

*Wellness Ridge
Community Development District*

Agenda

April 24, 2024

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 17, 2024

Board of Supervisors
Wellness Ridge Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Wellness Ridge Community Development District will be held **Wednesday, April 24, 2024 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 27, 2024 Meeting
4. Ratification of Recorded Permanent Drainage Easement with Lake County, Florida
5. Discussion Items
 - A. Ownership and Maintenance Map
 - B. Irrigation Well System
6. Staff Reports
 - A. Attorney
 - i. Annual Reminder of Florida Laws for Public Officials
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. 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, March 27, 2024 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	Vice Chairman <i>by phone</i>
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary <i>by phone</i>
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer <i>by phone</i>
Andy Hatton	Field Manager
Alan Scheerer	Field Manager
Lisa Krivan	Lennar Homes
Katie Bishop	Icon Management

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 Minutes of the October 25, 2023 Meeting

Mr. Flint: In your agenda you have the minutes of the October 25, 2023 meeting, are there any comments, corrections, or changes?

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the October 25, 2023 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

Review and Acceptance of Draft Fiscal Year 2023 Audit Report

Mr. Flint: As a government entity the District is required to have an annual independent audit. The draft is in your agenda packet and if there were any comments they would be reflected in the report to management which is on page 28, and you can see there are no current or prior year findings.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2023 Audit Report was accepted and Staff was Authorized to Transmit the Final Report to the State of Florida.

FIFTH ORDER OF BUSINESS

Ratification Items

A. Ratification of Series 2023 Requisitions #2 - #3

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Requisitions 2 & 3 from the Series 2023 bonds were ratified.

B. Ratification of Street Lighting Agreement with Duke Energy for Wellness Ridge Phase 1B

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Street Lighting Agreement with Duke Energy for Wellness Ridge Phase 1B was ratified.

C. St. Johns WMD Request for Transfer of Environmental Resource Permit (Phase 1A)

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor St. Johns WMD Request for Transfer of Environmental Resource Permit for Phase 1A was ratified.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Discussion of Plat Conveyances

Mr. Lazarovich: The Board previously approved a drainage easement with Lake County and that should be recorded by the end of next week. We are still negotiating with the County on the interlocal agreement.

ii. CDD Ethics Training Requirements

Mr. Lazarovich: As you are aware there was a new requirement from the legislature that now all CDD Board members are required to complete four hours of ethics training annually. It does not need to be reported on the 2024 Form 1, it will be on the 2025 Form 1, but you can complete the training this year.

B. Engineer

i. Discussion of Ownership and Maintenance Map

Mr. Prowell: We are trying to get the map done. It is just for Phase 1A and the rights of ways at this point that have been conveyed to the CDD and we can do the future phases as well.

Mr. Forbes: We definitely need to move on 1B as well.

Mr. Register: What might be helpful is to prepare an ERP map, for example the Phase 1A ERP presumably includes all the stuff outside 1A, 1B for sure includes digging ponds. Try to create what is issued and what is planned to be issued to create an all-encompassing map of all ERPs. That would be helpful to include in these permit transfers.

ii. Status of Permit Transfers

Mr. Prowell: Phase by phase we can close these out and transfer permits. I'm not aware of any that need to be transferred at this point.

C. District Manager's Report

i. Approval of Check Registers

Mr. Flint presented the check registers from October 1, 2023 through November 10, 2023 in the amount of \$359,737.30 and from November 11, 2023 through February 2, 2024 in the amount of \$20,427.58.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Check Registers were approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. There was no Board action required.

D. Field Management

Mr. Register: Did we fully execute getting that area done between the houses?

Mr. Forbes: It is done.

Mr. Register: Has homebuilding accepted it?

Mr. Forbes: Yes, I walked over with Alan and he told me to close it.

Mr. Register: Put that in an email and let's memorialize that.

Mr. Scheerer: We will look at it during our turnover and if there are any questions we won't take it if it is not 100%. Right now it is just the park, permanent breezeways.

Mr. Flint: They will pick it up on the plat but it still needs to be conveyed. We may have done it; I just want to make sure.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

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 10:51 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

COPY

INSTRUMENT #2024035607
OR BK 6306 PG 1833 - 1844 (12 PGS)
DATE: 3/27/2024 10:53:20 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$103.50 DEED DOC \$0.70

This instrument prepared by:
Melanie Marsh, County Attorney
P.O. Box 7800, Tavares, FL 32778

Return to:
Lake County Public Works Dept.- R/W
P.O. Box 7800, Tavares, FL 32778

Parcel Nos.: 22-23-26-0010-LA0-00001;
22-23-26-0010-SW0-002A1
Wellness Way (#0554) Segment B

COUNTY NON-EXCLUSIVE PERMANENT DRAINAGE EASEMENT

THIS COUNTY NON-EXCLUSIVE PERMANENT DRAINAGE EASEMENT (the "Easement"), made this 27 day of February, 2024, by LAKE COUNTY, FLORIDA, a political subdivision of the State of Florida, P.O. Box 7800, Tavares, FL 32778-7800, (the County"), and WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government under Chapter 190, Florida Statutes, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801(the "District").

WITNESSETH that the District, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by the County, receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the County, their heirs and assigns forever, a perpetual non-exclusive permanent easement for the purposes of clearing, excavating, constructing and maintaining outfall and drainage ditches in, upon and through the following described tract of land in Lake County, Florida, to-wit: upon and across the following described tract of land, lying and being in Lake County, Florida (the "Property"), to wit:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

This Easement is for the purpose of granting the County access to the Property for drainage purposes and is subject to the rights of the public and the District in and on said Property, and subject to all laws, ordinances, regulations and rules in force in the County of Lake and State of Florida.

