927 B E L W R								
	seed & mulch all lots	34,741.50	34,741.50	0.00	0.00	34,741.50	100.00%	0.00	1,737.15
	seed R/W	5,956.50	5,956.50	0.00	0.00	5,956.50	100.00%	0.00	297.82
	seed disturbed areas	247.00	247.00	0.00	0.00	247.00	100.00%	0.00	12.35
	sod between curb & sidewalk	13,770.00	13,494.60	275.40	0.00	13,770.00	100.00%	0.00	826.20
	sod curb line (2' wide)	14,407.50	14,407.50	0.00	0.00	14,407.50	100.00%	0.00	720.37
	LIFT STATION (2836 IF PRESENT IN BUDGET, USE 2751 IF NOT)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	2" lift station service w/ bfp	2,904.19	2,904.19	0.00	0.00	2,904.19	100.00%	0.00	159.72
	LIFT STATION: FORCE MAIN (2836 IF PRESENT IN BUDGET, USE 275	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	10" PVC (DR-18) force main	3,768.00	3,768.00	0.00	0.00	3,768.00	100.00%	0.00	188.40
	connect to existing force main	1,203.34	1,203.34	0.00	0.00	1,203.34	100.00%	0.00	60.16
	force main fittings	11,314.64	11,314.64	0.00	0.00	11,314.64	100.00%	0.00	565.73
	force main testing	893.69	893.69	0.00	0.00	893.69	100.00%	0.00	67.02
	GENERIC WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	16" Gate Valves	20,422.41	20,422.41	0.00	0.00	20,422.41	100.00%	0.00	1,021.12
	12" Gate Valves	52,600.36	52,600.36	0.00	0.00	52,600.36	100.00%	0.00	2,630.02
	8" Gate Valves	39,936.91	39,936.91	0.00	0.00	39,936.91	100.00%	0.00	1,996.84
	12" PVC (DR-18)	266,781.27	266,781.27	0.00	0.00	266,781.27	100.00%	0.00	13,339.06
	8" PVC (DR-18)	125,246.70	125,246.70	0.00	0.00	125,246.70	100.00%	0.00	6,262.34
	16" DIP	44,342.70	44,342.70	0.00	0.00	44,342.70	100.00%	0.00	2,217.14
	12" DIP	22,357.50	22,357.50	0.00	0.00	22,357.50	100.00%	0.00	1,117.88
	8" DIP	12,688.31	12,688.31	0.00	0.00	12,688.31	100.00%	0.00	634.41
	connect to existing	2,406.68	2,406.68	0.00	0.00	2,406.68	100.00%	0.00	180.49
	jumper assembly	2,369.38	2,369.38	0.00	0.00	2,369.38	100.00%	0.00	118.47
	pressure reducing valve & vault	149,892.60	149,892.60	0.00	0.00	149,892.60	100.00%	0.00	7,494.63
	fire hydrant assembly (includes gate valve and tee)	146,954.60	146,954.60	0.00	0.00	146,954.60	100.00%	0.00	7,347.73
	air release valve & vault	46,233.85	46,233.85	0.00	0.00	46,233.85	100.00%	0.00	2,311.69
	testing and chlorination	6,451.99	5,806.79	645.20	0.00	6,451.99	100.00%	0.00	483.90
	miscellaneous fittings	96,326.44	96,326.44	0.00	0.00	96,326.44	100.00%	0.00	4,816.32

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 19
Application Date : 05/17/23
To: 05/31/23
Engineer's Project No.:

Invoice # : 5327 **Contract :** 1927- WELLNESS RIDGE INFRASTRUCTURE

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
	double service assembly	132,839.46	132,839.46	0.00	0.00	132,839.46	100.00%	0.00	6,641.97
	single service assembly	26,266.00	26,266.00	0.00	0.00	26,266.00	100.00%	0.00	1,313.30
	GENERIC STORM DRAINS: DRAINAGE STRUCTURES RECLAIMED WATER CONST.	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	6" gate valves	21,705.42	21,705.42	0.00	0.00	21,705.42	100.00%	0.00	1,085.27
	6" PVC (DR-18)	138,096.64	138,096.64	0.00	0.00	138,096.64	100.00%	0.00	6,904.83
	8" gate valves	22,100.70	22,100.70	0.00	0.00	22,100.70	100.00%	0.00	1,105.04
	8" PVC (DR-18)	74,207.25	74,207.25	0.00	0.00	74,207.25	100.00%	0.00	3,710.36
	8" DIP reuse water main	29,136.78	29,136.78	0.00	0.00	29,136.78	100.00%	0.00	1,456.84
	6" DIP reuse water main	8,252.86	8,252.86	0.00	0.00	8,252.86	100.00%	0.00	412.64
	connect to existing reuse water main	2,406.68	2,406.68	0.00	0.00	2,406.68	100.00%	0.00	180.49
	miscellaneous fittings	52,310.05	52,310.05	0.00	0.00	52,310.05	100.00%	0.00	2,615.50
	temporary jumper	12,781.51	12,781.51	0.00	0.00	12,781.51	100.00%	0.00	958.62
	double services	130,671.97	130,671.97	0.00	0.00	130,671.97	100.00%	0.00	6,533.60
	single services	11,711.70	11,711.70	0.00	0.00	11,711.70	100.00%	0.00	585.59
	air release valve & vault	44,940.20	44,940.20	0.00	0.00	44,940.20	100.00%	0.00	2,247.01
	pressure testing	4,469.81	4,022.83	446.98	0.00	4,469.81	100.00%	0.00	446.98
	temporary blow-off assembly	9,205.50	7,364.40	1,841.10	0.00	9,205.50	100.00%	0.00	690.42
	LIFT STATION (2836 IF PRESENT IN BUDGET, USE 2751 IF NOT)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	lift station (28')	524,180.07	524,180.07	0.00	0.00	524,180.07	100.00%	0.00	27,519.45
	GENERIC WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	temporary blow-off assembly	5,523.30	3,645.38	1,877.92	0.00	5,523.30	100.00%	0.00	414.24
	RECLAIMED WATER CONST.	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	2" irrigation service	4,919.08	4,919.08	0.00	0.00	4,919.08	100.00%	0.00	245.95
	1927-B Change Order #1	26,053.63	26,053.63	0.00	0.00	26,053.63	100.00%	0.00	1,302.68
	1927-B Change Order #2	21,409.02	15,230.91	3,350.00	0.00	18,580.91	86.79%	2,828.11	1,858.09
	1927B E L W R Totals	2,427,405.69	2,416,140.98	8,436.60	0.00	2,424,577.58	99.88%	2,828.11	124,835.82
	Grand Totals	2,427,405.69	2,416,140.98	8,436.60	0.00	2,424,577.58	99.88%	2,828.11	124,835.82

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 5328



To Owner: LENNAR HOMES (WELLNESS)
2300 MAITLAND CENTER PARKWAY

MAITLAND, FL 32751

Project: 1927-C WELLNESS RIDGE ASPHALT
PAVING

Application No.: 14

Period To: 5/31/2023

Distribution to:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Engineer
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	

From Contractor: THE BRIAR TEAM LLC
4570 Orange Blvd
Sanford, FL 32771

Via Engineer:

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$1,888,291.30
2. Net Change By Change Order	-\$241,317.90
3. Contract Sum To Date	\$1,646,973.40
4. Total Completed and Stored To Date	\$1,582,321.62
5. Retainage:	
a. 5.11% of Completed Work	\$80,916.12
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$80,916.12
6. Total Earned Less Retainage	\$1,501,405.50
7. Less Previous Certificates For Payments	\$1,497,347.53
8. Current Payment Due	\$4,057.97
9. Balance To Finish, Plus Retainage	\$145,567.90

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: THE BRIAR TEAM LLC

By: [Signature] Date: 5/23/22

State of: Florida County of: Sanford
 Subscribed and sworn to before me this 23rd day of May 2022
 Notary Public: [Signature]
 My Commission expires: [Signature]



ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT OPINIONED.

AMOUNT OPINIONED \$4,057.97

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$114,143.18	\$355,461.08
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$114,143.18	\$355,461.08
Net Changes By Change Order	-\$241,317.90	

ENGINEER: [Signature] Date: 5/24/23

This Opinion is not negotiable. The AMOUNT OPINIONED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE		REMAINING ON CONTRACT	
		Amount	Cost Code	Amount	Amount	Amount	Amount	Amount	Amount		Amount	Amount		
Application For Payment Summary														
	Paving	\$ 1,888,291.30	3279		\$1,846,551.00		\$ 4,508.85		\$ 1,851,059.85					\$ 37,231.45
	Change Order 1	\$ (355,461.08)			\$ (355,461.08)		\$ -		\$ (355,461.08)					\$ -
	Change Order 2	\$ 87,160.18			\$ 59,739.85		\$ -		\$ 59,739.85					\$ 27,420.33
	Change Order 3	\$ 26,983.00			\$ 26,983.00		\$ -		\$ 26,983.00					\$ -
	TOTAL	\$ 1,646,973.40			\$1,577,812.77		\$ 4,508.85		\$ 1,582,321.62	\$ -				\$ 64,651.78

VENDOR: 8414339 CONTRACT # 01924065
The Briar Team LLC
INV. DATE: 5.25.23 INV.# 5328 APPL.# 14

DESCRIPTION: Wellness Way Ph 1A, Paving
ACCT# 1110951 ACCT. DATE:

Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ 80,916.12
				Total Due To-Date	\$ 1,501,405.50
				Previous Application	\$ 1,497,347.53
				Balance Due This Application	\$ 4,057.97

\$1,582,321.62 -
\$80,916.12 (retainage) =
\$1,501,405.50 (total)

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
Wellness Way Ph 1A, Paving													
Generic Asphalt													
3279	12" Stabilized Subbase	44,500	SY	\$4.51	\$ 200,695.00	44500	200,695.00	0.00	0.00	44,500.00	200,695.00	0	\$ -
3279	8" Limerock (Street "Y")	5,150	SY	\$13.35	\$ 68,752.50	5150	68,752.50	0.00	0.00	5,150.00	68,752.50	0	\$ -
3279	6" Limerock	28,100	SY	\$10.27	\$ 288,587.00	28100	288,587.00	0.00	0.00	28,100.00	288,587.00	0	\$ -
3279	1" SP-9.5 Asphalt (bottom lift)	27,700	SY	\$7.86	\$ 217,722.00	27700	217,722.00	0.00	0.00	27,700.00	217,722.00	0	\$ -
3279	1" SP-9.5 Asphalt (top lift)	27,700	SY	\$9.30	\$ 257,610.00	27700	257,610.00	0.00	0.00	27,700.00	257,610.00	0	\$ -
3279	1.5" SP-9.5 Asphalt (Alley/s)	5,550	SY	\$12.34	\$ 68,487.00	5550	68,487.00	0.00	0.00	5,550.00	68,487.00	0	\$ -
3279	2" Miami Curb	2,775	LF	\$13.20	\$ 36,630.00	2775	36,630.00	0.00	0.00	2,775.00	36,630.00	0	\$ -
3279	2" Curb and Gutter	18,300	LF	\$16.12	\$ 294,996.00	18300	294,996.00	0.00	0.00	18,300.00	294,996.00	0	\$ -
3279	3" Valley Gutter	1,425	LF	\$22.02	\$ 31,378.50	1425	31,378.50	0.00	0.00	1,425.00	31,378.50	0	\$ -
3279	24" x 8" Ribbon Curb	2,950	LF	\$14.50	\$ 42,775.00	2950	42,775.00	0.00	0.00	2,950.00	42,775.00	0	\$ -
3279	Pond Access Drives	900	SF	\$5.42	\$ 4,878.00	900	4,878.00	0.00	0.00	900.00	4,878.00	0	\$ -
3279	10' Sidewalk	1,925	LF	\$39.00	\$ 75,075.00	1828.75	71,321.25	96.25	3,753.75	1,925.00	75,075.00	0	\$ -
3279	5' Sidewalk	4,825	LF	\$19.51	\$ 94,135.75	4825	94,135.75	0.00	0.00	4,825.00	94,135.75	0	\$ -
3279	5' Handicap Ramps w/truncated domes	29	EA	\$1,172.05	\$ 33,989.45	29	33,989.45	0.00	0.00	29.00	33,989.45	0	\$ -
3279	10' Handicap Ramps w/truncated domes	7	EA	\$2,157.43	\$ 15,102.01	6.65	14,346.91	0.35	755.10	7.00	15,102.01	0	\$ -
3279	12" Stabilized Subbase	2,300	SY	\$4.51	\$ 10,373.00	2300	10,373.00	0.00	0.00	2,300.00	10,373.00	0	\$ -
3279	8" Limerock (Schofield Road)	1,500	SY	\$13.35	\$ 20,025.00	1500	20,025.00	0.00	0.00	1,500.00	20,025.00	0	\$ -
3279	2.5" Type SP-TLB Asphalt	1,000	SY	\$19.33	\$ 19,330.00	1000	19,330.00	0.00	0.00	1,000.00	19,330.00	0	\$ -
3279	1" FC-9.5	1,500	SY	\$18.77	\$ 28,155.00	1500	28,155.00	0.00	0.00	1,500.00	28,155.00	0	\$ -
3279	Fine Grade R/W	1,100	SY	\$0.41	\$ 451.00	1100	451.00	0.00	0.00	1,100.00	451.00	0	\$ -
3279	Seed R/W	1,100	SY	\$0.19	\$ 209.00	1100	209.00	0.00	0.00	1,100.00	209.00	0	\$ -
3279	Thermoplastic Striping	1	LS	\$41,703.64	\$ 41,703.64	1	41,703.64	0.00	0.00	1.00	41,703.64	0	\$ -
	Striping, Signage & RPM's												
3279	Striping & Signage Package	1	LS	\$37,231.45	\$ 37,231.45	0	0.00	0.00	0.00	0.00	0.00	1	\$ 37,231.45
	Total Generic Paving				\$1,888,291.30		1,846,551.00		4,508.85		1,851,059.85		\$ 37,231.45
Change Order 1													
	delete 12" stabilized subbase	2300	SY	\$ (4.51)	\$ (10,373.00)	2300	-10,373.00	0.00	0.00	2,300.00	-10,373.00	0	\$ -
	delete 8" limerock (schofield road)	1500	SY	\$ (13.35)	\$ (20,025.00)	1500	-20,025.00	0.00	0.00	1,500.00	-20,025.00	0	\$ -
	delete 2.5" type SP-TLB asphalt	1000	SY	\$ (19.33)	\$ (19,330.00)	1000	-19,330.00	0.00	0.00	1,000.00	-19,330.00	0	\$ -
	delete 1" FC-9.5	1500	SY	\$ (18.77)	\$ (28,155.00)	1500	-28,155.00	0.00	0.00	1,500.00	-28,155.00	0	\$ -
	delete 2" curb and gutter	140	LF	\$ (16.12)	\$ (2,256.80)	140	-2,256.80	0.00	0.00	140.00	-2,256.80	0	\$ -
	delete fine grade R/W	1100	SY	\$ (0.41)	\$ (451.00)	1100	-451.00	0.00	0.00	1,100.00	-451.00	0	\$ -
	delete seed R/W	1100	SY	\$ (0.19)	\$ (209.00)	1100	-209.00	0.00	0.00	1,100.00	-209.00	0	\$ -
	delete thermoplastic striping (offsite thermo only)	1	LS	\$ (17,051.28)	\$ (17,051.28)	1	-17,051.28	0.00	0.00	1.00	-17,051.28	0	\$ -
	add 1" SP-9.5 asphalt material increase (bottom lift)	27700	SY	\$ 2.31	\$ -	27700	0.00	0.00	0.00	27,700.00	0.00	0	\$ -
	add 1.5" SP-9.5 asphalt material increase (alleys)	5550	SY	\$ 2.97	\$ -	5550	0.00	0.00	0.00	5,550.00	0.00	0	\$ -
	fuel surcharge re-allocation (mass grade)	1	LS	\$ (11,721.75)	\$ -	1	0.00	0.00	0.00	1.00	0.00	0	\$ -
	fuel surcharge re-allocation (infrastructure)	1	LS	\$ (33,795.92)	\$ -	1	0.00	0.00	0.00	1.00	0.00	0	\$ -

