

Wellness Ridge
Community Development District

Adopted Budget
FY2025



Table of Contents

1-3 General Fund

4-7 General Fund Narrative

8 Debt Service Fund Series 2023

9 Amortization Schedule Series 2023

Wellness Ridge
Community Development District
Adopted Budget
General Fund

Description	Amended Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY2025
Revenues					
Assessments	\$ 462,002	\$ 462,217	\$ -	\$ 462,217	\$ 822,094
Developer Contributions	\$ -	\$ 6,961	\$ -	\$ 6,961	\$ 489,707
Total Revenues	\$ 462,002	\$ 469,178	\$ -	\$ 469,178	\$ 1,311,801
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 5,400	\$ 2,000	\$ 7,400	\$ 12,000
FICA Expenditures	\$ 918	\$ 413	\$ 153	\$ 566	\$ 918
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 20,442	\$ 4,558	\$ 25,000	\$ 25,000
Annual Audit	\$ 4,000	\$ 4,800	\$ -	\$ 4,800	\$ 4,800
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,917	\$ 583	\$ 3,500	\$ 3,675
Trustee Fees	\$ 4,050	\$ 1,769	\$ 2,281	\$ 4,050	\$ 4,050
Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,500	\$ -	\$ 1,500	\$ 1,890
Website Maintenance	\$ 1,200	\$ 1,000	\$ -	\$ 1,000	\$ 1,260
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage	\$ 1,000	\$ 187	\$ 50	\$ 237	\$ 1,000
Insurance	\$ 5,750	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Printing & Binding	\$ 1,000	\$ 75	\$ 60	\$ 135	\$ 1,000
Legal Advertising	\$ 10,000	\$ 133	\$ 2,500	\$ 2,633	\$ 10,000
Other Current Charges	\$ 4,250	\$ 2,153	\$ 1,000	\$ 3,153	\$ 4,250
Office Supplies	\$ 625	\$ 2	\$ 20	\$ 22	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 138,178	\$ 84,499	\$ 24,072	\$ 108,571	\$ 140,523
Operations & Maintenance					
<i>Contract Services</i>					
Field Management	\$ 15,000	\$ 5,000	\$ 3,750	\$ 8,750	\$ 15,750
Landscape Maintenance	\$ 193,440	\$ 25,225	\$ 20,940	\$ 46,165	\$ 584,040
Lake Maintenance	\$ 2,460	\$ -	\$ 615	\$ 615	\$ 2,460
Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 144,000
Contract Services Subtotal:	\$ 210,900	\$ 30,225	\$ 25,305	\$ 55,530	\$ 746,250

Wellness Ridge
Community Development District
Adopted Budget
General Fund

Description	Amended Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY2025
<i>Repairs & Maintenance</i>					
Landscape Replacement	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 2,000	\$ -	\$ 500	\$ 500	\$ 2,000
General Repairs & Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Signage	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Walls - Repair/Cleaning	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Fencing	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Dog Station/Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Repairs & Maintenance Subtotal:	\$ 14,500	\$ -	\$ 3,625	\$ 3,625	\$ 19,500
<i>Utilities</i>					
Electric	\$ 2,500	\$ 9,091	\$ 4,600	\$ 13,691	\$ 14,000
Water & Sewer	\$ 20,000	\$ 4,209	\$ 40	\$ 4,249	\$ 20,000
Streetlights	\$ 40,000	\$ 69,461	\$ 13,010	\$ 82,471	\$ 366,528
Utilities Subtotal:	\$ 62,500	\$ 82,762	\$ 17,650	\$ 100,412	\$ 400,528
<i>Other</i>					
Contingency	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Reserve	\$ 30,924	\$ -	\$ -	\$ -	\$ -
Other Subtotal:	\$ 35,924	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Total Operations & Maintenance:	\$ 323,824	\$ 112,987	\$ 47,830	\$ 160,817	\$ 1,171,278
Total Expenditures	\$ 462,002	\$ 197,485	\$ 71,902	\$ 269,387	\$ 1,311,801
Excess Revenues/(Expenditures)	\$ 0	\$ 271,693	\$ (71,902)	\$ 199,791	\$ -