Without waiving the sovereign immunity of both parties, the County agrees that it shall, as limited by and pursuant to the provisions of Section 768.28, Florida Statutes, release, indemnify, and hold the District, its representatives, employees and elected and appointed officials harmless from and against all claims, damages, loss and expenses of any sort, including reasonable attorney's fees and costs including appeals, arising out of or resulting from any tort, intentional action, negligent act or omission of the County, its representatives, employees, agents, contractors, subcontractors, or anyone for whose act or acts any of them may be responsible or liable, for acts or omissions occurring in connection with this

Easement. In addition, the District agrees that it shall, as limited by and pursuant to the provisions of Section 768.28, Florida Statutes, release, indemnify, and hold the County, its representatives, employees and elected and appointed officials harmless from and against all claims, damages, loss and expenses of any sort, including reasonable attorney's fees and costs including appeals, arising out of or resulting from any tort, intentional action, negligent act or omission of the District, its representatives, employees, agents, contractors, subcontractors, or anyone for whose act or acts any of them may be responsible or liable, for acts or omissions occurring in connection with this Easement.

The County agrees to participate in the District's pre-construction and post-construction inspections prior to and after the County begins any clearing, excavating and/or construction of outfall and drainage ditches on the Property in order to ensure restoration of the impacted Property and/or other property or infrastructure improvements owned by the District that are damaged during the County's reconfiguring of the Property for said drainage purposes. In the event of such damage, the County agrees to restore the District's Property and/or other impacted property or infrastructure improvements to the condition that existed prior to the damage at the County's sole cost and expense, within 90 days after the District's notice of such damage to the County.

Notices related to this Easement shall be in writing and shall be given when received by the addressee. Notices shall be addressed as follows:

If to the County: Melanie Marsh, County Attorney
P.O. Box 7800, Tavares, FL 32778
Tavares, Florida 32778

If to the District: Wellness Ridge Community Development District
c/o Governmental Management Services – Central Florida,
LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George S. Flint, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

Nothing herein shall be construed as creating an obligation upon Lake County to perform any act of construction or maintenance upon said Property.

Signed, sealed and delivered
in our presence:

[Signature]
Signature Witness #1

Brent Kewley
Print Name Witness #1

6675 Westwood Blvd, 5th
Address of Witness #1
Orlando, FL 32821

[Signature]
Signature Witness #2

Logan Lantrip
Print Name Witness #2

6675 Westwood Blvd, 5th
Address of Witness #2
Orlando, FL 32821

STATE OF FLORIDA

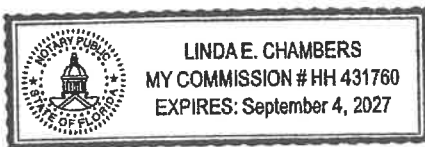
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of January, 2024, by Adam Morgan, as Chairman of **WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes*, who is personally known to me or who has produced _____ as identification.

DISTRICT:

[Signature]
ADAM MORGAN, CHAIRMAN OF
WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT,
community development district
formed pursuant to Chapter 190,
Florida Statutes

Address of Adam Morgan:
6675 Westwood Blvd, 5th FL
Orlando FL 32821




[Signature]
Notary Public
My Commission Expires: 9-4-27

IN WITNESS WHEREOF, LAKE COUNTY, a political subdivision of the State of Florida, has caused these presents to be executed in its name by its BOARD OF COUNTY COMMISSIONERS acting by the Chairman of said Board of County Commissioners of Lake County, the day and year aforesaid.


ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA



Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida





Kirby Smith, Chairman

This 27th day of Feb, 2024.

Approved as to form and legality:

Melanie Marsh 2/27/24
Melanie Marsh
County Attorney

SKETCH OF DESCRIPTION

NOT A SURVEY

Page 1 of 8

TRACT SW-3, WELLNESS RIDGE PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 69 THROUGH 75 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT SW-3; THENCE RUN THE FOLLOWING COURSES ALONG THE PERIMETER OF SAID TRACT SW-3: 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 ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'21" 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 NORTH 73°23'28" WEST FOR A DISTANCE OF 24.96 FEET; THENCE RUN NORTH 56°08'06" WEST FOR A DISTANCE OF 36.58 FEET; THENCE RUN NORTH 25°00'00" WEST FOR A DISTANCE OF 355.00 FEET; THENCE RUN NORTH 17°27'51" WEST FOR A DISTANCE OF 55.93 FEET; THENCE RUN NORTH 07°37'49" WEST FOR A DISTANCE OF 56.65 FEET; THENCE RUN NORTH 02°31'32" EAST FOR A DISTANCE OF 56.64 FEET; THENCE RUN NORTH 12°40'53" EAST FOR A DISTANCE OF 56.65 FEET; THENCE RUN NORTH 22°48'53" EAST FOR A DISTANCE OF 56.96 FEET; THENCE RUN NORTH 26°57'16" EAST FOR A DISTANCE OF 392.46 FEET TO A POINT ON THE SOUTH LINE OF TRACT RW-1, WELLNESS WAY AS RECORDED IN WELLNESS RIDGE PHASE 1-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE AFORESAID PUBLIC RECORDS, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2200.00 FEET, WITH A CHORD BEARING OF SOUTH 73°46'07" EAST, AND A CHORD DISTANCE OF 482.15 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'56" FOR A DISTANCE OF 483.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 409,307 SQUARE FEET OR 9.40 ACRES, MORE OR LESS.

SHEET 1 OF 4
SEE SHEETS 2-3 FOR SKETCH
SEE SHEET 4 FOR TABLES

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF TRACT SW-3 AS BEING N 26°57'16" E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS WEBSITE.