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	delete 1" SP-9.5 asphalt (bottom lift)	27700	SY	\$ (9.30)	\$ (257,610.00)	27700	-257,610.00	0.00	0.00	27,700.00	-257,610.00	0	\$ -
					\$ (355,461.08)		\$ (355,461.08)		\$ -		\$ (355,461.08)		\$ -
	Change Order 2												
	delete 5' sidewalk	32	LF	\$ (19.51)	\$ (624.32)	32	-624.32	0.00	0.00	32.00	-624.32	0	\$ -
	add 10' sidewalk	33	LF	\$ 60.00	\$ 1,980.00	33	1,980.00	0.00	0.00	33.00	1,980.00	0	\$ -
	fuel surcharge	57203	GA	\$ 1.50	\$ 85,804.50	38922.78	58,384.17	0.00	0.00	38,922.78	58,384.17	18,280	\$ 27,420.33
	reallocation	1	LS	\$ (33,795.92)	\$ -	0.00	0.00		0.00	0.00	0.00	1	\$ -
					\$ 87,160.18		\$ 59,739.85		\$ -		\$ 59,739.85		\$ 27,420.33
	Change Order 3												
	add south access road 4" clay (1233' x 10')	1570	SY	\$ 11.15	\$ 17,505.50	1,570.00	\$ 17,505.50	0.00	0.00	1,570.00	17,505.50	0	\$ -
	add east access road 4" clay (585' x 10')	850	SY	\$ 11.15	\$ 9,477.50	850.00	\$ 9,477.50	0.00	0.00	850.00	9,477.50	0	\$ -
					\$ 26,983.00		\$ 26,983.00		\$ -		\$ 26,983.00		\$ -
	SUBTOTAL				1,646,973.40		1,577,812.77		4,508.85		1,582,321.62		64,651.78
	CONTRACT TOTAL				1,646,973.40		1,577,812.77		4,508.85		1,582,321.62		\$ 64,651.78

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 14

Application Date : 05/17/23

To: 05/31/23

Engineer's Project No.:

Invoice # : 5328

Contract : 1927- WELLNESS RIDGE INFRASTRUCTURE

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
	C.ASPHALT PAVING 1927C ASPHAL								
	GENERIC ASPHALT PAVING: PAVING	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	12" stabilized subbase	200,695.00	200,695.00	0.00	0.00	200,695.00	100.00%	0.00	10,034.76
	8" limerock (Street 'Y')	68,752.50	68,752.50	0.00	0.00	68,752.50	100.00%	0.00	3,437.63
	6" limerock	288,587.00	288,587.00	0.00	0.00	288,587.00	100.00%	0.00	14,429.35
	1" SP-9.5 asphalt (bottom lift)	217,722.00	217,722.00	0.00	0.00	217,722.00	100.00%	0.00	10,886.10
	1" SP-9.5 asphalt (top lift)	257,610.00	257,610.00	0.00	0.00	257,610.00	100.00%	0.00	12,880.50
	1.5" SP-9.5 asphalt (alley's)	68,487.00	68,487.00	0.00	0.00	68,487.00	100.00%	0.00	3,424.35
	2' miami curb	36,630.00	36,630.00	0.00	0.00	36,630.00	100.00%	0.00	1,831.50
	2' curb and gutter	294,996.00	294,996.00	0.00	0.00	294,996.00	100.00%	0.00	14,749.80
	3' valley gutter	31,378.50	31,378.50	0.00	0.00	31,378.50	100.00%	0.00	1,568.93
	24" x 8" ribbon curb	42,775.00	42,775.00	0.00	0.00	42,775.00	100.00%	0.00	2,138.75
	pond accedd drives	4,878.00	4,878.00	0.00	0.00	4,878.00	100.00%	0.00	243.90
	10' sidewalk	75,075.00	71,321.25	3,753.75	0.00	75,075.00	100.00%	0.00	4,129.13
	5' sidewalk	94,135.75	94,135.75	0.00	0.00	94,135.75	100.00%	0.00	4,706.79
	5' handicap ramps w/truncated domes	33,989.45	33,989.45	0.00	0.00	33,989.45	100.00%	0.00	1,699.47
	10' handicap ramps w/truncated domes	15,102.01	14,346.91	755.10	0.00	15,102.01	100.00%	0.00	830.61
	GENERIC ASPHALT PAVING: STRIPING, SIGNAGE, & RPMs	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	striping & signage package	37,231.45	0.00	0.00	0.00	0.00	0.00%	37,231.45	0.00
	12" stabilized subbase	10,373.00	10,373.00	0.00	0.00	10,373.00	100.00%	0.00	518.65
	8" limerock (Street 'Y')	20,025.00	20,025.00	0.00	0.00	20,025.00	100.00%	0.00	1,001.25
	2.5" type SP-TLB asphalt	19,330.00	19,330.00	0.00	0.00	19,330.00	100.00%	0.00	966.50
	1" FC-9.5	28,155.00	28,155.00	0.00	0.00	28,155.00	100.00%	0.00	1,407.75
	fine grade R/W	451.00	451.00	0.00	0.00	451.00	100.00%	0.00	22.55
	seed R/W	209.00	209.00	0.00	0.00	209.00	100.00%	0.00	10.45
	thermoplastic striping	41,703.64	41,703.64	0.00	0.00	41,703.64	100.00%	0.00	2,085.18
	1927-C Change Order # 1	-355,461.08	-355,461.08	0.00	0.00	-355,461.08	100.00%	0.00	-17,773.05
	1927-C Change Order #2	87,160.18	59,739.85	0.00	0.00	59,739.85	68.54%	27,420.33	2,986.99
	1927-C Change Order #3	26,983.00	26,983.00	0.00	0.00	26,983.00	100.00%	0.00	2,698.30

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 14
Application Date : 05/17/23
To: 05/31/23
Engineer's Project No.:

Invoice # : 5328 **Contract :** 1927- WELLNESS RIDGE INFRASTRUCTURE

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
	1927C ASPHALT PAVING Totals	1,646,973.40	1,577,812.77	4,508.85	0.00	1,582,321.62	96.07%	64,651.78	80,916.12
Grand Totals		1,646,973.40	1,577,812.77	4,508.85	0.00	1,582,321.62	96.07%	64,651.78	80,916.12

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 5297



To Owner: LENNAR HOMES LLC
6675 WESTWOOD BLVD 5TH FLOOR

ORLANDO, FL 32821

Project: 1940- WELLNESS WAY OFFSITE – NORTH
FINAL RETAINAGE

Application No. : 12

Period To: 5/11/2023

Distribution to :

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Engineer
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	
<input type="checkbox"/>	

From Contractor: THE BRIAR TEAM LLC
4570 Orange Blvd
Sanford, FL 32771

Via Engineer:

Project Nos:

Contract Date:

Contract For:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$8,863,250.00
2. Net Change By Change Order	\$22,539.00
3. Contract Sum To Date	\$8,885,789.00
4. Total Completed and Stored To Date	\$8,885,789.00
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$8,885,789.00
7. Less Previous Certificates For Payments	\$8,436,441.46
8. Current Payment Due	\$449,347.54
9. Balance To Finish, Plus Retainage	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: THE BRIAR TEAM LLC

By: _____ Date: 5/15/23

State of: Florida
Subscribed and sworn to before me this 15th
Notary Public: _____
My Commission expires: _____

County of: Sevier
day of May 2023
Notary Public State of Florida
Melissa Leigh Harley
My Commission HH 292425
Expires 9/29/2026

ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT OPINIONED.

AMOUNT OPINIONED \$449,347.54

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: _____ Date: _____

This Opinion is not negotiable. The AMOUNT OPINIONED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$22,539.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$22,539.00	\$0.00
Net Changes By Change Order	\$22,539.00	

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code	Amount	Amount	Amount	Amount	Amount	Amount				
Application For Payment Summary													
	Survey Staking	\$ 87,888.20	2120	\$ 87,888.20	\$ -	\$ 87,888.20	\$ -	\$ 87,888.20				\$ -	
	Erosion Control	\$ 36,890.00	2749	\$ 36,890.00	\$ -	\$ 36,890.00	\$ -	\$ 36,890.00				\$ -	
	Liftstation	\$ 4,705,147.55	2836	\$ 4,705,147.55	\$ -	\$ 4,705,147.55	\$ -	\$ 4,705,147.55				\$ -	
	Generic Water	\$ 4,033,324.25	2851	\$ 4,033,324.25	\$ -	\$ 4,033,324.25	\$ -	\$ 4,033,324.25				\$ -	
	Change Order 1	\$ 15,749.16		\$ 15,749.16	\$ -	\$ 15,749.16	\$ -	\$ 15,749.16				\$ -	
	Change Order 2	\$ 6,789.84		\$ 6,789.84	\$ -	\$ 6,789.84	\$ -	\$ 6,789.84				\$ -	
TOTAL		\$ 8,885,789.00		\$ 8,885,789.00	\$ -	\$ 8,885,789.00	\$ -	\$ 8,885,789.00	\$ -	\$ -		\$ -	

VENDOR: 8414339 CONTRACT # 09621070
The Brlar Team LLC
 INV. DATE: 5/25/2023 INV.# 5297 APPL.# 12
Final Retainage
 DESCRIPTION: Wellness Way Offsite Utilites North
 ACCT# 1110957 ACCT. DATE:

Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention
				\$ -
				Total Due To-Date \$ 8,885,789.00
				Previous Application \$ 8,436,441.46
				Balance Due This Application \$ 449,347.54
Date:	Date:	Date:	Date:	

\$4,033,324.25 (total)

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
Wellness Way Offsite North													
Survey Staking													
2120	Construction staking/layout (Labor)	1	LS	\$87,888.20	\$ 87,888.20	1	87,888.20	0.00	0.00	1.00	87,888.20	0	\$ -
	Total Survey Staking				\$ 87,888.20		87,888.20		0.00		87,888.20		\$ -
Erosion Control													
2749	silt fence (Labor)	17,000	LF	\$2.17	\$ 36,890.00	17000	36,890.00	0.00	0.00	17,000.00	36,890.00	0	\$ -
	Total Erosion Control				\$ 36,890.00		36,890.00		0.00		36,890.00		\$ -
Lift Station													
2836	24" HDPE (directional bore) (Labor)	7,438	LF	\$230.26	\$ 1,712,673.88	7438	1,712,673.88	0.00	0.00	7,438.00	1,712,673.88	0	\$ -
2836	24" HDPE (directional bore) (Material)	7,438	LF	\$210.40	\$ 1,564,955.20	7438	1,564,955.20	0.00	0.00	7,438.00	1,564,955.20	0	\$ -
2836	24" x 24" wet tap (Labor)	1	EA	\$8,731.89	\$ 8,731.89	1	8,731.89	0.00	0.00	1.00	8,731.89	0	\$ -
2836	24" x 24" wet tap (Material)	1	EA	\$41,287.33	\$ 41,287.33	1	41,287.33	0.00	0.00	1.00	41,287.33	0	\$ -
2836	30" DIP (Labor)	20	LF	\$35.76	\$ 715.20	20	715.20	0.00	0.00	20.00	715.20	0	\$ -
2836	30" DIP (Material)	20	LF	\$390.81	\$ 7,816.20	20	7,816.20	0.00	0.00	20.00	7,816.20	0	\$ -
2836	Air release valve & vault (Labor)	10	EA	\$1,788.22	\$ 17,882.20	10	17,882.20	0.00	0.00	10.00	17,882.20	0	\$ -
2836	Air release valve & vault (Material)	10	EA	\$13,578.01	\$ 135,780.10	10	135,780.10	0.00	0.00	10.00	135,780.10	0	\$ -
2836	offset air release valve & vault (Labor)	1	EA	\$1,788.22	\$ 1,788.22	1	1,788.22	0.00	0.00	1.00	1,788.22	0	\$ -
2836	offset air release valve & vault (Material)	1	EA	\$12,861.12	\$ 12,861.12	1	12,861.12	0.00	0.00	1.00	12,861.12	0	\$ -
2836	Remove & replace 5' sidewalk (Labor)	600	LF	\$85.53	\$ 51,318.00	600	51,318.00	0.00	0.00	600.00	51,318.00	0	\$ -
2836	Clearing (Labor)	5	AC	\$10,526.75	\$ 52,633.75	5	52,633.75	0.00	0.00	5.00	52,633.75	0	\$ -
2836	Restoration (Bahia) (Labor)	6,900	SY	\$4.49	\$ 30,981.00	6900	30,981.00	0.00	0.00	6,900.00	30,981.00	0	\$ -
2836	Fusing Equipment and Technician (Labor)	7,438	LF	\$26.44	\$ 196,660.72	7438	196,660.72	0.00	0.00	7,438.00	196,660.72	0	\$ -
2836	MOT/ Traffic Control (Labor)	1	LS	\$111,517.70	\$ 111,517.70	1	111,517.70	0.00	0.00	1.00	111,517.70	0	\$ -
2836	Temp Fence School w/ screening & 3 Gates (Labor)	1,155	LF	\$13.13	\$ 15,165.15	1155	15,165.15	0.00	0.00	1,155.00	15,165.15	0	\$ -
2836	plugging station (Labor)	1	EA	\$3,576.46	\$ 3,576.46	1	3,576.46	0.00	0.00	1.00	3,576.46	0	\$ -
2836	plugging station (Material)	1	EA	\$19,012.27	\$ 19,012.27	1	19,012.27	0.00	0.00	1.00	19,012.27	0	\$ -
2836	Valves and fittings (Material)	1	LS	\$699,445.80	\$ 699,445.80	1	699,445.80	0.00	0.00	1.00	699,445.80	0	\$ -
2836	Pressure testing (Labor)	1	LS	\$20,345.36	\$ 20,345.36	1	20,345.36	0.00	0.00	1.00	20,345.36	0	\$ -
	Total Liftstation				\$ 4,705,147.55		4,705,147.55		0.00		4,705,147.55		\$ -
Generic Water													
2851	24" HDPE (Directional Bore) (Labor)	4,577	LF	\$211.85	\$ 969,637.45	4577	969,637.45	0.00	0.00	4,577.00	969,637.45	0	\$ -
2851	24" HDPE (Directional Bore) (Material)	4,577	LF	\$176.60	\$ 808,298.20	4577	808,298.20	0.00	0.00	4,577.00	808,298.20	0	\$ -
2851	18" x 16" wet tap (Labor)	1	EA	\$6,347.62	\$ 6,347.62	1	6,347.62	0.00	0.00	1.00	6,347.62	0	\$ -
2851	16" x 16" wet tap (Material)	1	EA	\$16,292.51	\$ 16,292.51	1	16,292.51	0.00	0.00	1.00	16,292.51	0	\$ -
2851	24" HDPE (Labor)	1,972	LF	\$28.61	\$ 56,418.92	1972	56,418.92	0.00	0.00	1,972.00	56,418.92	0	\$ -
2851	24" HDPE (Material)	1,972	LF	\$143.09	\$ 282,173.48	1972	282,173.48	0.00	0.00	1,972.00	282,173.48	0	\$ -
2851	20" DIP (Labor)	2,887	LF	\$23.84	\$ 68,826.08	2887	68,826.08	0.00	0.00	2,887.00	68,826.08	0	\$ -
2851	20" DIP (Material)	2,887	LF	\$139.44	\$ 402,563.28	2887	402,563.28	0.00	0.00	2,887.00	402,563.28	0	\$ -