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
Phase 1 - On Roll							
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	\$541.50	\$576.06
Single-Family 32'	65	0.64	41.60	\$ 45,052	\$ 47,928	\$693.11	\$737.35
Single-Family 40'	130	0.8	104.00	\$ 112,631	\$ 119,820	\$866.39	\$921.69
Single-Family 50'	204	1	204.00	\$ 220,929	\$ 235,030	\$1,082.98	\$1,152.11
Single-Family 60'	20	1.2	24.00	\$ 25,992	\$ 27,651	\$1,299.59	\$1,382.54
Total Phase 1	542		430.60	\$ 466,333	\$ 496,099		
Phase 2 & 3 - Direct							
Townhome 22'	66	0.44	29.04	\$ 31,450	\$ 33,457	\$476.51	\$506.93
Townhome 25'	50	0.5	25.00	\$ 27,075	\$ 28,803	\$541.50	\$576.06
Single-Family 32'	77	0.64	49.28	\$ 53,369	\$ 56,776	\$693.11	\$737.35
Single-Family 40'	50	0.8	40.00	\$ 43,319	\$ 46,085	\$866.39	\$921.69
Single-Family 41'	19	0.82	15.58	\$ 16,873	\$ 17,950	\$888.05	\$944.73
Single-Family 50'	130	1	130.00	\$ 140,788	\$ 149,774	\$1,082.98	\$1,152.11
Single-Family 60'	33	1.2	39.60	\$ 42,886	\$ 45,624	\$1,299.59	\$1,382.54
Total Phase 2 & 3	425		328.50	\$ 355,761	\$ 378,469		
Total Assessments	967		759.10	\$ 822,094	\$ 874,568		

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.

Printing & Binding

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

Wellness Ridge Community Development District General Fund Narrative

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.

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.

Lake Maintenance

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

Well Maintenance

Estimated cost for well inspection and maintenance. The cost also includes the chlorine injection system and the maintenance.

Wellness Ridge
Community Development District
General Fund Narrative

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.

Utilities:

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.

Other:

Contingency

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

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

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY2025
Revenues					
Assessments	\$ 522,463	\$ 522,708	\$ -	\$ 522,708	\$ 527,362
Interest	\$ -	\$ 25,102	\$ 5,200	\$ 30,302	\$ 15,151
Carry Forward Surplus	\$ 204,966	\$ 202,593	\$ -	\$ 202,593	\$ 217,599
Total Revenues	\$ 727,428	\$ 750,403	\$ 5,200	\$ 755,603	\$ 760,112
Expenditures					
Interest - 12/15	\$ 202,153	\$ 202,153	\$ -	\$ 202,153	\$ 199,603
Principal - 06/15	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Interest - 06/15	\$ 202,153	\$ 202,153	\$ -	\$ 202,153	\$ 199,603
Total Expenditures	\$ 524,306	\$ 524,306	\$ -	\$ 524,306	\$ 524,206
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (10,598)	\$ (3,100)	\$ (13,698)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (10,598)	\$ (3,100)	\$ (13,698)	\$ -
Excess Revenues/(Expenditures)	\$ 203,122	\$ 215,499	\$ 2,100	\$ 217,599	\$ 235,906

Interest 12/15/25 \$ 196,947

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'	65	\$ 50,948	\$ 784	\$ 834
Single Family 40'	130	\$ 127,370	\$ 980	\$ 1,042
Single Family 50'	204	\$ 249,841	\$ 1,225	\$ 1,303
Single Family 60'	20	\$ 29,393	\$ 1,470	\$ 1,563
	542	\$ 527,362		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$ 7,735,000.00	\$ 8,009,969.01	\$ 15,864,969.01