FOR THE LICENSED BUSINESS SIGNER by:
James L. Rickman
Date: 2023.09.08
09:48:45 -04'00'

JOB #: 20180429

CALC BY: DY

DATE: 8/31/2023

DRAWN BY: DY

SCALE: 1" = 100'

CHECKED BY: HF

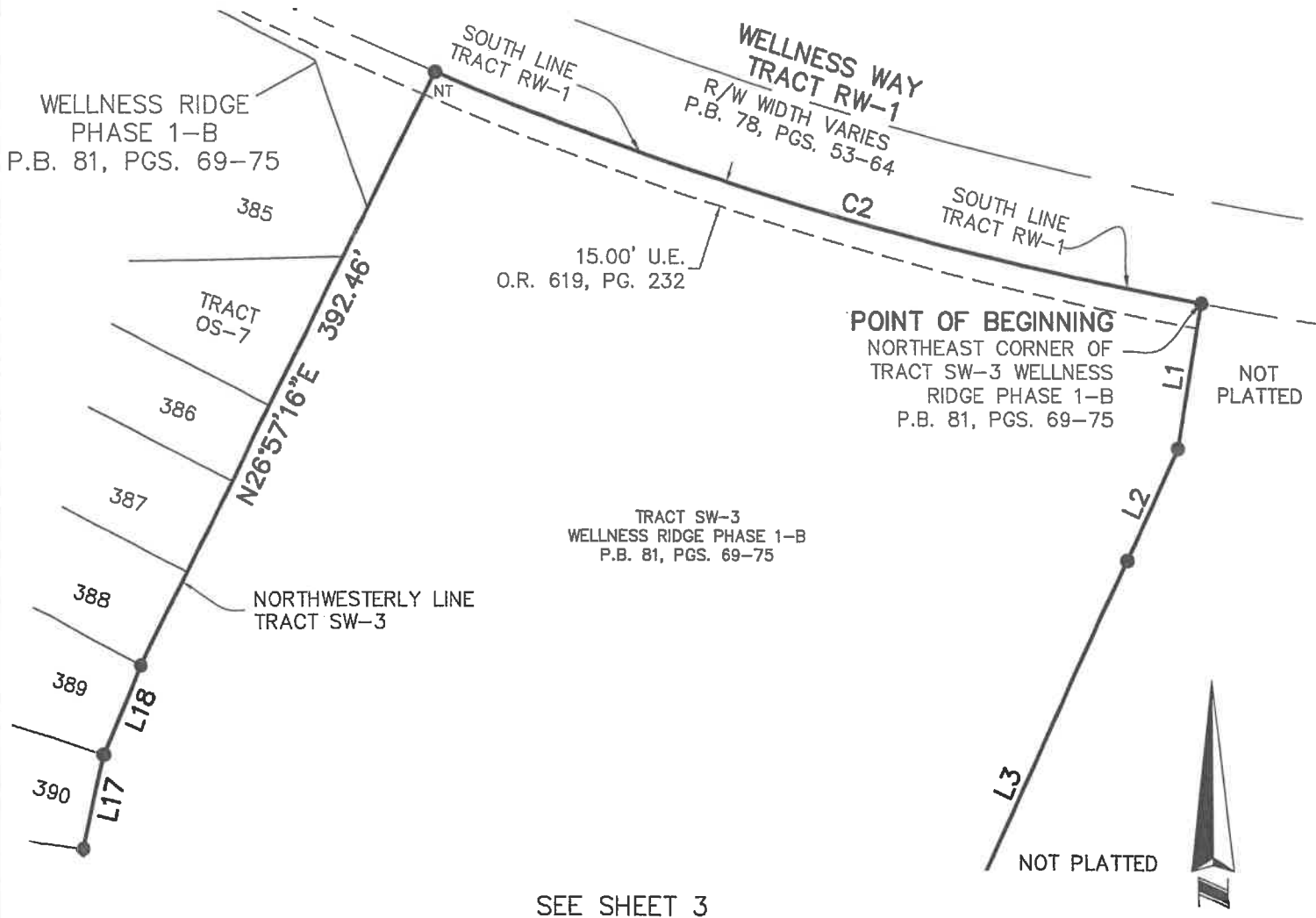
JAMES L. RICKMAN, P.S.M. #5633



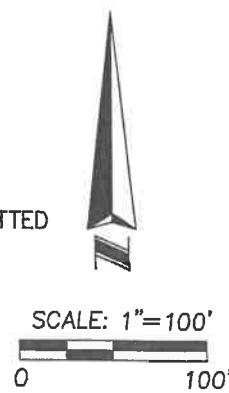
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SKETCH OF DESCRIPTION