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2851	Jumper Assembly (Labor)	1	EA	\$1,788.22	\$ 1,788.22	1	1,788.22	0.00	0.00	1.00	1,788.22	0	\$ -
2851	Jumper Assembly (Material)	1	EA	\$2,773.93	\$ 2,773.93	1	2,773.93	0.00	0.00	1.00	2,773.93	0	\$ -
2851	Air release valve & vault (Labor)	8	EA	\$1,788.22	\$ 14,305.76	8	14,305.76	0.00	0.00	8.00	14,305.76	0	\$ -
2851	Air release valve & vault (Material)	8	EA	\$10,774.66	\$ 86,197.28	8	86,197.28	0.00	0.00	8.00	86,197.28	0	\$ -
2851	OFF Set air release valve & vault (Labor)	1	EA	\$1,788.22	\$ 1,788.22	1	1,788.22	0.00	0.00	1.00	1,788.22	0	\$ -
2851	OFF Set air release valve & vault (Material)	1	EA	\$13,174.90	\$ 13,174.90	1	13,174.90	0.00	0.00	1.00	13,174.90	0	\$ -
2851	PRV-bypass & vault (Labor)	1	EA	\$3,576.46	\$ 3,576.46	1	3,576.46	0.00	0.00	1.00	3,576.46	0	\$ -
2851	PRV-bypass & vault (Material)	1	EA	\$123,732.84	\$ 123,732.84	1	123,732.84	0.00	0.00	1.00	123,732.84	0	\$ -
2851	Valves and fittings (Material)	1	LS	\$592,931.04	\$ 592,931.04	1	592,931.04	0.00	0.00	1.00	592,931.04	0	\$ -
2851	Chlorine Service (Material)	6	EA	\$492.42	\$ 2,954.52	6	2,954.52	0.00	0.00	6.00	2,954.52	0	\$ -
2851	Testing and chlorination (Labor)	9,108	LF	\$0.98	\$ 8,925.84	9108	8,925.84	0.00	0.00	9,108.00	8,925.84	0	\$ -
2851	Restoration (Bahia) (Labor)	20,000	SY	\$4.49	\$ 89,800.00	20000	89,800.00	0.00	0.00	20,000.00	89,800.00	0	\$ -
2851	Fusing Equipment and Technician (Labor)	4,577	LF	\$24.80	\$ 113,509.60	4577	113,509.60	0.00	0.00	4,577.00	113,509.60	0	\$ -
2851	open road cut (treatment plant road)	1,100	SY	\$146.23	\$ 160,853.00	1100	160,853.00	0.00	0.00	1,100.00	160,853.00	0	\$ -
2851	MOT/ Traffic Control	1	LS	\$111,517.70	\$ 111,517.70	1	111,517.70	0.00	0.00	1.00	111,517.70	0	\$ -
2851	mobilization	1	LS	\$94,937.40	\$ 94,937.40	1	94,937.40	0.00	0.00	1.00	94,937.40	0	\$ -
	Total Water				\$4,033,324.25		4,033,324.25		0.00		4,033,324.25		\$ -
	Total Contract Amount				\$8,863,250.00		\$ 8,863,250.00		\$ -		\$ 8,863,250.00		\$ -
	Change Order 1												
	add black vinyl chain link fence 16' high	48	LF	\$ 242.17	\$ 11,624.16	48.00	11,624.16	0.00	0.00	48.00	11,624.16	0	\$ -
	add briar crew to restore baseball field	1	LS	\$ 4,125.00	\$ 4,125.00	1.00	4,125.00	0.00	0.00	1.00	4,125.00	0	\$ -
					\$ 15,749.16		15,749.16		0.00		15,749.16		0.00
	Change Order 2												
	delete restoration (bahia)	5956	SY	\$ (4.49)	\$ (26,742.44)	5,956.00	-26,742.44	0.00	0.00	5,956.00	-26,742.44	0	\$ -
	add restoration (St. Augustine)	5956	SY	\$ 5.63	\$ 33,532.28	5,956.00	33,532.28	0.00	0.00	5,956.00	33,532.28	0	\$ -
					\$ 6,789.84		6,789.84		0.00		6,789.84		0.00
	SUBTOTAL				8,885,789.00		8,885,789.00		0.00		8,885,789.00		0.00
	CONTRACT TOTAL				8,885,789.00		8,885,789.00		0.00		8,885,789.00		\$ -

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12
 Application Date : 05/11/23
 To: 05/11/23
 Engineer's Project No.:

Invoice # : 5297 Contract : 1940- WELLNESS WAY OFFSITE - NORTH

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
A. SURVEY STAKING									
	SURVEY STAKING	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	construction staking (Labor)	87,888.20	87,888.20	0.00	0.00	87,888.20	100.00%	0.00	0.00
	SURVEY STAKING Totals	87,888.20	87,888.20	0.00	0.00	87,888.20	100.00%	0.00	0.00
B. EROSION CONTROL									
	EROSION CONTROL	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	silt fence (Labor)	36,890.00	36,890.00	0.00	0.00	36,890.00	100.00%	0.00	0.00
	EROSION CONTROL Totals	36,890.00	36,890.00	0.00	0.00	36,890.00	100.00%	0.00	0.00
C. FORCEMAIN									
	FORCE MAIN	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	24" HDPE (directional bore) (Labor)	1,712,673.88	1,712,673.88	0.00	0.00	1,712,673.88	100.00%	0.00	0.00
	24" HDPE (directional bore) (Material)	1,564,955.20	1,564,955.20	0.00	0.00	1,564,955.20	100.00%	0.00	0.00
	24" x 24" wet tap (Labor)	8,731.89	8,731.89	0.00	0.00	8,731.89	100.00%	0.00	0.00
	24" x 24" wet tap (Material)	41,287.33	41,287.33	0.00	0.00	41,287.33	100.00%	0.00	0.00
	30" DIP (Labor)	715.20	715.20	0.00	0.00	715.20	100.00%	0.00	0.00
	30" DIP (Material)	7,816.20	7,816.20	0.00	0.00	7,816.20	100.00%	0.00	0.00
	air release valve & vault (Labor)	17,882.20	17,882.20	0.00	0.00	17,882.20	100.00%	0.00	0.00
	air release valve & vault (Material)	135,780.10	135,780.10	0.00	0.00	135,780.10	100.00%	0.00	0.00
	offset air release valve & vault (Labor)	1,788.22	1,788.22	0.00	0.00	1,788.22	100.00%	0.00	0.00
	offset air release valve & vault (Material)	12,861.12	12,861.12	0.00	0.00	12,861.12	100.00%	0.00	0.00
	remove & replace 5' sidewalk (Labor)	51,318.00	51,318.00	0.00	0.00	51,318.00	100.00%	0.00	0.00
	clearing (Labor)	52,633.75	52,633.75	0.00	0.00	52,633.75	100.00%	0.00	0.00
	restoration (bahia) (Labor)	30,981.00	30,981.00	0.00	0.00	30,981.00	100.00%	0.00	0.00
	fusing equipment and technician (Labor)	196,660.72	196,660.72	0.00	0.00	196,660.72	100.00%	0.00	0.00
	mot/traffic control (Labor)	111,517.70	111,517.70	0.00	0.00	111,517.70	100.00%	0.00	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12
 Application Date : 05/11/23
 To: 05/11/23
 Engineer's Project No.:

Invoice # : 5297 Contract : 1940- WELLNESS WAY OFFSITE - NORTH

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
	temp fence school w/ screening & 3 Gates (Labor)	15,165.15	15,165.15	0.00	0.00	15,165.15	100.00%	0.00	0.00
	pigging station (Labor)	3,576.46	3,576.46	0.00	0.00	3,576.46	100.00%	0.00	0.00
	Pigging Station (Material)	19,012.27	19,012.27	0.00	0.00	19,012.27	100.00%	0.00	0.00
	valves and fittings (Material)	699,445.80	699,445.80	0.00	0.00	699,445.80	100.00%	0.00	0.00
	pressure testing (Labor)	20,345.36	20,345.36	0.00	0.00	20,345.36	100.00%	0.00	0.00
	FORCEMAIN Totals	4,705,147.55	4,705,147.55	0.00	0.00	4,705,147.55	100.00%	0.00	0.00
	D. WATER								
	WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	24" HDPE (directional bore) (Labor)	969,637.45	969,637.45	0.00	0.00	969,637.45	100.00%	0.00	0.00
	24" HDPE (directional bore) (Material)	808,298.20	808,298.20	0.00	0.00	808,298.20	100.00%	0.00	0.00
	16" X 16" wet tap (Labor)	6,347.62	6,347.62	0.00	0.00	6,347.62	100.00%	0.00	0.00
	16" X 16" wet tap (Material)	16,292.51	16,292.51	0.00	0.00	16,292.51	100.00%	0.00	0.00
	24" HDPE (Labor)	56,418.92	56,418.92	0.00	0.00	56,418.92	100.00%	0.00	0.00
	24" HDPE (DR-11) (Material)	282,173.48	282,173.48	0.00	0.00	282,173.48	100.00%	0.00	0.00
	20" DIP (Labor)	68,826.08	68,826.08	0.00	0.00	68,826.08	100.00%	0.00	0.00
	20" DIP (Material)	402,563.28	402,563.28	0.00	0.00	402,563.28	100.00%	0.00	0.00
	jumper assembly (Labor)	1,788.22	1,788.22	0.00	0.00	1,788.22	100.00%	0.00	0.00
	jumper assembly (Material)	2,773.93	2,773.93	0.00	0.00	2,773.93	100.00%	0.00	0.00
	air release valve & vault (Labor)	14,305.76	14,305.76	0.00	0.00	14,305.76	100.00%	0.00	0.00
	air release valve & vault (Material)	86,197.28	86,197.28	0.00	0.00	86,197.28	100.00%	0.00	0.00
	offset air release valve & vault (Labor)	1,788.22	1,788.22	0.00	0.00	1,788.22	100.00%	0.00	0.00
	offset air release valve & vault (Material)	13,174.90	13,174.90	0.00	0.00	13,174.90	100.00%	0.00	0.00
	PRV- bypass & vault (Labor)	3,576.46	3,576.46	0.00	0.00	3,576.46	100.00%	0.00	0.00
	PRV- bypass & vault (Material)	123,732.84	123,732.84	0.00	0.00	123,732.84	100.00%	0.00	0.00
	valves and fittings (Material)	592,931.04	592,931.04	0.00	0.00	592,931.04	100.00%	0.00	0.00
	chlorine Service (Material)	2,954.52	2,954.52	0.00	0.00	2,954.52	100.00%	0.00	0.00
	testing and chlorination (Labor)	8,925.84	8,925.84	0.00	0.00	8,925.84	100.00%	0.00	0.00
	restoration (bahia) (Labor)	89,800.00	89,800.00	0.00	0.00	89,800.00	100.00%	0.00	0.00
	fusing equipment and technician (Labor)	113,509.60	113,509.60	0.00	0.00	113,509.60	100.00%	0.00	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12
 Application Date : 05/11/23
 To: 05/11/23
 Engineer's Project No.:

Invoice # : 5297 Contract : 1940- WELLNESS WAY OFFSITE - NORTH

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
	open road cut (treatment plant road) (Labor)	160,853.00	160,853.00	0.00	0.00	160,853.00	100.00%	0.00	0.00
	mot/traffic control (Labor)	111,517.70	111,517.70	0.00	0.00	111,517.70	100.00%	0.00	0.00
	mobilization (Labor)	94,937.40	94,937.40	0.00	0.00	94,937.40	100.00%	0.00	0.00
	WATER Totals	4,033,324.25	4,033,324.25	0.00	0.00	4,033,324.25	100.00%	0.00	0.00
	E. ZERO DOLLAR ITEMS								
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	ZERO DOLLAR ITEMS Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	F. CHANGE ORDERS								
	Change Order 1	15,749.16	15,749.16	0.00	0.00	15,749.16	100.00%	0.00	0.00
	Change Order 2	6,789.84	6,789.84	0.00	0.00	6,789.84	100.00%	0.00	0.00
	CHANGE ORDERS Totals	22,539.00	22,539.00	0.00	0.00	22,539.00	100.00%	0.00	0.00
	Grand Totals	8,885,789.00	8,885,789.00	0.00	0.00	8,885,789.00	100.00%	0.00	0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 5329



To Owner: LENNAR HOMES LLC
6675 WESTWOOD BLVD 5TH FLOOR

Project: 1941- WELLNESS WAY OFFSITE UTILITIES
SOUTH

Application No.: 10

Distribution to:

Owner

Engineer

Contractor

ORLANDO, FL 32821

Period To: 5/31/2023

From Contractor: THE BRIAR TEAM LLC
4570 Orange Blvd
Sanford, FL 32771

Via Engineer:

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$9,641,000.00
2. Net Change By Change Order	\$177,467.92
3. Contract Sum To Date	\$9,818,467.92
4. Total Completed and Stored To Date	\$8,275,032.87
5. Retainage:	
a. 10.00% of Completed Work	\$802,606.11
b. 10.00% of Stored Material	\$24,897.18
Total Retainage	\$827,503.29
6. Total Earned Less Retainage	\$7,447,529.58
7. Less Previous Certificates For Payments	\$6,754,864.45
8. Current Payment Due	\$692,665.13
9. Balance To Finish, Plus Retainage	\$2,370,938.34

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: THE BRIAR TEAM LLC

By: [Signature] Date: 5/18/23

State of: Florida
Subscribed and sworn to before me this 18th
Notary Public: [Signature]
My Commission expires: [Signature]



ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT OPINIONED.

AMOUNT OPINIONED \$692,665.13

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: _____ Date: _____

This Opinion is not negotiable. The AMOUNT OPINIONED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$177,467.92	\$0.00
TOTALS	\$177,467.92	\$0.00
Net Changes By Change Order	\$177,467.92	

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED	COMPLETED THIS INVOICE	COMPLETED TO DATE	RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code	Amount	Amount	Amount			Amount	Amount
Application For Payment Summary										
	Sanitary Sewer	\$ 23,844.47	2751	\$ 23,417.98	\$ 426.49	\$ 23,844.47				\$ -
	Liftstation	\$ 5,810,974.04	2836	\$ 3,772,373.43	\$ 558,749.92	\$ 4,331,123.35				\$ 1,479,850.69
	Generic Water	\$ 3,806,181.49	2851	\$ 3,709,613.53	\$ 56,411.78	\$ 3,766,025.31				\$ 40,156.18
	Change Order 1	\$ 36,891.37		\$ -	\$ 18,345.69	\$ 18,345.69				\$ 18,345.68
	Change Order 2	\$ 140,776.55		\$ -	\$ 135,694.05	\$ 135,694.05				\$ 5,082.50
TOTAL		\$ 9,818,467.92		\$ 7,505,404.94	\$ 769,627.93	\$ 8,275,032.87	\$ -			\$ 1,543,435.05

VENDOR: 8414339 CONTRACT # 09621272
The Briar Team LLC
 INV.DATE: 5.25.23 INV.# 5329 APPL.# 10
 DESCRIPTION: Wellness Way Offsite Utilites South
 ACCT# 1110957 ACCT. DATE:

Field	Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	Amount
					Total Due To-Date	\$ 7,447,529.58
					Previous Application	\$ 6,754,864.45
					Balance Due This Application	\$ 692,665.13

\$3,766,025.31 -
\$376,602.53 (retainage) =
\$3,389,422.78 (total)

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
Wellness Way Offsite South													
Sanitary Sewer													
2751	24" PVC Pipe (10'-12' cut)	15	LF	\$259.92	\$ 3,898.80	15.06	3,898.80	0.00	0.00	15.06	3,898.80	0	\$ -
2751	Manhole 10-12' W/LINER	1	EA	\$19,945.67	\$ 19,945.67	0.979	19,519.18	0.02	426.49	1.00	19,945.67	0	\$ -
Total Sanitary Sewer					\$ 23,844.47		23,417.98		426.49		23,844.47		\$ -
Lift Station													
2836	Piping	1	LS	\$132,614.44	\$ 132,614.44		0.00	0.50	66,307.22	0.50	66,307.22	1	\$ 66,307.22
2836	Electrical	1	LS	\$328,639.54	\$ 328,639.54		0.00	0.50	164,319.77	0.50	164,319.77	1	\$ 164,319.77
2836	Generator	1	LS	\$256,554.92	\$ 256,554.92		0.00		0.00	0.00	0.00	1	\$ 256,554.92
2836	RTU	1	LS	\$124,993.45	\$ 124,993.45		0.00		0.00	0.00	0.00	1	\$ 124,993.45
2836	Pumps	1	LS	\$987,208.69	\$ 987,208.69	0.5	493,604.34	0.00	0.00	0.50	493,604.34	1	\$ 493,604.35
2836	ww / vv / aggregate / seals etc...	1	LS	\$121,981.44	\$ 121,981.44	1	121,981.44	0.00	0.00	1.00	121,981.44	0	\$ -
2836	Fence / wall	1	LS	\$18,788.35	\$ 18,788.35		0.00		0.00	0.00	0.00	1	\$ 18,788.35
2836	Driveway / curb	1	LS	\$8,122.66	\$ 8,122.66		0.00		0.00	0.00	0.00	1	\$ 8,122.66
2836	Crane & trench box	1	LS	\$23,798.57	\$ 23,798.57	1	23,798.57	0.00	0.00	1.00	23,798.57	0	\$ -
2836	Installation	1	LS	\$639,716.16	\$ 639,716.16		0.00	0.50	319,858.08	0.50	319,858.08	1	\$ 319,858.08
2836	Water service	1	LS	\$4,033.66	\$ 4,033.66	0.5	2,016.83	0.00	0.00	0.50	2,016.83	1	\$ 2,016.83
2836	Lift Station Dewatering	1	LS	\$9,394.18	\$ 9,394.18	1	9,394.18	0.00	0.00	1.00	9,394.18	0	\$ -
Forcemain													
2836	20" DIP	6,652	LF	\$218.94	\$1,456,388.88	6652	1,456,388.88	0.00	0.00	6,652.00	1,456,388.88	0	\$ -
2836	16" DIP	5,688	LF	\$174.09	\$ 990,223.92	5688	990,223.92	0.00	0.00	5,688.00	990,223.92	0	\$ -
2836	Air release valve & vault	7	EA	\$14,641.18	\$ 102,488.26	6.573	96,229.84	0.00	0.00	6.57	96,229.84	0	\$ 6,258.42
2836	Plug Valves and fittings	1	LS	\$570,471.09	\$ 570,471.09	1	570,470.58	0.00	0.00	1.00	570,470.58	0	\$ 0.51
2836	Pressure testing	1	LS	\$33,059.39	\$ 33,059.39	0.25	8,264.85	0.25	8,264.85	0.50	16,529.70	0	\$ 16,529.69
2836	Restoration (Bahia) - Lift Station Tract	556	SY	\$4.49	\$ 2,496.44	0	0.00		0.00	0.00	0.00	556	\$ 2,496.44
Total Liftstation					\$5,810,974.04		3,772,373.43		558,749.92		4,331,123.35		\$ 1,479,850.69
Generic Water													
2851	20" DIP	10,967	EA	\$157.59	\$1,728,289.53	10917	1,720,445.93	0.00	0.00	10,917.23	1,720,445.93	50	\$ 7,843.60
2851	16" DIP	2,803	EA	\$119.05	\$ 333,697.15	2803	333,697.15	0.00	0.00	2,803.00	333,697.15	0	\$ -
2851	12" DIP	1,590	EA	\$79.57	\$ 126,516.30	1352	107,563.50	0.00	0.00	1,351.81	107,563.50	238	\$ 18,952.80
2851	10" DIP	20	EA	\$42.57	\$ 851.40	20	851.40	0.00	0.00	20.00	851.40	0	\$ -
2851	Air release valve & vault	10	EA	\$15,064.07	\$ 150,640.70	9.406	141,700.10	0.30	4,470.30	9.70	146,170.40	0	\$ 4,470.30
2851	Valves and fittings	1	LS	\$789,296.53	\$ 789,296.53	1	789,296.53	0.00	0.00	1.00	789,296.53	0	\$ -
2851	2" Blowoff	6	EA	\$3,525.12	\$ 21,150.72	4.478	15,786.36	0.00	0.00	4.48	15,786.36	2	\$ 5,364.36
2851	Fire Hydrant Assembly (Includes Gate Valve and T	31	EA	\$8,392.34	\$ 260,162.54	31	260,162.54	0.00	0.00	31.00	260,162.54	0	\$ -
2851	Testing and chlorination	15,359	LF	\$2.57	\$ 39,472.63	7680	19,736.32	7,679.50	19,736.31	15,359.00	39,472.63	0	\$ -
2851	Jumper Assembly	2	EA	\$2,948.47	\$ 5,896.94	2	5,896.94	0.00	0.00	2.00	5,896.94	0	\$ -
2851	Chlorine Service	14	EA	\$1,949.48	\$ 27,292.72	10.79	21,034.23	3.21	6,258.49	14.00	27,292.72	0	\$ -
2851	silt fence	28,000	LF	\$2.17	\$ 60,760.00	28000	60,760.00	0.00	0.00	28,000.00	60,760.00	0	\$ -
2851	construction staking	1	LS	\$107,252.43	\$ 107,252.43	0.9	96,527.19	0.10	10,725.24	1.00	107,252.43	0	\$ -
2851	mobilization	1	LS	\$116,451.78	\$ 116,451.78	0.9	104,806.60	0.10	11,645.18	1.00	116,451.78	0	\$ -
2851	10" DIP	20	LF	\$71.05	\$ 1,421.00	20	1,421.00	0.00	0.00	20.00	1,421.00	0	\$ -
2851	2" B/O Assembly	2	EA	\$3,525.12	\$ 7,050.24	1	3,525.12	0.00	0.00	1.00	3,525.12	1	\$ 3,525.12

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2851	Pig Station	2	EA	\$14,989.44	\$ 29,978.88	1.761	26,402.62	0.24	3,576.26	2.00	29,978.88	0	\$ -
	Total Water				\$3,806,181.49		3,709,613.53		56,411.78		3,766,025.31		\$ 40,156.18
	Total Contract Amount				\$9,641,000.00		7,505,404.94		615,588.19		8,120,993.13		\$ 1,520,006.87
	Change Order 1												
	add FDOT headwall w/ wingwalls (C-201)	1	EA	\$ 36,691.37	\$ 36,691.37		0.00	0.50	18,345.69	0.50	18,345.69	0	\$ 18,345.68
					\$ 36,691.37				18,345.69		18,345.69		\$ 18,345.68
	Change Order 2												
	add 2nd wet-well / aggregate / seals etc	1	LS	\$ 92,469.05	\$ 92,469.05			1.00	92,469.05	1.00	92,469.05	0	\$ -
	add driveway	1	LS	\$ 5,082.50	\$ 5,082.50				0.00	0.00	0.00	1	\$ 5,082.50
	add trench box	1	LS	\$ 30,600.00	\$ 30,600.00			1.00	30,600.00	1.00	30,600.00	0	\$ -
	add lift station dewatering	1	EA	\$ 9,375.00	\$ 9,375.00			1.00	9,375.00	1.00	9,375.00	0	\$ -
	add wet well 2 hatch	1	EA	\$ 3,250.00	\$ 3,250.00			1.00	3,250.00	1.00	3,250.00	0	\$ -
					\$ 140,776.55		0.00		135,694.05		135,694.05		\$ 5,082.50
	SUBTOTAL				9,818,467.92		7,505,404.94		769,627.93		8,275,032.87		1,543,435.05
	CONTRACT TOTAL				9,818,467.92		7,505,404.94		769,627.93		8,275,032.87		\$ 1,543,435.05

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 10
Application Date : 05/17/23
To: 05/31/23
Engineer's Project No.:

Invoice # : 5329 **Contract :** 1941- WELLNESS WAY OFFSITE UTILITIES SOUTH

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
	GENERIC SANITARY SEWER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	24" PVC Pipe (10'-12' cut) (Labor)	536.40	536.40	0.00	0.00	536.40	100.00%	0.00	53.64
	24" PVC Pipe (10'-12' cut) (Material)	3,362.40	3,362.40	0.00	0.00	3,362.40	100.00%	0.00	336.24
	Manhole 10-12' W/LINER (Labor)	4,264.95	3,838.46	426.49	0.00	4,264.95	100.00%	0.00	426.50
	Manhole 10-12' W/LINER (Material)	15,680.72	15,680.72	0.00	0.00	15,680.72	100.00%	0.00	1,568.07
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	LIFT STATION (2836 IF PRESENT IN BUDGET	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Piping (Material)	132,614.44	0.00	0.00	66,307.22	66,307.22	50.00%	66,307.22	6,630.72
	Electrical (Material)	328,639.54	0.00	0.00	164,319.77	164,319.77	50.00%	164,319.77	16,431.98
	Generator (Material)	256,554.92	0.00	0.00	0.00	0.00	0.00%	256,554.92	0.00
	RTU (Material)	124,993.45	0.00	0.00	0.00	0.00	0.00%	124,993.45	0.00
	Pumps (Material)	987,208.69	493,604.34	0.00	0.00	493,604.34	50.00%	493,604.35	49,360.43
	ww / vv / aggregate / seals etc (Material)	121,981.44	121,981.44	0.00	0.00	121,981.44	100.00%	0.00	12,198.14
	Fence / Wall (Material)	18,788.35	0.00	0.00	0.00	0.00	0.00%	18,788.35	0.00
	Driveway / Curb (Material)	8,122.66	0.00	0.00	0.00	0.00	0.00%	8,122.66	0.00
	Crane & Trench Box (Material)	23,798.57	23,798.57	0.00	0.00	23,798.57	100.00%	0.00	2,379.86
	Installation (Labor)	639,716.16	0.00	319,858.08	0.00	319,858.08	50.00%	319,858.08	31,985.81
	Water Service (Material)	4,033.66	2,016.83	0.00	0.00	2,016.83	50.00%	2,016.83	201.68
	Lift Station Dewatering (Material)	9,394.18	9,394.18	0.00	0.00	9,394.18	100.00%	0.00	939.42
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	FORCE MAIN	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	20" DIP (Labor)	118,937.76	118,937.76	0.00	0.00	118,937.76	100.00%	0.00	11,893.78
	20" DIP (Material)	1,337,451.12	1,337,451.12	0.00	0.00	1,337,451.12	100.00%	0.00	133,745.12
	16" DIP (Labor)	81,395.28	81,395.28	0.00	0.00	81,395.28	100.00%	0.00	8,139.53
	16" DIP (Material)	908,828.64	908,828.64	0.00	0.00	908,828.64	100.00%	0.00	90,882.86
	Air Release Valve & Vault (Labor)	12,516.84	6,258.42	0.00	0.00	6,258.42	50.00%	6,258.42	625.84
	Air Release Valve & Vault (Material)	89,971.42	89,971.42	0.00	0.00	89,971.42	100.00%	0.00	8,997.14
	Plug Valves and Fittings (Material)	570,471.09	570,470.58	0.00	0.00	570,470.58	100.00%	0.51	57,047.06
	Pressure Testing (Labor)	33,059.39	8,264.85	8,264.85	0.00	16,529.70	50.00%	16,529.69	1,652.98

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
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 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 10

Application Date : 05/17/23

To: 05/31/23

Engineer's Project No.:

Invoice # : 5329 **Contract :** 1941- WELLNESS WAY OFFSITE UTILITIES SOUTH

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
	Restoration (bahia) - Lift Station Tract (Labor)	2,496.44	0.00	0.00	0.00	0.00	0.00%	2,496.44	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GENERIC WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	20" DIP (Labor)	196,089.96	188,246.36	0.00	0.00	188,246.36	96.00%	7,843.60	18,824.64
	20" DIP (Material)	1,532,199.57	1,532,199.57	0.00	0.00	1,532,199.57	100.00%	0.00	153,219.96
	16" DIP (Labor)	40,110.93	40,110.93	0.00	0.00	40,110.93	100.00%	0.00	4,011.10
	16" DIP (Material)	293,586.22	293,586.22	0.00	0.00	293,586.22	100.00%	0.00	29,358.62
	12" DIP (Labor)	18,952.80	0.00	0.00	0.00	0.00	0.00%	18,952.80	0.00
	12" DIP (Material)	107,563.50	107,563.50	0.00	0.00	107,563.50	100.00%	0.00	10,756.36
	10" DIP (Labor)	190.80	190.80	0.00	0.00	190.80	100.00%	0.00	19.08
	10" DIP (Material)	660.60	660.60	0.00	0.00	660.60	100.00%	0.00	66.06
	Air Release Valve & Vault (Labor)	17,881.20	8,940.60	4,470.30	0.00	13,410.90	75.00%	4,470.30	1,341.09
	Air Release Valve & Vault (Material)	132,759.50	132,759.50	0.00	0.00	132,759.50	100.00%	0.00	13,275.96
	Valves and Fittings	789,296.53	789,296.53	0.00	0.00	789,296.53	100.00%	0.00	78,929.64
	2" Blowoff (Labor)	10,728.72	5,364.36	0.00	0.00	5,364.36	50.00%	5,364.36	536.44
	2" Blowoff (Material)	10,422.00	10,422.00	0.00	0.00	10,422.00	100.00%	0.00	1,042.20
	Fire Hydrant Assembly (Includes Gate Valve and Tee) (Material)	22,172.75	22,172.75	0.00	0.00	22,172.75	100.00%	0.00	2,217.28
	Fire Hydrant Assembly (Includes Gate Valve and Tee) (Material)	237,989.79	237,989.79	0.00	0.00	237,989.79	100.00%	0.00	23,798.99
	Testing and Chlorination (Labor)	39,472.63	19,736.32	19,736.31	0.00	39,472.63	100.00%	0.00	3,947.26
	Jumper Assembly (Labor)	3,576.24	3,576.24	0.00	0.00	3,576.24	100.00%	0.00	357.62
	Jumper Assembly (Material)	2,320.70	2,320.70	0.00	0.00	2,320.70	100.00%	0.00	232.08
	Chlorine Service (Labor)	12,516.98	6,258.49	6,258.49	0.00	12,516.98	100.00%	0.00	1,251.70
	Chlorine Service (Material)	14,775.74	14,775.74	0.00	0.00	14,775.74	100.00%	0.00	1,477.58
	Silt Fence (Labor)	60,760.00	60,760.00	0.00	0.00	60,760.00	100.00%	0.00	6,076.00
	Construction Staking (Labor)	107,252.43	96,527.19	10,725.24	0.00	107,252.43	100.00%	0.00	10,725.24
	Mobilization (Labor)	116,451.78	104,806.60	11,645.18	0.00	116,451.78	100.00%	0.00	11,645.19
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	ADDITIONAL ITEMS ADDED BY CONTRACTOR	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	FORCE MAIN	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	10" DIP (Labor)	190.80	190.80	0.00	0.00	190.80	100.00%	0.00	19.08
	10" DIP (Material)	1,230.20	1,230.20	0.00	0.00	1,230.20	100.00%	0.00	123.02

CONTINUATION SHEET

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Application No. : 10
Application Date : 05/17/23
To: 05/31/23

Engineer's Project No.:

Invoice # : 5329 **Contract :** 1941- WELLNESS WAY OFFSITE UTILITIES SOUTH

A Item No.	B Description of Work	C Scheduled Value	D		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			Work Completed							
			From Previous Application (D+E)							
	2" B/O Assembly (Labor)	3,576.24	1,788.12		0.00	0.00	1,788.12	50.00%	1,788.12	178.81
	2" B/O Assembly (Material)	3,474.00	1,737.00		0.00	0.00	1,737.00	50.00%	1,737.00	173.70
	Pig Station (Launch/Catch) (Labor)	7,152.52	3,576.26		3,576.26	0.00	7,152.52	100.00%	0.00	715.26
	Pig Station (Launch/Catch) (Material)	22,826.36	22,826.36		0.00	0.00	22,826.36	100.00%	0.00	2,282.64
	Change Order 1	36,691.37	0.00		0.00	18,345.69	18,345.69	50.00%	18,345.68	1,834.57
	Change Order 2	140,776.55	0.00		135,694.05	0.00	135,694.05	96.39%	5,082.50	13,569.41
	Totals	9,818,467.92	7,505,404.94		520,655.25	248,972.68	8,275,032.87	84.28%	1,543,435.05	827,503.29
Grand Totals		9,818,467.92	7,505,404.94		520,655.25	248,972.68	8,275,032.87	84.28%	1,543,435.05	827,503.29

Utility Impact Fee Credit Agreement

This Utility Impact Fee Credit Agreement (this “Agreement”) is made and entered into between the **CITY OF CLERMONT**, a political subdivision of the State of Florida, whose address is 685 W. Montrose Street, Clermont, Florida 34711 (the “City”) and **SOUTH LAKE CROSSINGS I, LLC**, a Florida limited liability company (“SLC I”), and **SOUTH LAKE CROSSINGS III, LLC**, a Florida limited liability company (“SLC III”), and their successors and assigns (SLC I and SLC III are collectively referred to as “Developer”) (the City and the Developer are together, the “Parties”).