NOT A SURVEY



SEE SHEET 3



SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	P.B.	PLAT BOOK
LB	LICENSED BUSINESS	PGS.	PAGE(S)
NT	NON-TANGENT		

SHEET 2 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 4 FOR TABLES



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355
LB#6723

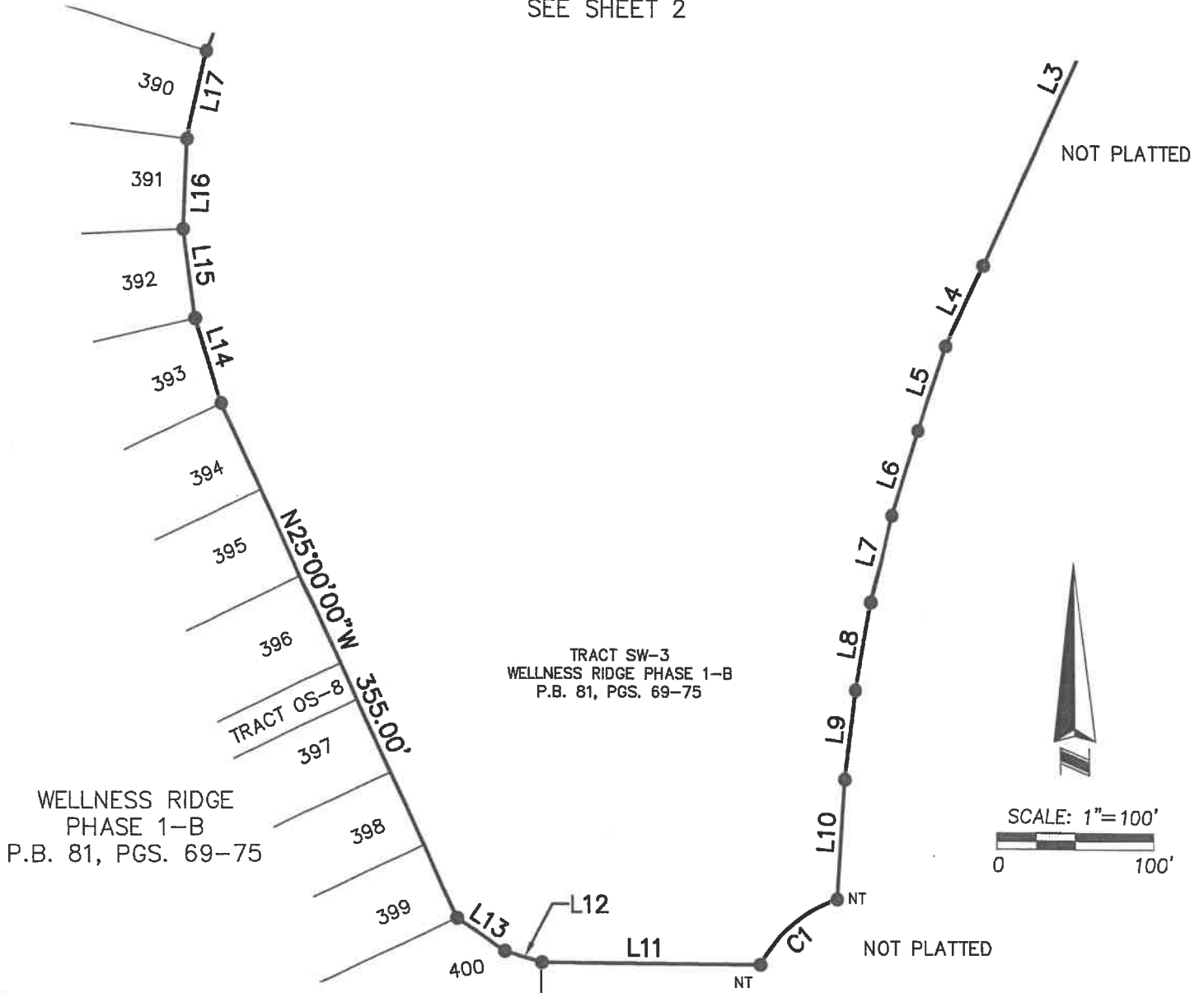
JOB #: 20180429
DATE: 8/31/2023
SCALE: 1" = 100'

CALC BY: DY
DRAWN BY: DY
CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

SEE SHEET 2



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	P.B.	PLAT BOOK
LB	LICENSED BUSINESS	PGS.	PAGE(S)
NT	NON-TANGENT		

SHEET 3 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 4 FOR TABLES

JOB #: 20180429
DATE: 8/31/2023
SCALE: 1" = 100'

CALC BY: DY
DRAWN BY: DY
CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

Page 4 of 8

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°56'25"W	87.26'
L2	S25°12'49"W	73.34'
L3	S25°12'49"W	275.14'
L4	S25°35'31"W	56.27'
L5	S18°58'47"W	56.27'
L6	S18°07'12"W	56.19'
L7	S14°17'47"W	56.19'
L8	S10°35'59"W	56.18'
L9	S07°32'24"W	56.17'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S04°16'15"W	74.88'
L11	N89°32'44"W	139.12'
L12	N73°23'28"W	24.96'
L13	N56°08'06"W	36.58'
L14	N17°27'51"W	55.93'
L15	N07°37'49"W	56.65'
L16	N02°31'32"E	56.64'
L17	N12°40'53"E	56.65'
L18	N22°48'53"E	56.96'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	85.00'	S50°31'08"W	63.94'	044°11'21"	65.56'
C2	2200.00'	S73°46'07"E	482.15'	012°34'56"	483.12'

SHEET 4 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEETS 2-3 FOR SKETCH



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	P.B.	PLAT BOOK
LB	LICENSED BUSINESS	PGS.	PAGE(S)
NT	NON-TANGENT		

JOB #: 20180429

CALC BY: DY

DATE: 8/31/2023

DRAWN BY: DY

SCALE: 1" = 100'

CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

Page 5 of 8

TRACT SW2-A1, WELLNESS RIDGE PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT SW2-A1, ALSO BEING A POINT ON THE SOUTH LINE OF WELLNESS WAY, TRACT RW-1 OF SAID WELLNESS RIDGE PHASE 1-A; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTH LINE AND THE NORTH LINE OF AFORESAID TRACT SW2-A1: SOUTH 63°02'44" EAST FOR A DISTANCE OF 433.80 FEET; THENCE RUN SOUTH 50°38'17" EAST FOR A DISTANCE OF 41.89 FEET; THENCE RUN SOUTH 63°02'44" EAST FOR A DISTANCE OF 288.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 18°02'44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE EAST LINE OF AFORESAID TRACT SW2-A1 AND THE WEST RIGHT OF WAY LINE OF BLISSFUL STREET AS RECORDED IN WELLNESS RIDGE PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 69 THROUGH 75 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EAST LINE AND WEST RIGHT OF WAY LINE: SOUTH 26°57'16" WEST FOR A DISTANCE OF 760.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 445.00 FEET, WITH A CHORD BEARING OF SOUTH 58°22'51" WEST, AND A CHORD DISTANCE OF 464.05 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°51'09" FOR A DISTANCE OF 488.16 FEET TO A POINT ON A NON TANGENT LINE, SAID POINT BEING ON THE WEST LINE OF AFORESAID TRACT SW2-A1; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WEST LINE: NORTH 00°27'30" EAST FOR A DISTANCE OF 136.08 FEET; THENCE RUN NORTH 04°32'05" WEST FOR A DISTANCE OF 186.23 FEET; THENCE RUN NORTH 03°33'04" WEST FOR A DISTANCE OF 59.76 FEET; THENCE RUN NORTH 02°46'44" WEST FOR A DISTANCE OF 59.76 FEET; THENCE RUN NORTH 02°00'24" WEST FOR A DISTANCE OF 59.76 FEET; THENCE RUN NORTH 00°07'03" EAST FOR A DISTANCE OF 268.64 FEET ; THENCE RUN NORTH 02°07'22" EAST FOR A DISTANCE OF 49.96 FEET; THENCE RUN NORTH 03°48'19" EAST FOR A DISTANCE OF 199.47 FEET; THENCE RUN NORTH 05°00'41" EAST FOR A DISTANCE OF 28.00 FEET; THENCE RUN NORTH 05°53'30" EAST FOR A DISTANCE OF 189.27 FEET; THENCE RUN NORTH 26°57'16" EAST FOR A DISTANCE OF 83.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 628,049 SQUARE FEET OR 14.42 ACRES, MORE OR LESS.