WITNESSETH:

WHEREAS, Developer is the owner of certain real property located in the City of Clermont, Lake County, Florida as more particularly described and shown on **Exhibit A** attached hereto and by this reference made a part hereof (the “Property”); and

WHEREAS, in accordance with Planned Unit Development (PUD) Ordinance No. 2019-06 adopted by the City of Clermont City Council (the “Wellness Way PUD”), the Property shall be developed for up to 1,850 dwelling units (the “Project”); and

WHEREAS, it is mutually understood by the Parties and agreed to by the Parties, that the Developer has agreed to construct certain improvements that are not required to serve Developer’s Project and, therefore, provides a benefit to City’s overall water and wastewater utility system; and

WHEREAS, the Parties desire to reduce to writing, and have ratified and confirmed, the specific terms and conditions of their understanding and agreement related to the Developer’s construction of the Improvements described herein, as well as Developer’s entitlement to impact fee credits from the City for the Developer’s fulfillment of the same.

NOW, THEREFORE, for and in consideration of the mutual terms, understandings, conditions, premises and covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct, and are hereby incorporated as a material part of this Agreement as if fully set forth herein.
2. **Construction of Improvements.** Developer hereby acknowledges and agrees that Developer shall, at Developer’s sole expense, design and construct the following utilities (together, the “Improvements”) as set forth in the Construction Plans for Wellness Way Off-site Utilities and Master Lift Station (SITE2105-0002) prepared by VHB, dated May 6, 2021, which will receive final approval by the City of Clermont.

The approximate location and dimensions for the force main and potable water main (collectively, the “Utility Mains”) are more particularly described on **Exhibit B** attached hereto and by this reference made a part hereof, and the approximate location and dimensions for the lift

station are more particularly described on **Exhibit C** attached hereto and by this reference made a part hereof.

3. Plans and Specifications. Developer shall deliver to the City for the City's review and approval the final alignment and design specifications for the construction of the Improvements (the "Plans and Specifications"), to be prepared by VHB, which shall also include all then current cost estimates for the completion of the Improvements specified in the Plans and Specifications. Once approved, the final Plans and Specifications shall become a material part of this Agreement and shall be used by the Developer for the purpose of obtaining all permits necessary for the construction of the Improvements.

4. Permits. Developer shall design the Improvements in a manner sufficient to satisfy the applicable government permitting requirements.

5. Impact Fee Credits. In consideration of the obligations set forth herein, the Parties acknowledge and agree:

a. City shall provide Developer with water and wastewater impact fee credits in the actual amount incurred by Developer and not to exceed the amount as set forth in **Exhibit D**, column "City of Clermont Impact Fee Credit Portion", attached hereto and by this reference made a part hereof.

b. The impact fee credits shall be available to Developer upon the completion by Developer and acceptance by the City of the construction of the Improvements and confirmation by City of the actual cost of the improvements in substantial accordance with **Exhibit D**. Developer shall provide such reasonable documentation as may be requested by City for purposes of City's determination and confirmation as set forth herein.

c. Developer shall have the authority to assign or transfer any impact fee credits granted pursuant to this Agreement from the Property to another property or development in the City's Utility Service Area.

6. Concurrency. The City hereby acknowledges and agrees that (i) the Improvements to be constructed pursuant to this Agreement will satisfy the minimum requirements for concurrency related to water and wastewater services and facilities as set forth in Section 90-4 of the City Code, (ii) upon completion of the Improvements, there will be sufficient water and wastewater facilities to meet the adopted levels of service for Developer's intended use of the Property as set forth in Section 90-9 of the City Code, and (iii) the City shall reserve and ensure that there is sufficient water and wastewater capacity as may be necessary for Developer's intended use of the Property.

7. Approvals. In those instances in this Agreement in which a party's approval, consent or satisfaction is required, and a time period is not specified, then it shall be implied that such action shall be exercised in a reasonable manner and within a reasonable time frame.

8. Indemnification. The Developer, its successors and assigns shall, to the fullest extent permitted by law, defend, indemnify, and hold harmless the City, its officials, agents, and

employees from and against any and all claims, suits, judgments, demands, liabilities, damages, cost and expenses (including attorney's fees) for personal injury, bodily injury, property damage or other liability of any kind or nature whatsoever arising directly or indirectly out of or caused in whole or in part by any act or omission relating to construction of the Improvements or this Agreement by the Developer, its agents or employees, or any contractor employed by the Developer, or anyone directly or indirectly employed by them, or anyone for whose acts any of them may be liable, excepting only those acts or omissions arising out of the sole negligence of the City, or claims, asserted by property owners for damages arising from the performance of the obligations contained in this Agreement.

9. Term and Nature of Agreement. With the exception of the warranty requirements set forth herein, this Agreement shall terminate upon satisfaction by the Parties hereto of their respective obligations contained herein. If the Developer is unable to obtain all necessary approvals for the construction of the Improvements from the City or any other governmental agency, or is unable to negotiate a construction contract for the Improvements acceptable to Developer in its sole discretion, the sole remedy to the City shall be the termination of this Agreement, and Developer shall not be liable for, and the City shall not seek from the Developer, either damages or specific performance of this Agreement; provided, however, that the conveyance of any property completed prior to the termination of this Agreement shall not be affected.

10. Compliance with Laws and Regulation. In performing pursuant to this Agreement, each party hereto shall abide by the respective statutes, ordinances, rules and regulations pertaining to, or regulating, the acts of such party.

11. Notices. Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered when (i) hand delivered to the official hereinafter designated, or (ii) three days after the date on which deposited in the United States mail, postage prepaid, certified mail return receipt requested, or (iii) sent via overnight courier delivery service, and addressed to a party at the address set forth below, or such other address as the party shall have specified by written notice to the other party delivered in accordance herewith.

Developer:

South Lake Crossings I, LLC
South Lake Crossings II, LLC
Attn: Thomas J. Karr, Jr.
Post Office Box 135
Windermere, Florida 34786

City:

City of Clermont
Attn: Susan Carroll Dauderis, City Manager
685 W. Montrose Street, 3rd Floor
Clermont, Florida 34711

With a copy to:

Contract Purchaser:
Lennar Homes, LLC
Attn: Brock Nicholas, Division President
6675 Westwood Blvd, 5th floor
Orlando, Florida 32821

With a copy to:

Shutts & Bowen LLP
Attn: Daniel T. O'Keefe, Esq.
300 S. Orange Avenue, Suite 1600
Orlando, Florida 32801

With a copy to:

City of Clermont
Attn: Dan Mantzaris, Esq.
City Attorney
332 N. Magnolia Avenue
Orlando, Florida 32801

With a copy to:

Lennar Corporation
Attn: General Counsel
700 NW 107th Avenue - 4th Floor
Miami, Florida 33172

12. Counterparts. This Agreement may be executed in any number of counterparts each of which when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

13. Entire Agreement. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof, and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the Parties to be bound thereby.

14. Time is of the Essence. Time is hereby declared of the essence as to the lawful performance of all duties and obligations set forth in this Agreement. For purposes of the time requirements hereunder, such time frames shall, unless otherwise specifically stated herein, (i) not include the day from which the period commences; (ii) if less than six (6) days, be construed to exclude any Saturday, Sunday or legal holiday; and (iii) if six (6) days or more, be construed to mean calendar days; provided that if the final day of such period falls on a Saturday, Sunday or legal holiday in the state where such condition or covenant is to be performed, such period shall extend to the first business day thereafter.

15. Non-Waiver. No consent or waiver, expressed or implied, by either party, to or of any breach or default of the other party, with regard to the performance by said other party of its obligations under this Agreement shall be deemed or construed to constitute consent or waiver, to or of, any other breach or default in the performance of that party, of the same or of any other objection of performance incumbent upon that party. Failure on the part of either party to complain of any act or failure to act on the part of the other party in default, irrespective of how long the failure continues, shall not constitute a waiver by that party of its rights and any remedies that exist under this Agreement, at law, or in equity.

16. Construction of Agreement. This Agreement shall not be construed against either party on the basis of it being the drafter of the Agreement. The Parties agree that both herein played an equal part in negotiating the terms and conditions of this Agreement. Captions and paragraph headings in this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, construction or meaning of the Agreement.

17. Public Records. The Developer shall allow public access to all documents, papers, letters or other materials subject to the provisions of Section 119.0701, Florida Statutes, and which have been made or received by the Developer in conjunction with this Agreement.

18. Records and Audits. The Developer shall maintain in its place of business all books, documents, papers and other evidence pertaining in any way to payments made pursuant to this Agreement. Such records shall be available at the Developers' place of business at all reasonable times during the term of this Agreement and for ten (10) years from the date of final payment under this Agreement for audit or inspection by the City upon five (5) business day's prior written notice.

19. Equal Opportunity Employment. The Developer agrees that it will not discriminate and will provide in all contracts that its contractors will not discriminate against any employee or applicant for employment under this Agreement because of race, color, religion, sex, age or national origin and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, sex, age or national origin.

20. Authority. Each of the Parties hereto represent and warrant to each other that they have all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken, obtained or followed, as the case may be, and that this Agreement shall be valid, binding, and enforceable against the Parties, their successors and assigns.

21. Breach. In the event of a breach hereof by either party hereto, then the other party hereto shall have all rights and remedies allowed by law, including the right to specific performance of the provisions hereof.

22. Amendment. This Agreement may only be amended by an instrument in writing executed by the Parties hereto or their successors or assigns in interest.

23. Severability. If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared severable.

24. Assignment. The terms and conditions contained herein may be assigned by the Developer, without the consent of the City, to: (i) a community development district created in accordance with applicable law; (ii) any future owner of all or any portion of the Property; and/or (iii) any party listed on **Exhibit E** attached hereto and incorporated herein by this reference. It is understood and agreed by the Parties that upon such assignment, the assignor shall be fully released from any and all obligations and responsibilities arising under or attributable to the Agreement.

25. Disclaimer of Third Party Beneficiaries. No right or cause of action shall accrue upon or by reason of this Agreement, to or for the benefit of any third party not a formal party hereto, except any successors in interest of the Developer or the City.

26. Governing Law. This Agreement shall be governed by and construed in accordance with laws of the State of Florida.

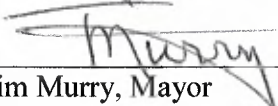
27. Land Use Approvals. This Agreement shall not be construed as granting or assuring or indicating any further grant of any land use, zoning, subdivision, density or development approvals, permissions or rights with respect to the Project, nor shall this Agreement be deemed to reduce eliminate, derogate from, or otherwise adversely affect any such approvals, permissions or rights.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates under each signature: City through its Mayor, and Developer through its duly authorized representative.


CITY:

CITY OF CLERMONT

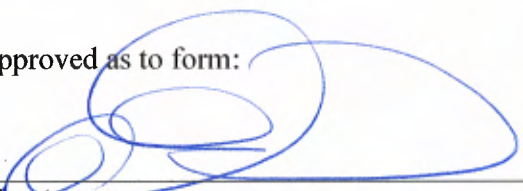
By: 
Tim Murry, Mayor

This 13 day of July, 2021

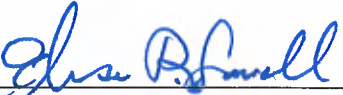
Attest:



Tracy Ackroyd Howe, City Clerk

Approved as to form:


City Attorney
Daniel F Mantzaris, Esquire

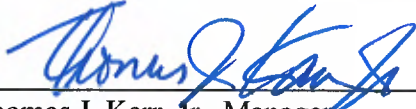
Signed, sealed and delivered in
the presence of two (2) witnesses:


Print Name: Elise R. Small


Print Name: Karen Wankeluan

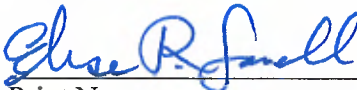
DEVELOPER:


SOUTH LAKE CROSSINGS I, LLC, a Florida limited
liability company

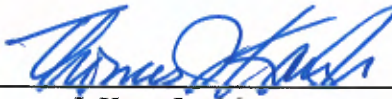
By: 
Thomas J. Karr, Jr., Manager

This 21 day of July, 2021

SOUTH LAKE CROSSINGS III, LLC, a Florida limited
liability company


Print Name: Elise R. Small


Print Name: Karen Wankeluan

By: 
Thomas J. Karr, Jr., Manager

This 21 day of July, 2021

EXHIBIT A

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: PHASE 1

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

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2935.42 feet; thence departing said North line run South 01°10'37" West for a distance of 72.34 feet to the point on curvature of a curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of South 08°31'05" East and a chord distance of 144.83 feet; thence run Southerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point on a non tangent line; thence run South 51°58'40" West for a distance of 88.74 feet; thence run South 48°03'28" West for a distance of 55.59 feet; thence run South 45°02'17" West for a distance of 55.59 feet; thence run South 42°01'07" West for a distance of 55.59 feet; thence run South 39°00'05" West for a distance of 55.51 feet; thence run South 35°59'09" West for a distance of 55.53 feet; thence run South 32°49'09" West for a distance of 61.08 feet; thence run South 30°29'27" West for a distance of 24.66 feet; thence run South 28°15'59" West for a distance of 57.25 feet; thence run South 25°12'07" West for a distance of 55.59 feet; thence run South 22°10'57" West for a distance of 55.59 feet; thence run South 19°09'55" West for a distance of 55.51 feet; thence run South 16°08'59" West for a distance of 55.53 feet; thence run South 12°28'30" West for a distance of 79.77 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of South 89°53'19" West and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run South 01°55'12" East for a distance of 195.02 feet to a point on a non tangent curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of South 57°00'13" East and a chord distance of 1021.13 feet; thence run Southeasterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of South 32°11'36" East and a chord distance of 592.66 feet; thence run Southeasterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of South 20°31'44" East and a chord distance of 408.23 feet; thence run Southeasterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 160.92 feet; thence run South 89°32'44" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of South 45°30'45" East and a chord distance of 35.95 feet; thence run Southeasterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run South 02°04'51" West for a distance of 60.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°27'57" West and a chord distance of 34.74 feet; thence run Southwesterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point of tangency; thence run South 00°27'16" West for a distance of 5.02 feet; thence run North 89°32'44" West for a distance of 60.00 feet to a point on a non tangent curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 46°10'19" West and a chord distance of 36.34 feet; thence run Northwesterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point of compound curvature of a curve, concave Southerly having a radius of 4970.00

feet, with a chord bearing of South 86°42'31" West and a chord distance of 85.52 feet; thence run Westerly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 09°54'50" West and a chord distance of 7.56 feet; thence run Southerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point of tangency; thence run South 00°27'16" West for a distance of 33.41 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of South 06°24'24" West and a chord distance of 219.22 feet; thence run Southerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run South 12°21'33" West for a distance of 496.83 feet; concave Easterly having a radius of 1343.00 feet, with a chord bearing of South 08°15'16" West and a chord distance of 192.26 feet; thence run Southerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of compound curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 08°31'58" East and a chord distance of 10.10 feet; thence run Southerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point on a non tangent curve, concave Northerly having a radius of 2170.00 feet, with a chord bearing of South 88°43'22" East and a chord distance of 62.32 feet; thence run Easterly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point of tangency; thence run South 89°32'44" East for a distance of 25.37 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 47°45'19" East and a chord distance of 33.91 feet; thence run Northeasterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of compound curvature of a curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of North 05°16'41" East and a chord distance of 9.51 feet; thence run Northerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point on a non tangent line; thence run South 84°30'02" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 42°01'23" East and a chord distance of 36.88 feet; thence run Southeasterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 60.00 feet; thence run North 89°32'44" West for a distance of 4.44 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 45°27'16" West and a chord distance of 35.36 feet; thence run Southwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 00°27'16" West for a distance of 85.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 44°32'44" East and a chord distance of 35.36 feet; thence run Southeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet; to a point of tangency; thence run South 89°32'44" East for a distance of 1446.45 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°27'16" West along said West right of way line for a distance of 120.00 feet; thence departing said West right of way line run North 89°32'44" West for a distance of 1638.10 feet to the point of curvature of a curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of North 84°48'10" West and a chord distance of 363.81 feet; thence run Westerly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point on a non tangent line; thence run South 09°56'25" West for a distance of 87.26 feet; thence run South 25°12'49" West for a distance of 73.34 feet; thence run South 25°12'49" West for a distance of 275.14 feet; thence run South 25°35'31" West for a distance of 56.27 feet; thence run South 18°58'47" West for a distance of 56.27 feet; thence run South 18°07'12" West for a distance of 56.19 feet; thence run South 14°17'47" West for a distance of 56.19 feet; thence run South 10°35'59" West for a distance of 56.18 feet; thence run South 07°32'24" West for a distance of 56.17 feet; thence run South 04°16'15" West for a distance of 74.88 feet to a point on a non tangent curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of South 50°31'08" West and a chord distance of 63.94 feet; thence run Southwesterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 139.12 feet; thence run South 00°47'57" West for a

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

to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.

Less and except therefrom:

Parcel 123 (fee simple):

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

Parcel 124 (fee simple):

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

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

LEGAL DESCRIPTION: PHASE 2, NORTH PARCEL

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

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2995.44 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 974.43 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 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 herein after known as POINT A for the purposes of this description; thence departing said West right of way line run North 89°32'44" West for a distance of 1446.45 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 44°32'44" West and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 00°27'16" East for a distance of 85.00 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 45°27'16" East and a chord distance of 35.36 feet; thence run Northeasterly through a central angle of 90°00'00" along

the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 89°32'44" East for a distance of 4.44 feet; thence run North 00°27'16" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 42°01'23" West and a chord distance of 36.88 feet; thence run Northwesterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run North 84°30'02" West for a distance of 60.00 feet to a point on a non tangent curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of South 05°16'41" West and a chord distance of 9.51 feet; thence run Southerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of South 47°45'19" West and a chord distance of 33.91 feet; thence run Southwesterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of tangency; thence run North 89°32'44" West for a distance of 25.37 feet to the point of curvature of a curve, concave Southerly having a radius of 2170.00 feet, with a chord bearing of North 88°43'22" West and a chord distance of 62.32 feet; thence run Westerly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 08°31'58" West and a chord distance of 10.10 feet; thence run Northerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point of compound curvature of a curve, concave Easterly having a radius of 1343.00 feet, with a chord bearing of North 08°15'16" East and a chord distance of 192.26 feet; thence run Northerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of tangency; thence run North 12°21'33" East for a distance of 496.83 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of North 06°24'24" East and a chord distance of 219.22 feet; thence run Northerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run North 00°27'16" East for a distance of 33.41 feet to a point of curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 09°54'50" East and a chord distance of 7.56 feet; thence run Northerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point on a non tangent curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of North 86°42'31" East and a chord distance of 85.52 feet; thence run Easterly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point of compound curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of South 46°10'19" East and a chord distance of 36.34 feet; thence run Southeasterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point on a non tangent line; thence run South 89°32'44" East for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 5.02 feet to a point of curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 44°27'57" East and a chord distance of 34.74 feet; thence run Northeasterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point on a non tangent line; thence run North 02°04'51" East for a distance of 60.12 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of North 45°30'45" West and a chord distance of 35.95 feet; thence run Northwesterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 160.92 feet to a point of curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of North 20°31'44" West and a chord distance of 408.23 feet; thence run Northwesterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of North 32°11'36" West and a chord distance of 592.66 feet; thence run Northwesterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of North 57°00'13" West and a chord distance of 1021.13 feet; thence run Northwesterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point on a non tangent line; thence run North 01°55'12" West for a distance of 195.02 feet to a point on a non tangent curve, concave Southerly having a

radius of 1105.00 feet, with a chord bearing of North 89°53'19" East and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run North 12°28'30" East for a distance of 79.77 feet; thence run North 16°08'59" East for a distance of 55.53 feet; thence run North 19°09'55" East for a distance of 55.51 feet; thence run North 22°10'57" East for a distance of 55.59 feet; thence run North 25°12'07" East for a distance of 55.59 feet; thence run North 28°15'59" East for a distance of 57.25 feet; thence run North 30°29'27" East for a distance of 24.66 feet; thence run North 32°49'09" East for a distance of 61.08 feet; thence run North 35°59'09" East for a distance of 55.53 feet; thence run North 39°00'05" East for a distance of 55.51 feet; thence run North 42°01'07" East for a distance of 55.59 feet; thence run North 45°02'17" East for a distance of 55.59 feet; thence run North 48°03'28" East for a distance of 55.59 feet; thence run North 51°58'40" East for a distance of 88.74 feet to a point on a non tangent curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of North 08°31'05" West and a chord distance of 144.83 feet; thence run Northerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point of tangency; thence run North 01°10'37" East for a distance of 72.34 feet to the POINT OF BEGINNING.

Less and except therefrom:

that parcel described in Official Records Book 851, Page 1455:

Parcel 130 (fee simple):

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

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

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

Less and except therefrom:

Those parcels described in Official Records Book 845, Page 567:

Parcel 129 (fee simple):

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

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

EXHIBIT B

UTILITY MAINS

[see immediately following two (2) pages]

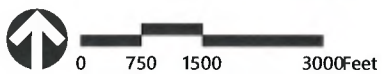
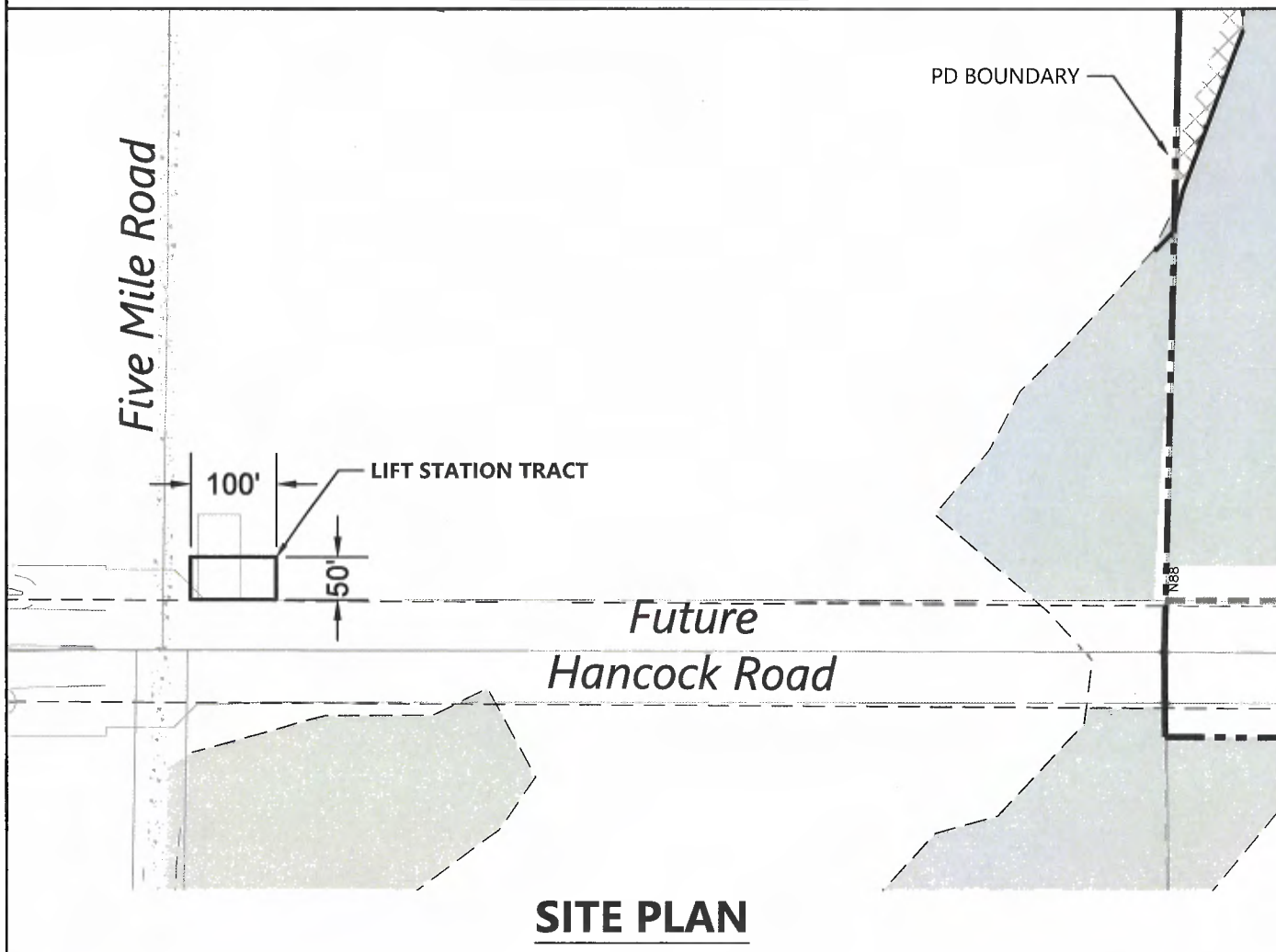
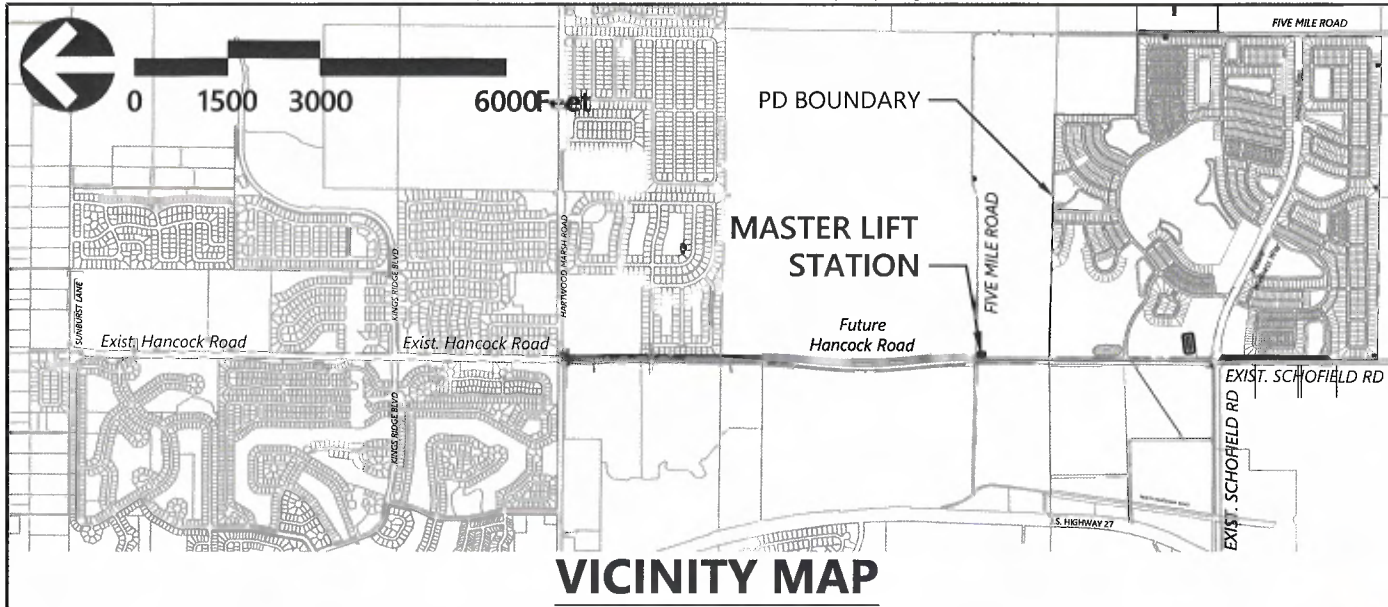




EXHIBIT C
LIFT STATION

[see immediately following one (1) page]



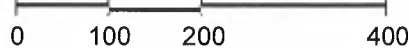
225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Wellness Way PD

Exhibit "C"