SHEET 1 OF 4
SEE SHEETS 2-3 FOR SKETCH
SEE SHEET 4 FOR TABLES



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT SW2-A1 AS BEING S 63°02'44" E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180429

DATE: 8/31/2023

SCALE: 1" = 120'

CALC BY: DY

DRAWN BY: DY

CHECKED BY: HF

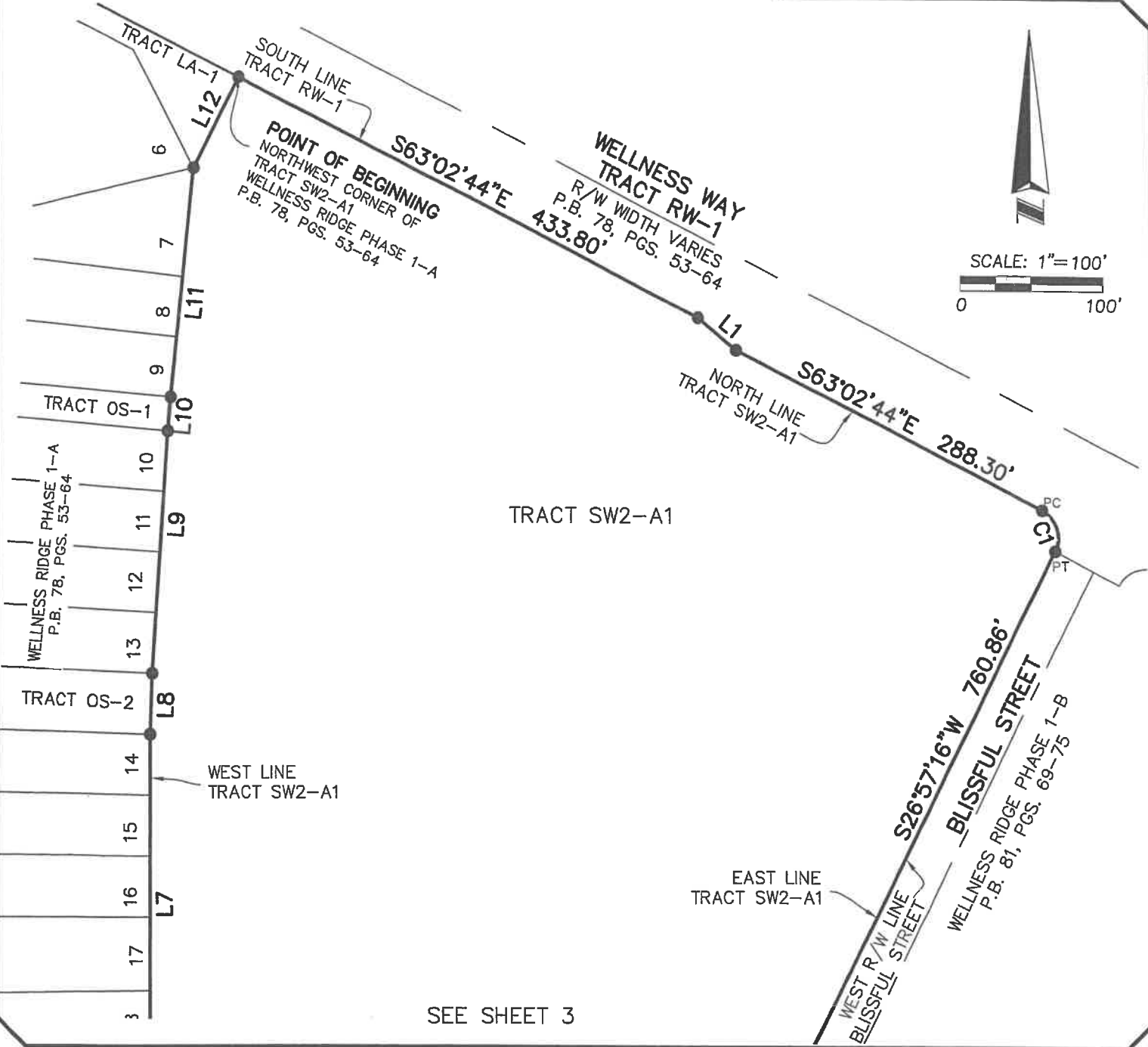
FOR THE LICENSED BUSINESS: #6723 BY
James L. Rickman
Date: 2023.09.08
09:49:34 -04'00'

JAMES L. RICKMAN, P.S.M. #5633



SKETCH OF DESCRIPTION

NOT A SURVEY



SEE SHEET 3

SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	P.B.	PLAT BOOK
LB	LICENSED BUSINESS	PGS.	PAGE(S)
PC	POINT OF CURVATURE		
PT	POINT OF TANGENCY		
NT	NON-TANGENT		

SHEET 2 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 4 FOR TABLES



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

JOB #: 20180429
DATE: 8/31/2023
SCALE: 1" = 120'

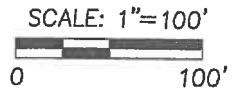
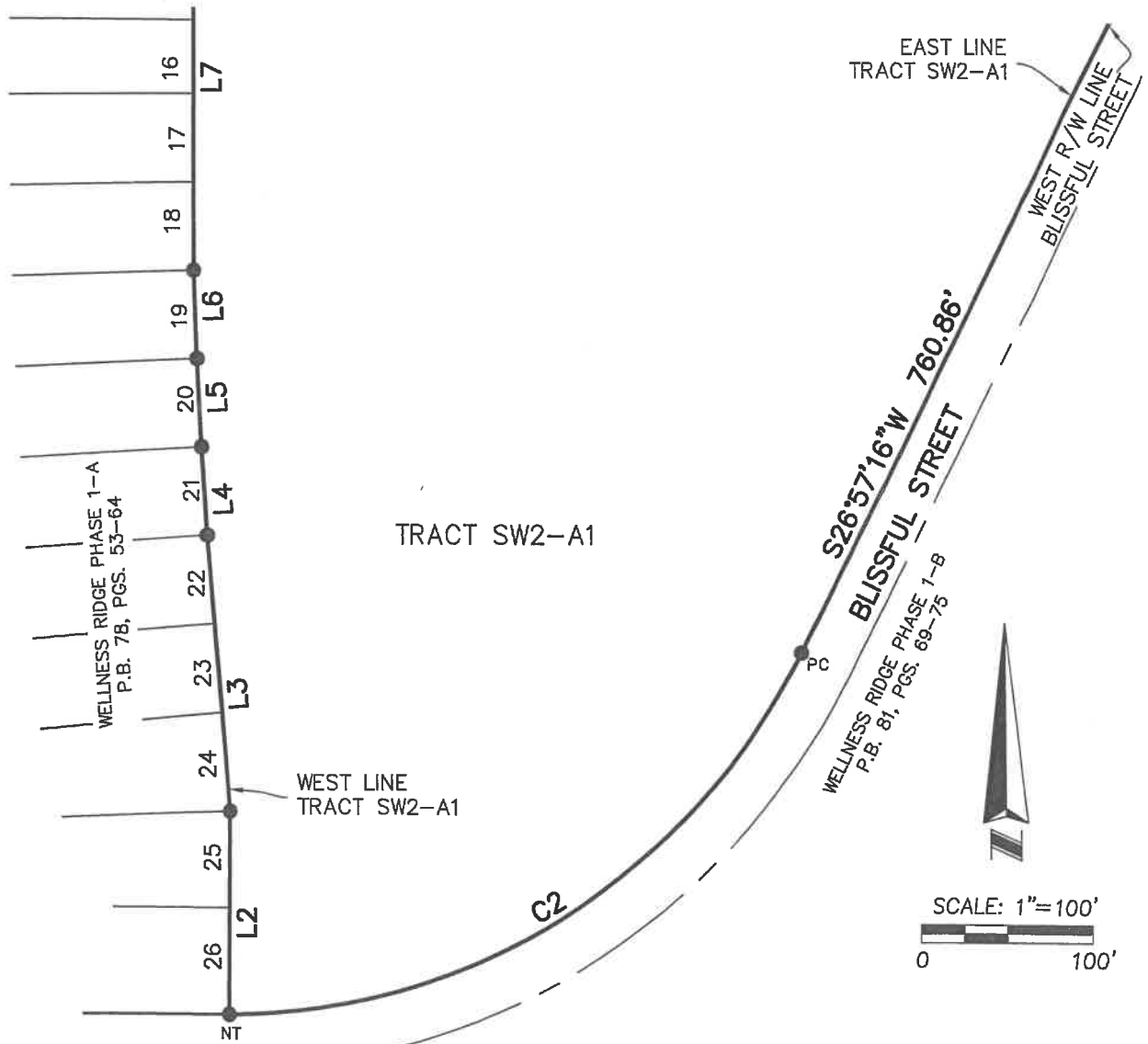
CALC BY: DY
DRAWN BY: DY
CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

Page 7 of 8

SEE SHEET 2



SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	P.B.	PLAT BOOK
LB	LICENSED BUSINESS	PGS.	PAGE(S)
PC	POINT OF CURVATURE		
PT	POINT OF TANGENCY		
NT	NON-TANGENT		

SHEET 3 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 4 FOR TABLES

JOB #: 20180429
DATE: 8/31/2023
SCALE: 1" = 120'

CALC BY: DY
DRAWN BY: DY
CHECKED BY: HF



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355
LB#6723

SKETCH OF DESCRIPTION

NOT A SURVEY

Page 8 of 8

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S50°38'17"E	41.89'	L7	N00°07'03"E	268.64'
L2	N00°27'30"E	136.08'	L8	N02°07'22"E	49.96'
L3	N04°32'05"W	186.23'	L9	N03°48'19"E	199.47'
L4	N03°33'04"W	59.76'	L10	N05°00'41"E	28.00'
L5	N02°46'44"W	59.76'	L11	N05°53'30"E	189.27'
L6	N02°00'24"W	59.76'	L12	N26°57'16"E	83.52'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	25.00'	S18°02'44"E	35.36'	090°00'00"	39.27'
C2	445.00'	S58°22'51"W	464.05'	062°51'09"	488.16'

SHEET 4 OF 4
 SEE SHEET 1 FOR DESCRIPTION
 SEE SHEETS 2-3 FOR SKETCH



SURVEYING • MAPPING
 GEOSPATIAL SERVICES
 www.allen-company.com
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355
 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	P.B.	PLAT BOOK
LB	LICENSED BUSINESS	PGS.	PAGE(S)
PC	POINT OF CURVATURE		
PT	POINT OF TANGENCY		
NT	NON-TANGENT		

JOB #: 20180429
 DATE: 8/31/2023
 SCALE: 1" = 120'

CALC BY: DY
 DRAWN BY: DY
 CHECKED BY: HF

SECTION VI

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

Page 2

endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

Page 3

b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>.

⁶ October 1st through September 30th.

SECTION C

SECTION 1

Wellness Ridge Community Development District

Summary of Check Register

March 5, 2024 to March 31, 2024

Fund	Date	Check No.'s		Amount
General Fund	3/11/24	76	\$	900.00
	3/18/24	77	\$	3,878.95
	3/25/24	78	\$	604.27
Total Amount			\$	5,383.22

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
3/11/24	00008	3/01/24 18139	202403 320-53800-46200	MOWING SERVICES MAR24	*	900.00		
							FRANK POLLY SOD, INC	900.00 000076
3/18/24	00001	3/01/24 25	202403 310-51300-34000	MANAGEMENT FEES MAR24	*	3,333.33		
		3/01/24 25	202403 310-51300-35200	WEBSITE ADMIN MAR24	*	100.00		
		3/01/24 25	202403 310-51300-35100	INFORMATION TECH MAR24	*	150.00		
		3/01/24 25	202403 310-51300-31300	DISSEMINATION SVCS MAR24	*	291.67		
		3/01/24 25	202403 310-51300-51000	OFFICE SUPPLIES MAR24	*	.15		
		3/01/24 25	202403 310-51300-42000	POSTAGE MAR24	*	3.20		
		3/01/24 25	202403 310-51300-42500	COPIES MAR24	*	.60		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	3,878.95 000077
3/25/24	00005	3/18/24 123712	202402 310-51300-31500	GENERAL COUNSEL FEB24	*	604.27		
							LATHAM, LUNA, EDEN & BEAUDINE, LLP	604.27 000078
						TOTAL FOR BANK A	5,383.22	
						TOTAL FOR REGISTER	5,383.22	

SECTION 2

Wellness Ridge
Community Development District

Unaudited Financial Reporting
March 31, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Debt Service Fund Series 2023</u>
5	<hr/>	<u>Capital Projects Fund Series 2023</u>
6-7	<hr/>	<u>Month to Month</u>
8	<hr/>	<u>Long Term Debt Report</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

Wellness Ridge
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 312,497	\$ -	\$ -	\$ 312,497
Investments:				
<i>Series 2023</i>				
Reserve	\$ -	\$ 261,231	\$ -	\$ 261,231
Revenue	\$ -	\$ 471,233	\$ -	\$ 471,233
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction/Acquisition	\$ -	\$ -	\$ 4,316	\$ 4,316
Total Assets	\$ 312,497	\$ 732,465	\$ 4,316	\$ 1,049,278
Liabilities:				
Accounts Payable	\$ 6,203	\$ -	\$ -	\$ 6,203
Total Liabilities	\$ 6,203	\$ -	\$ -	\$ 6,203
Fund Balance:				
Restricted:				
Debt Service Series 2023	\$ -	\$ 732,465	\$ -	\$ 732,465
Capital Projects Series 2023	\$ -	\$ -	\$ 4,316	\$ 4,316
Unassigned	\$ 306,294	\$ -	\$ -	\$ 306,294
Total Fund Balances	\$ 306,294	\$ 732,465	\$ 4,316	\$ 1,043,075
Total Liabilities & Fund Balance	\$ 312,497	\$ 732,465	\$ 4,316	\$ 1,049,278

Wellness Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 254,416	\$ 254,416	\$ 254,631	\$ 215
Assessments - Direct Bill	\$ 207,586	\$ 155,690	\$ 155,690	\$ -
Developer Contributions	\$ 279,346	\$ 6,961	\$ 6,961	\$ -
Total Revenues:	\$ 741,348	\$ 417,067	\$ 417,282	\$ 215
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,800	\$ 3,200
FICA Expenditures	\$ 918	\$ 459	\$ 214	\$ 245
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 9,753	\$ 2,747
Annual Audit	\$ 4,000	\$ 4,000	\$ 4,800	\$ (800)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 1,750	\$ 750
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 97	\$ 403
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Printing & Binding	\$ 1,000	\$ 500	\$ 6	\$ 494
Legal Advertising	\$ 10,000	\$ 5,000	\$ 133	\$ 4,867
Other Current Charges	\$ 4,250	\$ 2,125	\$ 908	\$ 1,217
Office Supplies	\$ 625	\$ 313	\$ 1	\$ 311
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 138,178	\$ 74,302	\$ 52,337	\$ 21,965
<u>Operations & Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$ 15,000	\$ 7,500	\$ 1,250	\$ 6,250
Amenities Management	\$ 125,000	\$ 62,500	\$ -	\$ 62,500
Landscape Maintenance	\$ 193,440	\$ 96,720	\$ 5,400	\$ 91,320
Lake Maintenance	\$ 2,460	\$ 1,230	\$ -	\$ 1,230
Pool Maintenance	\$ 20,820	\$ 10,410	\$ -	\$ 10,410
Pest Control	\$ 780	\$ 390	\$ -	\$ 390
Janitorial Services	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Contract Services Subtotal:	\$ 387,500	\$ 193,750	\$ 6,650	\$ 187,100

Wellness Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<i>Repairs & Maintenance</i>				
Landscape Replacement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
General Repairs & Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Signage	\$ 1,500	\$ 750	\$ -	\$ 750
Walls - Repair/Cleaning	\$ 1,500	\$ 750	\$ -	\$ 750
Fencing	\$ 1,500	\$ 750	\$ -	\$ 750
<i>Repairs & Maintenance Subtotal:</i>	\$ 14,500	\$ 7,250	\$ -	\$ 7,250
<i>Utilities</i>				
Amenity Center - Electric	\$ 21,120	\$ 10,560	\$ -	\$ 10,560
Amenity Center - Water	\$ 9,240	\$ 4,620	\$ -	\$ 4,620
Electric	\$ 2,500	\$ 1,250	\$ 3,899	\$ (2,649)
Water & Sewer	\$ 20,000	\$ 10,000	\$ 4,157	\$ 5,843
Streetlights	\$ 40,000	\$ 20,000	\$ 39,030	\$ (19,030)
<i>Utilities Subtotal:</i>	\$ 92,860	\$ 46,430	\$ 47,086	\$ (656)
<i>Amenities</i>				
Property Insurance	\$ 27,665	\$ -	\$ -	\$ -
Pool Attendants	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Facility Maintenance	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Pool Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Pool Permits	\$ 325	\$ 163	\$ -	\$ 163
Access Cards & Equipment Supplies	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Fire Alarm & Security Monitoring	\$ 420	\$ 210	\$ -	\$ 210
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Fire Extinguisher Inspections	\$ 100	\$ 50	\$ -	\$ 50
Amenity Signage	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Office Supplies	\$ 1,000	\$ 500	\$ -	\$ 500
Operating Supplies	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Special Events	\$ 9,000	\$ 4,500	\$ -	\$ 4,500
Termite Bond	\$ 300	\$ 150	\$ -	\$ 150
<i>Amenities Subtotal:</i>	\$ 103,310	\$ 37,823	\$ -	\$ 37,823
<i>Other</i>				
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
<i>Other Subtotal:</i>	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Total Operations & Maintenance:	\$ 603,170	\$ 287,753	\$ 53,736	\$ 234,017
Total Expenditures:	\$ 741,348	\$ 362,054	\$ 106,073	\$ 255,981
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 311,209	
Fund Balance - Beginning	\$ -		\$ (4,915)	
Fund Balance - Ending	\$ -		\$ 306,294	

Wellness Ridge
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 287,710	\$ 287,710	\$ 287,954	\$ 245
Assessments - Direct Bill	\$ 234,753	\$ 176,065	\$ 176,065	\$ -
Interest	\$ -	\$ -	\$ 13,079	\$ 13,079
Total Revenues	\$ 522,463	\$ 463,775	\$ 477,098	\$ 13,323
Expenditures:				
Interest - 12/15	\$ 202,153	\$ 202,153	\$ 202,153	\$ -
Principal - 06/15	\$ 120,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 202,153	\$ -	\$ -	\$ -
Total Expenditures	\$ 524,306	\$ 202,153	\$ 202,153	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,844)		\$ 274,945	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (6,304)	\$ (6,304)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,304)	\$ (6,304)
Net Change in Fund Balance	\$ (1,844)		\$ 268,641	
Fund Balance - Beginning	\$ 204,966		\$ 463,824	
Fund Balance - Ending	\$ 203,122		\$ 732,465	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 459	\$ 459
Total Revenues	\$ -	\$ -	\$ 459	\$ 459
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 459	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,304	\$ 6,304
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 6,304	\$ 6,304
Net Change in Fund Balance	\$ -	\$ -	\$ 6,763	
Fund Balance - Beginning	\$ -	\$ -	\$ (2,447)	
Fund Balance - Ending	\$ -	\$ -	\$ 4,316	

Wellness Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ -	\$ 254,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,631
Assessments - Direct Bill	\$ 103,793	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,690
Developer Contributions	\$ 6,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,961
Total Revenues:	\$ 110,754	\$ -	\$ 254,631	\$ 51,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,282

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expenditures	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,487	\$ 3,613	\$ 1,444	\$ 2,605	\$ 604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,753
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 8	\$ 25	\$ 20	\$ 37	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ 2	\$ 3	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133
Other Current Charges	\$ 54	\$ 55	\$ 672	\$ 46	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 908
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 17,868	\$ 7,553	\$ 6,016	\$ 6,546	\$ 6,057	\$ 8,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,337
Operations & Maintenance													
Contract Services													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Amenities Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Services Subtotal:	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,650

Wellness Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Repairs & Maintenance</i>													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alleyway & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Repairs & Maintenance Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Utilities</i>													
Amenity Center - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 406	\$ 50	\$ 953	\$ 752	\$ 880	\$ 857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,899
Water & Sewer	\$ 14	\$ 949	\$ 1,944	\$ 18	\$ 1,214	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,157
Streetlights	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,030
<i>Utilities Subtotal:</i>	\$ 6,925	\$ 7,504	\$ 9,403	\$ 7,275	\$ 8,600	\$ 7,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,086
<i>Amenities</i>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Amenities Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other</i>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 7,825	\$ 8,404	\$ 10,303	\$ 8,175	\$ 9,500	\$ 9,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,736
Total Expenditures:	\$ 25,694	\$ 15,957	\$ 16,319	\$ 14,721	\$ 15,557	\$ 17,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,073
Excess Revenues (Expenditures)	\$ 85,061	\$ (15,957)	\$ 238,312	\$ 37,176	\$ (15,557)	\$ (17,825)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 311,209

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

Wellness Ridge
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2024

Gross Assessments \$ 270,654.19 \$ 306,074.41 \$ 576,728.60
 Net Assessments \$ 254,414.94 \$ 287,709.95 \$ 542,124.88

ON ROLL ASSESSMENTS

46.93% 53.07% 100.00%

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2023 Debt Service	Total
12/11/23	ACH	DEBT	\$306,074.41	(\$6,121.55)	(\$11,998.39)	\$0.00	\$287,954.47	\$0.00	\$287,954.47	\$287,954.47
12/11/23	ACH	MAINT	\$270,654.19	(\$5,413.08)	(\$10,610.32)	\$0.00	\$254,630.79	\$254,630.79	\$0.00	\$254,630.79
TOTAL			\$ 576,728.60	\$ (11,534.63)	\$ (22,608.71)	\$ -	\$ 542,585.26	\$ 254,630.79	\$ 287,954.47	\$ 542,585.26

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lennar Homes LLC 2024-01						
			Net Assessments	\$442,339.93	\$207,586.43	\$234,753.50
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2023 Debt Service
10/23/23	11/1/23	2114437	\$221,169.97	\$221,169.97	\$103,793.22	\$117,376.75
1/16/24	2/1/24	2164499	\$110,584.98	\$110,584.98	\$51,896.60	\$58,688.38
	5/1/24		\$110,584.98			
			\$442,339.93	\$331,754.95	\$155,689.82	\$176,065.13