Master Site Lift Station Location Plan

June 2021



Wellness Way - Capital Utility Transmission Mains							
Item	Description	Qty	Unit	Material Cost	Total Cost (with labor)	SLC I&II (Lennar) Portion	City of Clermont Impact Fee Credit Portion
ADMINISTRATION							
1	Construction staking	1	LS	\$ 60,598.54	\$ 60,598.54	\$ 60,598.54	\$ -
2	Traffic control	1	LS	\$ 32,279.73	\$ 32,279.73	\$ 32,279.73	\$ -
3	Mobilization	1	LS	\$ 60,498.30	\$ 60,498.30	\$ 60,498.30	\$ -
4	Certified "as-builts"	1	LS	\$ 63,926.52	\$ 63,926.52	\$ 63,926.52	\$ -
5	Engineering	1	LS	\$ 358,000.00	\$ 358,000.00	\$ 272,500.00	\$ 85,500.00
WATER							
6	20" DIP	17,912	LF	\$ 90.79	\$ 2,364,563.12	\$ 1,923,077.10	\$ 441,486.02
7	12" PVC	1,903	LF	\$ 42.50	\$ 128,528.62	\$ 128,528.62	\$ -
8	20" HDPE	1,800	LF	\$ 144.51	\$ 506,952.00	\$ 416,092.30	\$ 90,859.70
9	20" PRV	3	EA	\$ 68,928.31	\$ 206,784.93	\$ 196,626.27	\$ 10,158.66
10	Air release valve & vault	5	EA	\$ 9,247.22	\$ 46,236.10	\$ 41,736.10	\$ 4,500.00
11	Valves and fittings	1	LS	\$ 261,825.53	\$ 261,825.53	\$ 172,957.93	\$ 88,867.60
12	Restoration (Bahia)	33,250	SY	\$ 2.59	\$ 86,117.50	\$ 86,117.50	\$ -
13	Testing and chlorination	1	LS	\$ 14,799.75	\$ 14,799.75	\$ 14,799.75	\$ -
FORCE MAIN							
14	20" DIP	11,272	LF	\$ 137.74	\$ 2,028,734.57	\$ 955,217.47	\$ 1,073,517.10
15	16" DIP	5,738	LF	\$ 104.53	\$ 782,146.78	\$ 426,247.33	\$ 355,899.45
16	20" HDPE	2,635	LF	\$ 144.37	\$ 738,827.65	\$ 500,982.50	\$ 237,845.15
17	Air release valve & vault	5	EA	\$ 9,247.22	\$ 46,236.10	\$ 40,236.10	\$ 6,000.00
18	Valves and fittings	1	LS	\$ 84,187.42	\$ 84,187.42	\$ 41,521.19	\$ 42,666.23
19	Pressure testing	1	LS	\$ 8,877.96	\$ 8,877.96	\$ 8,877.96	\$ -
20	Remove concrete @ 4"	21,965	SF	\$ 0.77	\$ 16,913.05	\$ 16,913.05	\$ -
21	5' sidewalk	4,393	LF	\$ 19.77	\$ 86,849.61	\$ 86,849.61	\$ -
22	Restoration (Bahia)	26,250	SY	\$ 2.59	\$ 67,987.50	\$ 67,987.50	\$ -
Duplex Lift Station (downsized from 160HP to 12 HP pumps)							
23	Piping	1	LS	\$ 118,000.00	\$ 118,000.00	\$ 118,000.00	\$ -
24	Electrical	1	LS	\$ 56,000.00	\$ 56,000.00	\$ 204,000.00	\$ (148,000.00)
25	Generator	1	LS	\$ 70,000.00	\$ 70,000.00	\$ 228,000.00	\$ (158,000.00)
26	RTU	1	LS	\$ 108,205.00	\$ 108,205.00	\$ 108,205.00	\$ -
27	Pumps	1	LS	\$ 143,000.00	\$ 143,000.00	\$ 480,000.00	\$ (337,000.00)
28	Wet well / Valve vault / Agregate	1	LS	\$ 126,000.00	\$ 126,000.00	\$ 126,000.00	\$ -
29	Fence / wall	1	LS	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -
30	Driveway / curb	1	LS	\$ 7,300.00	\$ 7,300.00	\$ 7,300.00	\$ -
31	Crane & trench box	1	LS	\$ 20,500.00	\$ 20,500.00	\$ 20,500.00	\$ -
32	Installation	1	LS	\$ 7,300.00	\$ 7,300.00	\$ 7,300.00	\$ -
33	Water service	1	LS	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ -
Capital Triplex Lift Station							
34	Piping	1	LS	\$ 156,000.00	\$ 156,000.00	\$ -	\$ 156,000.00
35	Electrical	1	LS	\$ 247,000.00	\$ 247,000.00	\$ -	\$ 247,000.00
36	Generator	1	LS	\$ 228,000.00	\$ 228,000.00	\$ -	\$ 228,000.00
37	RTU	1	LS	\$ 114,000.00	\$ 114,000.00	\$ -	\$ 114,000.00
38	Pumps	1	LS	\$ 720,000.00	\$ 720,000.00	\$ -	\$ 720,000.00
39	ww / vv / aggregate / seals etc...	1	LS	\$ 126,000.00	\$ 126,000.00	\$ -	\$ 126,000.00
40	Fence / wall	1	LS	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00
41	Driveway / curb	1	LS	\$ 7,300.00	\$ 7,300.00	\$ -	\$ 7,300.00
42	Crane & trench box	1	LS	\$ 20,500.00	\$ 20,500.00	\$ -	\$ 20,500.00
43	Installation	1	LS	\$ 7,300.00	\$ 7,300.00	\$ -	\$ 7,300.00
44	Water service	1	LS	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00
				SUBTOTAL	\$ 10,365,126.28	\$ 6,928,226.37	\$ 3,436,899.92
				10% CONTINGENCY	\$ 1,036,512.63	\$ 692,822.64	\$ 343,689.99
				TOTAL	\$ 11,401,638.91	\$ 7,621,049.00	\$ 3,780,589.91

EXHIBIT E

PERMITTED ASSIGNEES

1. Wellness Way Community Development District
2. Lennar Homes, LLC

SECTION V

SECTION A

RESOLUTION 2023-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Wellness Ridge Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 23, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Wellness Ridge Community Development District for the Fiscal Year Ending September 30, 2024”, as adopted by the Board of Supervisors on August 23, 2023.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Wellness Ridge Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2023	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 23rd day of August, 2023.

ATTEST:

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

Secretary/Assistant Secretary

By: _____

Its: _____

Wellness Ridge
Community Development District

Proposed Budget
FY2024



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Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed 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
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 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
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
Proposed Budget
Debt Service Fund Series 2023

Description	Proposed Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed 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	

SECTION B

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Wellness Ridge Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lake County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023-2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023-2024; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Wellness Ridge Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT INPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Wellness Ridge Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Wellness Ridge Community Development District.

PASSED AND ADOPTED this 23rd day of August, 2023.

ATTEST:

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION VI

FISCAL YEAR 2024 DEFICIT FUNDING AGREEMENT

This Agreement (“Agreement”) is made and entered into this ___ day of _____ 2023, by and between:

Wellness Ridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Clermont, Lake County Florida (“**District**”), and

Lennar Homes, LLC, a Florida limited liability company, the primary developer of lands within the District, and whose mailing address is 6675 Westwood Blvd., 5th Floor, Orlando, Florida 32821 (“**Developer**”).

Recitals

WHEREAS, the District was established by ordinance of the City Council of the City of Clermont, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District has adopted the District’s operations and maintenance budget (“**O&M Budget**”) for the fiscal year ending September 30, 2024 (“**FY 2024**”) in the amount of \$ _____ and is levying special assessments (“**O&M Assessments**”) in the amount of \$ _____ within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget (“**O&M Deficit**”); and

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

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

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund the any O&M Deficit for FY 2024, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District’s O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be

responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

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

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

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

8. BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Lake County, Florida.

10. ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the

interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

Attest:

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

LENNAR HOMES, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VII

SECTION C

SECTION 1

Wellness Ridge
Community Development District

Unaudited Financial Reporting
July 31, 2023



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5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 8,118	\$ -	\$ -	\$ 8,118
Investments:				
<i>Series 2023</i>				
Reserve	\$ -	\$ 261,231	\$ -	\$ 261,231
Revenue	\$ -	\$ 436	\$ -	\$ 436
Construction/Acquisition	\$ -	\$ -	\$ 53,751	\$ 53,751
Cost of Issuance	\$ -	\$ -	\$ 143	\$ 143
Due from Developer	\$ 5,362	\$ -	\$ -	\$ 5,362
Total Assets	\$ 13,480	\$ 261,668	\$ 53,894	\$ 329,041
Liabilities:				
Accounts Payable	\$ 5,600	\$ -	\$ -	\$ 5,600
Total Liabilities	\$ 5,600	\$ -	\$ -	\$ 5,600
Fund Balance:				
Restricted:				
Debt Service Series 2023	\$ -	\$ 261,668	\$ -	\$ 261,668
Capital Projects Series 2023	\$ -	\$ -	\$ 53,894	\$ 53,894
Unassigned	\$ 7,880	\$ -	\$ -	\$ 7,880
Total Fund Balances	\$ 7,880	\$ 261,668	\$ 53,894	\$ 323,442
Total Liabilities & Fund Balance	\$ 13,480	\$ 261,668	\$ 53,894	\$ 329,041

Wellness Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Developer Contributions	\$ 138,178	\$ 72,787	\$ 72,787	\$ -
Total Revenues	\$ 138,178	\$ 72,787	\$ 72,787	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 6,200	\$ 3,800
FICA Expenditures	\$ 918	\$ 765	\$ 474	\$ 291
Engineering	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Attorney	\$ 25,000	\$ 20,833	\$ 17,484	\$ 3,350
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 875	\$ 875	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 33,333	\$ 33,333	\$ 0
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 167	\$ 666
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 833	\$ 149	\$ 684
Legal Advertising	\$ 10,000	\$ 8,333	\$ 2,164	\$ 6,169
Other Current Charges	\$ 5,000	\$ 4,167	\$ 214	\$ 3,953
Office Supplies	\$ 625	\$ 521	\$ 3	\$ 518
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,178	\$ 101,469	\$ 68,738	\$ 32,731
<u>Operations & Maintenance</u>				
Landscaping Maintenance	\$ -	\$ -	\$ 4,500	\$ (4,500)
Total Operations & Maintenance	\$ -	\$ -	\$ 4,500	\$ (4,500)
Total Expenditures	\$ 138,178	\$ 101,469	\$ 73,238	\$ 28,231
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (452)	
Fund Balance - Beginning	\$ -		\$ 8,332	
Fund Balance - Ending	\$ -		\$ 7,880	

Wellness Ridge
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,813	\$ 2,813
Total Revenues	\$ -	\$ -	\$ 2,813	\$ 2,813
Expenditures:				
Interest - 06/15	\$ -	\$ -	\$ 61,769	\$ (61,769)
Total Expenditures	\$ -	\$ -	\$ 61,769	\$ (61,769)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (58,956)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 323,000	\$ 323,000
Transfer In/(Out)	\$ -	\$ -	\$ (2,376)	\$ (2,376)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 320,624	\$ 320,624
Net Change in Fund Balance	\$ -	\$ -	\$ 261,668	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 261,668	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 61,223	\$ 61,223
Total Revenues	\$ -	\$ -	\$ 61,223	\$ 61,223
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 7,118,557	\$ (7,118,557)
Capital Outlay - COI	\$ -	\$ -	\$ 377,975	\$ (377,975)
Total Expenditures	\$ -	\$ -	\$ 7,496,532	\$ (7,496,532)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (7,435,309)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 7,532,000	\$ 7,532,000
Issuance Discount	\$ -	\$ -	\$ (45,173)	\$ (45,173)
Transfer In/(Out)	\$ -	\$ -	\$ 2,376	\$ 2,376
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 7,489,203	\$ 7,489,203
Net Change in Fund Balance	\$ -	\$ -	\$ 53,894	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 53,894	

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	\$ 7,058	\$ 6,851	\$ 5,362	\$ -	\$ -	\$ 72,787
Total Revenues	\$ 8,772	\$ 6,779	\$ 5,844	\$ 5,970	\$ 4,778	\$ 9,274	\$ 12,098	\$ 7,058	\$ 6,851	\$ 5,362	\$ -	\$ -	\$ 72,787
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ 1,000	\$ 1,800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ 6,200
FICA Expenditures	\$ -	\$ -	\$ -	\$ 122	\$ -	\$ 77	\$ 138	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ 474
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,466	\$ 2,210	\$ 261	\$ 3,692	\$ 1,476	\$ 4,114	\$ 1,708	\$ 2,319	\$ 238	\$ -	\$ -	\$ -	\$ 17,484
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875	\$ -	\$ -	\$ 875
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ 33,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 14	\$ 2	\$ 35	\$ 38	\$ 20	\$ 8	\$ 3	\$ 1	\$ 44	\$ 4	\$ -	\$ -	\$ 167
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ 5	\$ 16	\$ 1	\$ 20	\$ 14	\$ 83	\$ 5	\$ 5	\$ -	\$ -	\$ -	\$ 149
Legal Advertising	\$ 1,805	\$ 110	\$ 171	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,164
Other Current Charges	\$ -	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ 46	\$ 38	\$ -	\$ -	\$ 214
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 3
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 12,044	\$ 5,910	\$ 4,171	\$ 9,115	\$ 5,099	\$ 8,796	\$ 7,316	\$ 7,010	\$ 4,776	\$ 4,500	\$ -	\$ -	\$ 68,738
<i>Operations & Maintenance</i>													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ 4,500
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ 4,500
Total Expenditures	\$ 12,044	\$ 5,910	\$ 4,171	\$ 9,115	\$ 5,099	\$ 9,696	\$ 8,216	\$ 7,910	\$ 5,676	\$ 5,400	\$ -	\$ -	\$ 73,238
Excess Revenues (Expenditures)	\$ (3,271)	\$ 869	\$ 1,672	\$ (3,146)	\$ (322)	\$ (422)	\$ 3,882	\$ (851)	\$ 1,175	\$ (38)	\$ -	\$ -	\$ (452)

Wellness Ridge

Community Development District

Long Term Debt Report

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.250%, 5.125%, 5.375%	
MATURITY DATE:	6/15/2053	
OPTIONAL REDEMPTION DATE:	6/15/2033	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$261,231	
RESERVE FUND BALANCE	\$261,231	
BONDS OUTSTANDING - 04/20/23		\$7,855,000
CURRENT BONDS OUTSTANDING		\$7,855,000

SECTION 2

Wellness Ridge
Community Development District

FY23 Funding Request #10
May 25,2023

Bill to: Lennar

General Fund
FY2023

1	Supervisor Fees - 05/24/23 Meeting		
	Rob Bonin	\$	215.30
	Adam Morgan	\$	215.30
	Brent Kewley	\$	215.30
	Chris Forbes	\$	215.30

Total: \$ **861.20**

Please make check payable to:

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Wellness Ridge CDD

Board Meeting Date: May 24, 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

5 / 24 / 23
Date

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



the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (Murray & Lopez, 1996).

There is a growing awareness of the need to improve the lives of people with schizophrenia. The World Health Organization (WHO) has developed a strategy for the care of people with schizophrenia, which emphasizes the need for a comprehensive approach to care, including medical, psychological, social, and rehabilitation services (WHO, 1993). The WHO strategy also emphasizes the need for a community-based approach to care, which involves the involvement of family members and other community members in the care of people with schizophrenia.

One of the key components of the WHO strategy is the need for a comprehensive approach to care, which includes the following:

- Medical care: This includes the use of antipsychotic drugs to manage symptoms and prevent relapse.
- Psychological care: This includes the use of psychotherapy to help people with schizophrenia understand their illness and develop coping strategies.
- Social care: This includes the provision of social support and the development of social skills.
- Rehabilitation care: This includes the provision of vocational training and other services to help people with schizophrenia lead a more independent and productive life.

The WHO strategy also emphasizes the need for a community-based approach to care, which involves the following:

- Involvement of family members: This includes the provision of support and education to family members to help them understand the illness and provide care.
- Involvement of other community members: This includes the provision of support and education to other community members to help them understand the illness and provide care.
- Development of community-based services: This includes the provision of services such as day centers, supported housing, and vocational training.

The WHO strategy also emphasizes the need for a comprehensive approach to care, which includes the following:

- Medical care: This includes the use of antipsychotic drugs to manage symptoms and prevent relapse.
- Psychological care: This includes the use of psychotherapy to help people with schizophrenia understand their illness and develop coping strategies.
- Social care: This includes the provision of social support and the development of social skills.
- Rehabilitation care: This includes the provision of vocational training and other services to help people with schizophrenia lead a more independent and productive life.

The WHO strategy also emphasizes the need for a community-based approach to care, which involves the following:

- Involvement of family members: This includes the provision of support and education to family members to help them understand the illness and provide care.
- Involvement of other community members: This includes the provision of support and education to other community members to help them understand the illness and provide care.
- Development of community-based services: This includes the provision of services such as day centers, supported housing, and vocational training.

The WHO strategy also emphasizes the need for a comprehensive approach to care, which includes the following:

- Medical care: This includes the use of antipsychotic drugs to manage symptoms and prevent relapse.
- Psychological care: This includes the use of psychotherapy to help people with schizophrenia understand their illness and develop coping strategies.
- Social care: This includes the provision of social support and the development of social skills.
- Rehabilitation care: This includes the provision of vocational training and other services to help people with schizophrenia lead a more independent and productive life.

The WHO strategy also emphasizes the need for a community-based approach to care, which involves the following:

- Involvement of family members: This includes the provision of support and education to family members to help them understand the illness and provide care.
- Involvement of other community members: This includes the provision of support and education to other community members to help them understand the illness and provide care.
- Development of community-based services: This includes the provision of services such as day centers, supported housing, and vocational training.

Wellness Ridge
Community Development District

FY23 Funding Request #11
June 8, 2023

Bill to: Lennar

General Fund
FY2023

1	FRANK POLLY SOD, INC Invoice #17870 Monthly Mowing Service - June 2023	\$	900.00
2	Governmental Management Services - Central Florida Invoice #15 - Management Fees June 2023	\$	3,632.10

Total: \$ **4,532.10**

Please make check payable to:

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

A

RECEIVED 6/2/23

Invoice

FRANK POLLY SOD, INC
14300 EASTSIDE ST
GROVELAND, FL 34736

Date	Invoice #
6/1/2023	17870

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 JUNE	900.00	900.00
		Total	\$900.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 15
Invoice Date: 6/1/23
Due Date: 6/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023		3,333.33	3,333.33
Website Administration - June 2023		100.00	100.00
Information Technology - June 2023		150.00	150.00
Office Supplies		0.42	0.42
Postage		43.85	43.85
Copies		4.50	4.50

RECEIVED

JUN 08 2023

Total	\$3,632.10
Payments/Credits	\$0.00
Balance Due	\$3,632.10

Wellness Ridge
Community Development District

FY23 Funding Request #12
June 29, 2023

Bill to: Lennar

General Fund
FY2023

1	Latham, Luna, Eden & Beaudine LLP		
	Invoice # 114573 - General Counsel - May 2023	\$	2,319.20

Total: \$ **2,319.20**

Please make check payable to:

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



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

June 5, 2023

Invoice #: 114573
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-001 General Matters

For Professional Services Rendered:

5/9/2023	JEL	Email correspondence with Landbank Counsel regardin Phase 1A conveyance documents; Preparation of form Notice of Termination	0.80	\$236.00
5/10/2023	JEL	Continued work on Phase 1A conveyance; Email correspondence with Landbank regarding draft Notice of Termination; Email correspondence to District Engineer regarding permit transfer request	0.50	\$147.50
5/10/2023	KET	Review of email correspondence from counsel for LSMA Wellness, LLC regarding the conveyance of real property to the District and the Notice of Commencement and provided response to same.	0.50	\$150.00
5/12/2023	JEL	Email correspondence with Landbank counsel regarding Phase 1A conveyance and confer with KET on same; Email correspondence to Lennar and District Engineer regarding completed tracts in Phase 1A	0.60	\$177.00
5/18/2023	JEL	Review of minutes and email regarding same	0.10	\$29.50
5/23/2023	JEL	Email correspondence with Landbank and Counsel regarding requisition and conveyance of Phase 1A; Confer with KET regarding same	0.70	\$206.50
5/23/2023	KET	Email and telephone discussion with counsel for LSMA regarding conveyance of infrastructure improvements to the District and upcoming requisition request related to the Series 2023 bond issuance. Review of Florida legislative updates relating to the District.	1.30	\$390.00
5/24/2023	KET	Follow-up discussion with attorney for LSMA regarding processing of upcoming requisition and conveyances related to same. Review of Series 2023 bond documents related to requisitions and correspondence with Lennar and the District Engineer regarding same.	0.60	\$180.00
5/24/2023	JEL	Attended Board of Supervisors' meeting and prepared task list following same	2.30	\$678.50
5/25/2023	KET	Telephone discussion with the District Engineer regarding upcoming requisition for the Series 2023 Bonds.	0.30	\$90.00
Total Professional Services:			7.70	\$2,285.00

For Disbursements Incurred:

5/24/2023		Payment disbursement sent to Jay Lazarovich for travel to and from board meeting on 05.24.2023		\$34.20
Total Disbursements Incurred:				\$34.20

Total	\$2,319.20
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00

Total Due \$2,319.20

Wellness Ridge
Community Development District

FY23 Funding Request #13
July 20, 2023

Bill to: Lennar

General Fund
FY2023

1	FRANK POLLY SOD, INC Invoice # 17904 - Monthly Mowing Service - July 2023	\$	900.00
2	Governmental Management Services - Central Florida Invoice # 16 - Management Fees - July 2023	\$	4,462.12

Total: \$ **5,362.12**

Please make check payable to:

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

FRANK POLLY SOD, INC

14300 EASTSIDE ST
GROVELAND, FL 34736

Invoice

Date	Invoice #
7/3/2023	17904

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 JULY	900.00	900.00
		Total	\$900.00

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 16
Invoice Date: 7/1/23
Due Date: 7/1/23
Case:
P.O. Number:**Bill To:**Wellness Ridge CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023		3,333.33	3,333.33
Website Administration - July 2023		100.00	100.00
Information Technology - July 2023		150.00	150.00
Dissemination Agent Services - July 2023		291.67	291.67
Office Supplies		0.18	0.18
Postage		3.60	3.60
Dissemination Agent Services - May 2023 - June 2023		583.34	583.34
Total			\$4,462.12
Payments/Credits			\$0.00
Balance Due			\$4,462.12



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

July 5, 2023

Invoice #: 118228
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-001 General Matters

For Professional Services Rendered:

6/5/2023	JEL	Email correspondence with District Engineer regarding permit transfer	0.10	\$29.50
6/12/2023	KET	Review of Attorney General Opinions and legislative updates regarding new applicable laws, including continued meeting requirements. Review of status of Requisition No. 1. Email correspondence to LSMA and the District Engineer regarding same.	0.30	\$90.00
6/14/2023	KET	Review of email correspondence from the District Engineer regarding infrastructure improvements subject to Requisition No. 1. Telephone discussion with District Manager regarding processing of Requisition No. 1. Review of First Supplemental Indenture regarding payee requirements. Preparation of Release and Acknowledgement Related to the Wellness Ridge Community Development District's Series 2023 Bonds between the District, Lennar Homes, LLC and LSMA Wellness, LLC. Email correspondence with Lennar Homes, LLC and LSMA Wellness, LLC regarding execution of same.	4.90	\$1,470.00
6/14/2023	JAC	Worked on edits to agreement related to funding of requisition.	0.90	\$364.50
6/14/2023	JEL	Review emails regarding requisition; Review requisition and acknowledgement and consent.	0.30	\$88.50
6/15/2023	JEL	Review of improvement locations.	0.30	\$88.50
6/16/2023	JEL	Continue to revise conveyance from Lennar to CDD; Review of engineer report, plat, requisition; Email correspondence with District Engineer regarding improvements and requisition; Draft conveyance documents LSMA to Lennar.	2.30	\$678.50
6/16/2023	KET	Assisted in identifying the location of infrastructure improvements subject to Requisition No. 1 and email correspondence to the District Engineer regarding same. Assisted in preparing conveyance documents for real property and infrastructure improvements subject to Requisition No. 1.	1.40	\$420.00
6/19/2023	KET	Receipt and review of email correspondence from counsel for LSMA Wellness, LLC regarding the conveyance of improvements to the City and District. Review of Engineer's Report regarding same and responded to counsel for LSMA Wellness, LLC. Telephone discussion with LSMA Wellness, LLC and its counsel regarding processing of Requisition and conveyance of property and improvements related to same. Review of Quit Claim deed and revisions on the Requisition Agreement from counsel from LSMA Wellness, LLC. Email correspondence with the District Engineer regarding location of improvements subject to Requisition No. 1.	2.20	\$660.00
6/19/2023	JAC	Work on edits to LSMA/Lennar conveyance agreement.	0.30	\$121.50
6/19/2023	JEL	Confer with KET regarding conveyance; Email correspondence regarding Phase 1A tracts/utilities; Reviewed and revised Requisition Agreement and quitclaim deed.	1.20	\$354.00
6/20/2023	KET	Review of additional comments from counsel for LSMA Wellness, LLC regarding the Requisition Agreement and incorporated same.	0.70	\$210.00
6/21/2023	KET	Worked on processing of Requisition and email correspondence to Lennar and LSMA Wellness, LLC regarding same. Assisted in preparing conveyance documents related to same.	1.20	\$360.00

6/21/2023	JEL	Draft Bill of Sale for lift station, wastewater, and offsite utilities and roads; review of revised deed and requisition agreement; confer on conveyance documents and revise same; email regarding meeting agenda; review of requisition, Engineer Report and plat related to conveyance documents; prepare letter to city regarding Bill of Sale.	2.30	\$678.50
6/22/2023	JEL	Review of improvements location and revise documents; review updated title report.	0.50	\$147.50
6/22/2023	KET	Review of maps from the District Engineer identifying location of improvements subject to Requisition No. 1. Email correspondence to the District Engineer and Developer regarding same. Incorporated location of improvements in conveyance documents. Review of title work related to Requisition No. 1. Email correspondence to counsel for LSMA Wellness, LLC regarding mortgage and prepared Release of Mortgage for execution and recording. Emailed updated conveyance documents to Lennar and Chairman for execution.	2.10	\$630.00
6/23/2023	KET	Email correspondence with Chairman regarding execution of conveyance documents. Telephone discussion with Lane Register regarding the conveyance of real property related to Requisition No. 1 from LSMA Wellness, LLC to Lennar prior to conveyance to the District. Email correspondence to LSMA Wellness, LLC regarding recorded Release of Mortgage.	0.80	\$240.00
6/26/2023	KET	Email correspondence to the District Engineer regarding execution of Requisition No. 1 Certificate. Sorted executed conveyance documents related to same. Review of executed Quitclaim Deed from LSMA Wellness, LLC to Lennar and responded regarding the recorded version of same.	0.80	\$240.00
6/27/2023	KET	Compiled Requisition No. 1 package and email correspondence to the District Manager with same. Preparation of Special Warranty Deed to the District from Lennar with real property tracts subject to Requisition No. 1 and email correspondence to the Lenar regarding same. Email correspondence to the District Engineer regarding execution of Certificate for Requisition No. 1. Review of email correspondence from LSMA Wellness, LLC regarding payee for Requisition No. 1 and sent email to GMS regarding same.	1.50	\$450.00
6/27/2023	JEL	Review of final requisition.	0.20	\$59.00
6/28/2023	KET	Review of the legislative update to Section 112.3142, Florida Statutes. Review of Attorney General Opinions and statements released from the Ethics Commission regarding same. Assisted in the preparation of a Memorandum to Board of Supervisors' regarding the new requirement.	0.20	\$60.00
6/30/2023	JEL	Research on 2023 legislative session; Preparation of Ethics Training Memo and Memo regarding changes to law	0.50	\$147.50

Total Professional Services:

25.00 \$7,587.50

Total \$7,587.50

Previous Balance \$2,319.20

Total Due \$9,906.70

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau, 1997).

As a result of the increase in the number of people with a disability, the need for accessible information has become more acute. The Americans with Disabilities Act (ADA) of 1990 (Public Law 101-354) has provided a legal framework for the development of accessible information. The ADA requires that information be accessible to people with disabilities. This includes the development of accessible information in a variety of formats, including Braille, large print, audio, and video.

The ADA also requires that information be accessible to people with disabilities in a timely and effective manner.

The ADA has led to the development of a variety of accessible information products. These products include Braille, large print, audio, and video. The ADA has also led to the development of accessible information services. These services include Braille, large print, audio, and video.

The ADA has led to the development of accessible information products and services. These products and services include Braille, large print, audio, and video.

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Wellness Ridge
Community Development District

FY23 Funding Request #14
August 3, 2023

Bill to: Lennar

General Fund
FY2023

1	FRANK POLLY SOD, INC Invoice # 17956 - Monthly Mowing Service - August 2023	\$	900.00
2	Latham, Luna, Eden & Beaudine LLP Invoice # 118228 - General Counsel - June 2023	\$	237.50

Total: \$ **1,137.50**

Please make check payable to:

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

FRANK POLLY SOD, INC

14300 EASTSIDE ST
GROVELAND, FL 34736

Invoice

Date	Invoice #
8/1/2023	17956

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 AUGUST	900.00	900.00
Total			\$900.00



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

July 5, 2023

Invoice #: 118228
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-001 General Matters

For Professional Services Rendered:

6/12/2023	KET	Review of Attorney General Opinions and legislative updates regarding new applicable laws, including continued meeting requirements.	0.10	\$30.00
6/28/2023	KET	Review of the legislative update to Section 112.3142, Florida Statutes. Review of Attorney General Opinions and statements released from the Ethics Commission regarding same. Assisted in the preparation of a Memorandum to Board of Supervisors' regarding the new requirement.	0.20	\$60.00
6/30/2023	JEL	Research on 2023 legislative session; Preparation of Ethics Training Memo and Memo regarding changes to law	0.50	\$147.50
Total Professional Services:			0.80	\$237.50

Total	\$237.50
Previous Balance	\$2,319.20
Total Due	\$2,556.70

Wellness Ridge
Community Development District

FY23 Funding Request #15
August 17, 2023

Bill to: Lennar

General Fund
FY2023

1	Governmental Management Services - CF		
	Invoice # 17 - Management Fees - August 2023	\$	3,877.09
2	Latham, Luna, Eden & Beaudine LLP		
	Invoice # 119399 - General Counsel - July 2023	\$	59.00

Total: \$ **3,936.09**

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 17**Invoice Date:** 8/1/23**Due Date:** 8/1/23**Case:****P.O. Number:****Bill To:**Wellness Ridge CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023		3,333.33	3,333.33
Website Administration - August 2023		100.00	100.00
Information Technology - August 2023		150.00	150.00
Dissemination Agent Services - August 2023		291.67	291.67
Office Supplies		0.12	0.12
Postage		1.97	1.97
Total			\$3,877.09
Payments/Credits			\$0.00
Balance Due			\$3,877.09



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

August 4, 2023

Invoice #: 119399
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-001 General Matters

For Professional Services Rendered:

7/20/2023	JEL	Discuss and review email regarding conveyances/requisitions with GMS	0.20	\$59.00
Total Professional Services:			0.20	\$59.00

Total \$59.00
Previous Balance \$237.50

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$296.50

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

The Board of Supervisors of the **Wellness Ridge Community Development District** will hold their regular meetings for the remainder of Fiscal Year 2024 at 10:30 a.m., at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711, on the fourth Wednesday of the month, unless otherwise indicated, as follows:

October 25, 2023

November 22, 2023 (*Day before Thanksgiving - Consider Cancelling/Rescheduling*)

December 27, 2023 (*Week of Christmas - Consider Cancelling/Rescheduling*)

January 24, 2024

February 28, 2024

March 27, 2024

April 24, 2024

May 22, 2024

June 26, 2024

July 24, 2024

August 28, 2024

September 25, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801, (407) 841-5524, during normal business hours, or via the District's website at <https://wellnessridgecdd.com>.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC